

174

9

0

1

315

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 721,700 /
USE VALUE: 721,700 /
ASSESSed: 721,700 /

Total Card / Total Parcel
721,700 / 721,700
721,700 / 721,700
721,700 / 721,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 315 | | HEMLOCK CR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MANSFIELD RICHARD S |
| Owner 2: | MANSFIELD MARY C |
| Owner 3: | |
| Street 1: | 315 HEMLOCK CR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4923 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | GARNER TR - ROBERT N |
| Owner 2: | - |
| Street 1: | 315 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 2585 Square Feet, with 1 Unit, 3 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: | |
|--------------|---------|--------------|---|-------------|-----|-------|---------------|----------|--------|--|------------|--|--------|--|

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 | 719,100 | 2,600 | | 721,700 |
| Total Card | 0.000 | 719,100 | 2,600 | | 721,700 |
| Total Parcel | 0.000 | 719,100 | 2,600 | | 721,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 279.20 | /Parcel: | 279.20 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 102 | FV | 677,400 | 2400 | . | | 679,800 | | Year End Roll | 12/2/2024 |
| 2024 | 102 | FV | 638,600 | 2400 | . | | 641,000 | | Year end | 11/9/2023 |
| 2023 | 102 | FV | 595,200 | 2400 | . | | 597,600 | 597,600 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 530,400 | 3100 | . | | 533,500 | 533,500 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 527,600 | 3100 | . | | 530,700 | 530,700 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 519,600 | 3100 | . | | 522,700 | 522,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 465,900 | 3100 | . | | 469,000 | 469,000 | Create Final va | 6/4/2019 |
| 2018 | 102 | FV | 465,900 | 3100 | . | | 469,000 | 469,000 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| GARNER TR,ROBER | 74021-80 | | 1/22/2020 | | 546,000 | No | No | | |
| GARNER,ROBERT N | 71276-63 | | 7/6/2018 | CONVENIENC | 100 | No | No | | |
| POPE EVERETT ET | 13232-344 | | 7/8/1977 | | 71,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|-----------|----------|--------|-----|------------|----------|------------|--------------------|
| 5/5/2020 | R-20-0019 | RENOVATI | 18,000 | C | 8/19/2020 | | | Remove cabinets; r |
| 3/27/2020 | R-20-0054 | MANUAL | 7,000 | C | 8/19/2020 | | | Remove paneling in |
| 6/11/2012 | 5063 | WINDOWS | 17,047 | C | | | | replace 8 windows- |
| 11/27/2000 | 2137 | MANUAL | 8,000 | C | 6/8/2001 | | | bathroom |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 6/8/2020 | QUESTIONNAIR | 624 | W Coelho |
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/20/2004 | M&L COMPLETE | 615 | |
| 6/8/2001 | MEAS/EXT INS | 613 | |
| 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: | 98 105 315 |
| 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 18:50:31
LAST REV
Date Time
04/26/21 16:31:49
blakeley
2533

Parcel ID 174 9 0 1 315

!2533!

