

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MILLSTONE LN, LINCOLN

OWNERSHIP

Owner 1:	WHEELOCK TR JOSEPH A
Owner 2:	
Owner 3:	10 MILLSTONE LANE TRUST
Street 1:	6 MILLSTONE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHEELOCK - JOSEPH A
Owner 2:	STANLEY - WHEELOCK ANDRONICA T
Street 1:	7 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2503

NARRATIVE DESCRIPTION

This Parcel contains 9.989 ACRES of land mainly classified as 61BNATR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
803	61BNATR		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000			0.25			200,000	
803	61BNATR		8.152		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									48,912			0.25			12,228	Conservation Restr

Total AC/HA:	9.98855	Total SF/SM:	435101.25	Parcel LUC:	803 61BNATR	Prime NB Desc:	RES CAT 5	Total:	848,912	Spl Credit:	636,684	Total:	212,228
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
803			9.989	212,228	212,228	z242	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			9.989	212,228	212,228	Entered Lot Size	
Total Parcel			9.989	212,228	212,228	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	803	FV		0	9.989	845,712	845,712	211,428	Create Final value 2019	6/4/2019
2018	803	FV		0	9.989	845,712	845,712	211,428	Year End Roll	9/28/2017
2017	130	FV		0	9.989	845,700	845,700	845,700	Year End Roll	9/29/2016
2016	130	FV		0	9.989	793,700	793,700	793,700	Year End Roll	1/14/2016
2015	130	FV		0	8.968	732,400	732,400	732,400	Year End	10/2/2014
2014	018	FV		0	9.988	858,340	858,340	656,560	Year End Roll	1/23/2014
2013	018	FV		0	9.988	841,040	841,040	639,260	Year End Roll	10/25/2012
2012	018	FV		0	9.988	858,340	858,340	656,560	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHEELOCK,JOSEPH	68961-101		3/2/2017	FAMILY	100	No	No			
VONA,HEIDI E	67985-281		9/9/2016	MULTI-PARCEL	4450000	No	No			
VONA HEIDI E,	49401-104		5/4/2007	FAMILY	10	No	No			
HARRINGTON WINT	46839-125		1/18/2006	CONVENIENC	10	No	No			
HARRINGTON WINT	46734-402		12/28/2005		10	No	No		1/2 interest	
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No			
HARRINGTON WINT	18815-314		1/13/1988	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	111 1 4
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	22:56:26

LAST REV

Date	Time
07/15/19	14:10:09

blakeley 2715

