

174

9

0

6

362

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

690,700 /

USE VALUE:

690,700 /

690,700

ASSESSed:

690,700 /

690,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOLGIN ARKADIY
Owner 2:	
Owner 3:	
Street 1:	362 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4928 Type:

PREVIOUS OWNER

Owner 1:	DOLGIN - ARKADIY
Owner 2:	AMIRIAN - INNA
Street 1:	362 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4928

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 2170 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																

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	688,100	2,600		690,700
Total Card	0.000	688,100	2,600		690,700
Total Parcel	0.000	688,100	2,600		690,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		318.35	/Parcel: 318.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	637,600	2400	.		640,000		Year End Roll	12/2/2024
2024	102	FV	600,800	2400	.		603,200		Year end	11/9/2023
2023	102	FV	560,000	2400	.		562,400	562,400	Year end	11/3/2022
2022	102	FV	499,500	3100	.		502,600	502,600	Year End Roll	10/19/2021
2021	102	FV	496,900	3100	.		500,000	500,000	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	445,500	3100	.		448,600	448,600	Create Final va	6/4/2019
2018	102	FV	445,500	3100	.		448,600	448,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLGIN,ARKADIY	77692-52		5/5/2021	CONVENIENC	10	No	No		
BATTEN,GEORGIAN	62813-176		10/21/2013		415,000	No	No		
FERGUSON EUNICE	35706-412		6/19/2002		410,000	No	No		
LO, EST. OF CHI	24997-353		11/16/1994		220,000	No	No		
DEDALL HARRY C	15902-413		12/3/1984		174,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2003	2714	MANUAL	2,000	C	6/26/2004			repair and/or repl
7/1/1996	620-94	MANUAL	25	C	5/23/1997			SKYLIGHT

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/16/2012	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/24/2004	M&L COMPLETE	615	
5/23/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 105 362
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	18:53:50

LAST REV

Date	Time
01/28/25	11:05:25

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2556

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