Map	Lot	Sublot	Building	Unit	CARD
174	9	0	4	343	1 of 1

CONDOS

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	751,400	/	751,400
USE VALUE:	751,400	/	751,400
ASSESSED:	751,400	/	751,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	JOROFF TR MICHAEL
Owner 2:	JOROFF TR NANCY
Owner 3:	JOROFF FAMILY REALTY TRUST
Street 1:	343 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS TR - CYNTHIA H
Owner 2:	-
Street 1:	343 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 2592 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	748,800	2,600		751,400
Total Card	0.000	748,800	2,600		751,400
Total Parcel	0.000	748,800	2,600		751,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.91 | /Parcel: 289.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/16/12

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174 9 0 4 343

!2548!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	703,800	2400	.		706,200		Year End Roll	12/2/2024
2024	102	FV	663,000	2400	.		665,400		Year end	11/9/2023
2023	102	FV	617,900	2400	.		620,300	620,300	Year end	11/3/2022
2022	102	FV	550,500	3100	.		553,600	553,600	Year End Roll	10/19/2021
2021	102	FV	547,600	3100	.		550,700	550,700	Year End Roll	10/15/2020
2020	102	FV	547,600	3100	.		550,700	550,700	Year End Roll	9/26/2019
2019	102	FV	490,800	3100	.		493,900	493,900	Create Final va	6/4/2019
2018	102	FV	490,800	3100	.		493,900	493,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:52:44

LAST REV

Date	Time
06/29/20	10:09:11
blakeley	

PAT ACCT. 2548

USER DEFINED

Prior Id # 1:	98 105 343
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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS TR,CYN	67359-483		6/1/2016		534,100	No	No		
WILLIAMS RICHAR	57424-567		9/12/2011	FAMILY		No	No		
DEYOUNG CAROLIN	45064-160		4/27/2005		580,000	No	No		
FRAMPTON LOIS C	40397-202		8/11/2003		529,000	No	No		
CRAWFORD HUGH J	27533-083		7/31/1997		238,000	No	No		
MACLAUGHLIN ROB	18227-490		6/16/1987		255,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	R-19-0123	ROOF	75,842	C	11/5/2019			Remove 8 Velux sky
7/20/2005	3233	MANUAL	7,000	C				non bearing parti
5/6/2004	2908	WDK	15,000	C	6/26/2004			2 level deck
6/29/2000	2014	MANUAL	38,000	C	6/8/2001			garden room
10/20/1997	1290	BAYWINDO	5,000	C	2/28/1998			ADD SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2006	LEFT NOTICE	100	
3/27/2004	M&L EXTERIOR	615	
6/8/2001	MEAS/EXT INS	613	
2/28/1998	MEAS/EXT INS	602	
5/20/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011800000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AV - Average	13. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13.5 %

CALC SUMMARY

Basic $ / SQ:	204.00
Size Adj.:	1.11801684
Const Adj.:	0.99959999
Adj $ / SQ:	227.984
Other Features:	29607
Grade Factor:	1.10
NBHD Inf:	1.52999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	865618
Depreciation:	116858
Depreciated Total:	748759

COMMENTS

B UNIT .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
FFL: 1543.
BMT: 1311.
WDK: 190.

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 507200.0000

Juris. Factor:		Before Depr:	383.70
Special Features:	0	Val/Su Net:	245.99
Final Total:	748800	Val/Su SzAd	485.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,543	227.980	351,780
BMT	BASEMENT	1,311	98.030	128,522
WDK	WOOD DECK	190	23.270	4,422

Net Sketched Area:	3,044			Total:	484,724
Size Ad	1543	Gross Area	3044	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174 9 0 4 343

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
03	CONDO-CPT	D	Y	1	1	A	AV	1977	6,500.00	T	60	102			2,600			2,600

More: N	Total Yard Items:	2,600	Total Special Featues:		Total: 2,600