

174

9

0

1

314

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

674,200 /

674,200 /

USE VALUE:

674,200 /

674,200 /

ASSESSed:

674,200 /

674,200 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYAN MARY
Owner 2:	
Owner 3:	
Street 1:	314 HEMLOCK CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HEALEY JR TR - THOMAS M
Owner 2:	HEALEY TR - ANNE M
Street 1:	314 HEMLOCK CIRCLE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 1776 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	671,600	2,600		674,200
Total Card 0.000 671,600 2,600 674,200					
Total Parcel 0.000 671,600 2,600 674,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 379.55		/Parcel: 379.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	632,100	2400	.		634,500		Year End Roll	12/2/2024
2024	102	FV	595,700	2400	.		598,100		Year end	11/9/2023
2023	102	FV	555,200	2400	.		557,600	557,600	Year end	11/3/2022
2022	102	FV	495,700	3100	.		498,800	498,800	Year End Roll	10/19/2021
2021	102	FV	493,000	3100	.		496,100	496,100	Year End Roll	10/15/2020
2020	102	FV	485,000	3100	.		488,100	488,100	Year End Roll	9/26/2019
2019	102	FV	434,800	3100	.		437,900	437,900	Create Final va	6/4/2019
2018	102	FV	434,800	3100	.		437,900	437,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALEY JR TR,TH	72512-462		4/26/2019		502,000	No	No		
HEALEY THOMAS M	55515-443		10/4/2010	FAMILY	10	No	No		
NENNEMAN RICHA	49919-572		8/9/2007		445,000	No	No		
NENNEMAN RICHA	32338-254		2/1/2001	CONVENIENC	1	No	No		
WHITING, MARJOR	25608-523		8/29/1995		245,000	No	No		
THOMAS GORDON	19239-274		8/2/1988		268,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	R-19-0210	KITCHEN	30,000	C	2/12/2020			Kitchen renovation
8/22/2016	6536	MANUAL	4,590	C				Replace a door - n
10/1/2013	5567	WINDOWS	16,242	C				replace 5 windows

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/16/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
12/3/1996	ABATE-INSPEC	600	
4/30/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 105 314
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:	

Legal Description	User Acct
1910	0
	GIS Ref
	GIS Ref
	Insp Date
	04/16/12

Parcel ID 174 9 0 1 314 !2532!

Date	Time
09/26/25	18:50:20
Date	Time
06/29/20	10:57:22
blakeley	
2532	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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