



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHEELOCK JOSEPH A
Owner 2:	WHEELOCK ANDRONICA T STANLEY
Owner 3:	
Street 1:	6 MILLSTONE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON JR TR - WINTHROP W
Owner 2:	HARRINGTON TR - ANDREA L
Street 1:	6 MILLSTONE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.147 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
132	UNDEV		2.147		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									12,882						12,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.147	12,900	12,900	z242	0
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	132	FV		0	2.147	12,900	12,900	12,900	Create Final value 2019	6/4/2019
2018	132	FV		0	2.147	12,900	12,900	12,900	Year End Roll	9/28/2017
2017	132	FV		0	2.147	12,900	12,900	12,900	Year End Roll	9/29/2016
2016	132	FV		0	2.147	12,900	12,900	12,900	Year End Roll	1/14/2016
2015	716	FV		0	2.147	64,410	64,410	344	Year End	10/2/2014
2014	716	FV		0	2.147	64,410	64,410	344	Year End Roll	1/23/2014
2013	716	FV		0	2.147	64,410	64,410	344	Year End Roll	10/25/2012
2012	716	FV		0	2.147	64,410	64,410	380	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRINGTON JR T	67985-281		9/9/2016	MULTI-PARCEL	4450000	No	No			
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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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

Total AC/HA:	2.14700	Total SF/SM:	93523.32	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 5	Total:	12,882	Spl Credit:		Total:	12,900
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