

174

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334

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 711,000 /  
USE VALUE: 711,000 /  
ASSESSed: 711,000 /

Total Card / Total Parcel  
711,000 / 711,000  
711,000 / 711,000  
711,000 / 711,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAFFRAN TR JENNIFER L
Owner 2:	SAFFRAN TR RICHARD
Owner 3:	SAFFRAN TRUST
Street 1:	334 HEMLOCK CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SAFFRAN - JENNIFER L
Owner 2:	SAFFRAN - RICHARD
Street 1:	334 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-TNHS Building built about 1977, having primarily WOOD Exterior and 2458 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	708,400	2,600		711,000
Total Card	0.000	708,400	2,600		711,000
Total Parcel	0.000	708,400	2,600		711,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 289.26		/Parcel:	289.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	665,000	2400	.		667,400		Year End Roll	12/2/2024
2024	102	FV	626,200	2400	.		628,600		Year end	11/9/2023
2023	102	FV	583,600	2400	.		586,000	586,000	Year end	11/3/2022
2022	102	FV	522,000	3100	.		525,100	525,100	Year End Roll	10/19/2021
2021	102	FV	519,200	3100	.		522,300	522,300	Year End Roll	10/15/2020
2020	102	FV	519,200	3100	.		522,300	522,300	Year End Roll	9/26/2019
2019	102	FV	470,400	3100	.		473,500	473,500	Create Final va	6/4/2019
2018	102	FV	470,400	3100	.		473,500	473,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAFFRAN,JENNIFE	80749-547		9/23/2022	CONVENIENC	99	No	No		
LUNDGREN,MARTHA	74135-419		2/14/2020		511,000	No	No		
GARDENT HARRIET	54150-334		1/14/2010		400,000	No	No		
GARDENT PAUL/HA	21235-176		6/21/1991	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2020	R-20-0081	KITCHEN	64,000	O	2/7/2022			Kitchen & 2 bathro

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
12/7/1996	ABATE-INSPEC	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc FARRAR P Total: Spl Credit Total:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 105 334
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:	

!2543!

PRINT

Date	Time
09/26/25	18:52:02

LAST REV

Date	Time
10/03/22	11:22:17

blakeley 2543

