

174

9

0

2

322

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 705,100 /
USE VALUE: 705,100 /
ASSESSed: 705,100 /

Total Card / Total Parcel
705,100 / 705,100
705,100 / 705,100
705,100 / 705,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOJNO TR JAMES A
Owner 2:	HALLOCK TR MARILYN F
Owner 3:	WORNO AND HALLOCK TRUSTS
Street 1:	322 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WOJNO - JAMES A
Owner 2:	HALLOCK - MARILYN F
Street 1:	322 HEMLOCK CR
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 2104 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:	
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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	702,500	2,600		705,100
Total Card	0.000	702,500	2,600		705,100
Total Parcel	0.000	702,500	2,600		705,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	335.12	/Parcel:	335.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	662,000	2400	.		664,400		Year End Roll	12/2/2024
2024	102	FV	624,400	2400	.		626,800		Year end	11/9/2023
2023	102	FV	581,900	2400	.		584,300	584,300	Year end	11/3/2022
2022	102	FV	521,200	3100	.		524,300	524,300	Year End Roll	10/19/2021
2021	102	FV	518,400	3100	.		521,500	521,500	Year End Roll	10/15/2020
2020	102	FV	514,300	3100	.		517,400	517,400	Year End Roll	9/26/2019
2019	102	FV	461,700	3100	.		464,800	464,800	Create Final va	6/4/2019
2018	102	FV	461,700	3100	.		464,800	464,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOJNO,JAMES A	83972-151		4/15/2025	CONVENIENC		1	No	No	
WOJNO JAMES A,	38911-539		4/24/2003	CONVENIENC		10	No	No	
ROBERT J GRANIC	27421-021		6/26/1997		256,000	No	No		WOJNO 58%/OTH 42%
SMITH, JULANN S	26469-49		7/2/1996	CONVENIENC		1	No	No	
BROWN ROBERT G/	24114-546		12/31/1993		225,000	No	No		
GARVER ROBERT	18299-534		7/8/1987		282,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2021	R-21-0113	BATH	24,000	O	11/16/2021			Bathroom remodel
5/7/2018	7058	SHEET MT	200	C				Sheet metal duct w
4/13/2018	7032	BATH	22,000	C				Remodel a bathroom
9/23/2011	4866	KITCHEN	27,640	C	6/14/2012			reno kit
10/27/1994	605-94	ADDITION	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2020	QUESTIONNAIR	624	W Coelho
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/20/1997	MEAS/EXT INS	600	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 105 322
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	18:50:47

LAST REV

Date	Time
05/01/25	14:06:57

blakeley 2535

