



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		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 15.5 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2017, having primarily WOOD Exterior and 4160 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 3 HalfBaths, 14 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	13.663			95,600	95,600	
101	1.837	2,189,700	122,600	1,042,400	3,354,700	
Total Card		15.500	2,189,700	122,600	1,138,000	3,450,300
Total Parcel		15.500	2,189,700	122,600	1,138,000	3,450,300
Source:		Market Adj Cost	Total Value per SQ unit /Card:		829.40	/Parcel: 829.40

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,065,400	114600	15.5	1,107,600	3,287,600		Year End Roll	12/2/2024
2024	101	FV	1,991,900	114600	15.5	1,074,000	3,180,500		Year end	11/9/2023
2023	101	FV	1,714,300	114600	15.5	922,000	2,750,900	2,750,900	Year end	11/3/2022
2022	101	FV	663,900	94100	15.5	850,000	1,608,000	1,608,000	Year End Roll	10/19/2021
2021	101	FV	639,800	94100	15.5	882,000	1,615,900	1,615,900	Year End Roll	10/15/2020
2020	101	FV	658,300	38200	15.5	882,000	1,578,500	1,578,500	Year End Roll	9/26/2019
2019	101	FV	6,700	38200	15.5	878,800	923,700	923,700	Create Final va	6/4/2019
2018	101	FV	816,500	38200	15.5	878,800	1,733,500	1,733,500	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JR T	67985-281		9/9/2016	MULTI-PARCEL	4,450,000	No	No		
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC		10	No	No	
HARRINGTON WINT	18815-314		1/13/1988	FAMILY			No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2023	R-23-0032	RENO-ADD	49,500	O				Build a 20' x 24'
8/18/2020	R-20-0137	BARN	180,000	O	6/16/2021			Renovate barn for
7/31/2019	SH-19-0016	MANUAL	64,000	C				Install associated
5/9/2019	R-19-0046	GAR-BARN	250,000	C	10/15/2019			Construct a 20' x
4/3/2019	R-19-0017	DEMOLITI	15,000	C				Demolish small pon
3/22/2018	7011	GARAGE	180,000	C	5/12/2020			Construct a detach
12/1/2017	6929	NEW HOME	1,800,000	O	5/12/2020			Single family hous
11/20/2017	6917	DEMOLITI	25,000	C				Demolish the dwell
6/29/2011	4779	RENOVATI	20,000	C	5/31/2012			relocate partition
8/13/2008	4020	SHED	2,000	C	6/4/2009			install shed;no sh

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2024	PERMIT VISIT	605	BOA
6/7/2022	INSPECTED	625	J Frank
7/15/2020	QUESTIONNAIR	624	W Coelho
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
6/4/2009	MEAS+INSPCTD	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	
6/11/2005	MEAS/EXT INS	615	
6/5/1997	MEAS/EXT INS	602	
3/20/1996	MEAS+INSPCTD	606	

**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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
132	UNDEV		13.663		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									95,641						95,600	

