

174

9

0

5

352

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

688,600 /

688,600 /

688,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

688,600 /

688,600 /

ASSESSED:

688,600 /

688,600 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAU HELENA
Owner 2:	CHEN CHRIS
Owner 3:	
Street 1:	352 HEMLOCK CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WANKE - CHRISTINE
Owner 2:	-
Street 1:	352 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-GRDN Building built about 1977, having primarily WOOD Exterior and 2039 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

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	686,000	2,600		688,600
Total Card	0.000	686,000	2,600		688,600
Total Parcel	0.000	686,000	2,600		688,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 337.80		/Parcel:	337.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	646,300	2400	.		648,700		Year End Roll	12/2/2024
2024	102	FV	609,300	2400	.		611,700		Year end	11/9/2023
2023	102	FV	567,900	2400	.		570,300	570,300	Year end	11/3/2022
2022	102	FV	507,800	3100	.		510,900	510,900	Year End Roll	10/19/2021
2021	102	FV	505,100	3100	.		508,200	508,200	Year End Roll	10/15/2020
2020	102	FV	496,900	3100	.		500,000	500,000	Year End Roll	9/26/2019
2019	102	FV	445,700	3100	.		448,800	448,800	Create Final va	6/4/2019
2018	102	FV	445,700	3100	.		448,800	448,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANKE,CHRISTINE	75655-379		9/18/2020		513,500	No	No		
WALSH TR,PATRIC	71885-283		11/15/2018		560,000	No	No		
WALSH,PATRICIA	63282-597		2/18/2014	FAMILY		1	No	No	
POPE EVERETT TR	13267-354		8/22/1977		73,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	R-19-0122	RENOVATI	49,600	C	11/15/2019			Bathroom remodel;
12/1/2000	2140	MANUAL		C	6/8/2001			skylight

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2020	QUESTIONNAIR	624	W Coelho
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
6/8/2001	MEAS/EXT INS	613	
5/23/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 105 352
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	18:53:17

LAST REV

Date	Time
10/07/20	14:46:58

blakeley 2552

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