Map	Lot	Sublot	Building	Unit	CARD
174	9	0	6	364	1 of 1

CONDOS

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	645,100	/	645,100
USE VALUE:	645,100	/	645,100
ASSESSED:	645,100	/	645,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	PARRILLO BENJAMIN J
Owner 2:	CRAIG JULIA P
Owner 3:	
Street 1:	364 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4928 Type:

PREVIOUS OWNER

Owner 1:	CHIN - BARBARA J
Owner 2:	-
Street 1:	364 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 1405 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	642,500	2,600		645,100
Total Card	0.000	642,500	2,600		645,100
Total Parcel	0.000	642,500	2,600		645,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.15 | /Parcel: 459.15

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/20/24

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174 9 0 6 364

!2558!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	595,400	2400	.		597,800		Year End Roll	12/2/2024
2024	102	FV	561,000	2400	.		563,400		Year end	11/9/2023
2023	102	FV	522,800	2400	.		525,200	525,200	Year end	11/3/2022
2022	102	FV	465,000	3100	.		468,100	468,100	Year End Roll	10/19/2021
2021	102	FV	462,600	3100	.		465,700	465,700	Year End Roll	10/15/2020
2020	102	FV	462,600	3100	.		465,700	465,700	Year End Roll	9/26/2019
2019	102	FV	414,700	3100	.		417,800	417,800	Create Final va	6/4/2019
2018	102	FV	414,700	3100	.		417,800	417,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:54:09

LAST REV

Date	Time
01/28/25	10:56:38
apro	

PAT ACCT. 2558

USER DEFINED

Prior Id # 1:	98 105 364
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
CHIN,BARBARA J	68996-302		3/10/2017		432,500	No	No		
CHIN JOSEPH B	21815-409		3/5/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2009	4128	RENOVATI	16,665	C				replace 7 wind and

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2024	MEAS/EXT INS	6	JN
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/20/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	
5/1/1987	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:	4 - CARPET
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:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011600000
Name:	2 - FARRAR POND

DEPRECIATION

Phys Cond:	AG - Avg-Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

CALC SUMMARY

Basic $ / SQ:	204.00
Size Adj.:	1.15907478
Const Adj.:	0.98000002
Adj $ / SQ:	231.722
Other Features:	29192
Grade Factor:	1.10
NBHD Inf:	1.52999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731798
Depreciation:	89279
Depreciated Total:	642518

COMMENTS

E 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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	439000.0000

Juris. Factor:		Before Depr:	389.99
Special Features:	0	Val/Su Net:	220.94
Final Total:	642500	Val/Su SzAd	457.30

SKETCH

UnSketched SubAreas:
FFL: 1405,
BMT: 1311,
PAT: 144,
WDK: 48,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,405	231.720	325,570
BMT	BASEMENT	1,311	57.930	75,947
PAT	PATIO	144	14.980	2,157
WDK	WOOD DECK	48	40.660	1,952

Net Sketched Area:	2,908			Total:	405,626
Size Ad	1405	Gross Area	2908	FinArea	1405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174 9 0 6 364

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