

174

9

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1

311

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

658,400 /

658,400

ASSESSed:

658,400 /

658,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
311		HEMLOCK CR, LINCOLN

OWNERSHIP

Owner 1:	HABERKORN TR PHOEBE M
Owner 2:	PHOEBE M HABERKORN TRUST
Owner 3:	
Street 1:	311 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4923 Type:

PREVIOUS OWNER

Owner 1:	HABERKORN - PHOEBE M
Owner 2:	-
Street 1:	311 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4923

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1977, having primarily WOOD Exterior and 1405 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water		A		SEPTIC
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street	1			PAVED
t		Gas:	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	FP																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	FARRAR P	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	655,800	2,600		658,400
Total Card	0.000	655,800	2,600		658,400
Total Parcel	0.000	655,800	2,600		658,400
Source:	Market Adj Cost	Total Value per SQ unit /Card: 468.61		/Parcel: 468.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	607,700	2400	.		610,100		Year End Roll	12/2/2024
2024	102	FV	572,600	2400	.		575,000		Year end	11/9/2023
2023	102	FV	533,700	2400	.		536,100	536,100	Year end	11/3/2022
2022	102	FV	476,000	3100	.		479,100	479,100	Year End Roll	10/19/2021
2021	102	FV	473,500	3100	.		476,600	476,600	Year End Roll	10/15/2020
2020	102	FV	473,500	3100	.		476,600	476,600	Year End Roll	9/26/2019
2019	102	FV	424,500	3100	.		427,600	427,600	Create Final va	6/4/2019
2018	102	FV	424,500	3100	.		427,600	427,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HABERKORN,PHOEB	83857-35		3/14/2025	CONVENIENC		1	No	No	
TREMBICKI,MICHA	82832-310		5/31/2024		750,000	No	No		
KIERNAN,BONNIE	66959-461		3/21/2016		512,000	No	No		
HARRIS,MARILYN	65279-64		4/28/2015		440,000	No	No		
KLEIN JANIS + F	29229-417		10/14/1998		270,000	No	No		
ROSEN, ESTHER L	25328-246		5/8/1995	CONVENIENC		10	No	No	RIGHT TO OCCUPY ETC
ROSEN EDWARD A	22857-189		1/26/1993	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2025	P-25-0026							
2/27/2025	R-25-0043	KITCHEN	59,500	O				Gut kitchen. new i
5/12/2021	R-12-0087	WINDOWS	2,820	C				Replace 2 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/20/1997	MEAS+INSPCTD	600	
4/30/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 105 311
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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	18:49:56

LAST REV

Date	Time
07/22/25	12:15:08
apro	
2529	

!2529!

Parcel ID 174 9 0 1 311

