

174

9

0

1

313

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

707,200 /

USE VALUE:

707,200 /

707,200

ASSESSed:

707,200 /

707,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIDORCHUK R G
Owner 2:	SIDORCHUK DELLA A
Owner 3:	
Street 1:	313 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FOLZ RALPH J -
Owner 2:	-
Street 1:	9 CORTLAND LN
Twn/City:	SUDBURY
St/Prov:	MA Cntry
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1977, having primarily WOOD Exterior and 1876 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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	704,600	2,600		707,200
Total Card	0.000	704,600	2,600		707,200
Total Parcel	0.000	704,600	2,600		707,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	376.97	/Parcel:	376.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	652,100	2400	.		654,500		Year End Roll	12/2/2024
2024	102	FV	614,300	2400	.		616,700		Year end	11/9/2023
2023	102	FV	572,500	2400	.		574,900	574,900	Year end	11/3/2022
2022	102	FV	511,300	3100	.		514,400	514,400	Year End Roll	10/19/2021
2021	102	FV	508,600	3100	.		511,700	511,700	Year End Roll	10/15/2020
2020	102	FV	508,600	3100	.		511,700	511,700	Year End Roll	9/26/2019
2019	102	FV	460,900	3100	.		464,000	464,000	Create Final va	6/4/2019
2018	102	FV	460,900	3100	.		464,000	464,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLZ RALPH J,	33309-474		7/25/2001		445,000	No	No		
MIKROPOULOS HAR	28584-244		5/8/1998		270,000	No	No		
MIKROPOULOS HAR	17530-566		10/29/1986	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2024	MEC-24-001	MECHANIC	20,000	C				Replace gas furnac
9/23/2013	5558	RENOVATI	19,431	C	5/6/2014			kitchen remodel
7/22/1998	1467	MANUAL	1,750	C	3/31/1999			SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
5/6/2014	MEAS/EXT INS	25	D ERSKINE
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
3/31/1999	MEAS/EXT INS	602	
5/20/1997	MEAS+INSPCTD	600	
4/30/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
2897	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 105 313
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:	

Parcel ID	174 9 0 1 313
PRINT	
Date	09/26/25
Time	18:50:12
LAST REV	
Date	07/11/25
Time	15:50:07
apro	
2531	

