

174

9

0

4

345

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

794,500 /

794,500

USE VALUE:

794,500 /

794,500

ASSESSed:

794,500 /

794,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EYERMANN CHARLES J
Owner 2:	SCHRENK JANET L
Owner 3:	
Street 1:	345 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4926 Type:

PREVIOUS OWNER

Owner 1:	BENNETT TR - MARY ANN
Owner 2:	BENNETT TR - PETER C
Street 1:	345 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4926

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:	
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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	791,900	2,600		794,500
Total Card	0.000	791,900	2,600		794,500
Total Parcel	0.000	791,900	2,600		794,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	307.36	/Parcel:	307.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	735,300	2400	.		737,700		Year End Roll	12/2/2024
2024	102	FV	693,700	2400	.		696,100		Year end	11/9/2023
2023	102	FV	646,500	2400	.		648,900	648,900	Year end	11/3/2022
2022	102	FV	577,400	3100	.		580,500	580,500	Year End Roll	10/19/2021
2021	102	FV	574,300	3100	.		577,400	577,400	Year End Roll	10/15/2020
2020	102	FV	574,300	3100	.		577,400	577,400	Year End Roll	9/26/2019
2019	102	FV	515,800	3100	.		518,900	518,900	Create Final va	6/4/2019
2018	102	FV	515,800	3100	.		518,900	518,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT TR,MARY	65552-462		6/16/2015		487,500	No	No		
BENNETT MARY AN	49288-526		4/13/2007		600,000	No	No		
DOWNEY EDWARD F	48247-411		9/29/2006		642,000	No	No		
CLAFLIN NANCY A	29523-104		12/14/1998		410,000	No	No		
SANDS, MARY M.	25160-97		2/1/1995	OTHER	356,250	No	No		DISTRESS/ALLCASH
FINLAY ALLAN R	17161-188		7/1/1986		235,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/1996	672-95	RENOVATI	20,000	C	12/12/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
5/10/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
12/12/1996	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1928	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



USER DEFINED

Prior Id # 1:	98 105 345
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	18:53:01
LAST REV	Date	Time
	01/28/25	11:27:54
	apro	
	2550	

!2550!

Parcel ID 174 9 0 4 345

