

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARRAR ASSOCIATES
Owner 2:	C/O FIRTSERVICE RESIDENTIAL
Owner 3:	
Street 1:	PO BOX 34778
Street 2:	
Twn/City:	CHARLOTTE
St/Prov:	NC Cntry Own Occ:
Postal:	28234-4778 Type:

PREVIOUS OWNER

Owner 1:	FARRAR POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 8.38 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		285033		SQUARE FE	PRIME SITE		0	9.98	0.50	R3									1,412,273						1,412,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	8.380			2,210,700	2,210,700
Total Card	8.380			2,210,700	2,210,700
Total Parcel	8.380			2,210,700	2,210,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV		0	8.38	2,146,400	2,146,400		Year End Roll	12/2/2024
2024	998	FV		0	8.38	2,104,300	2,104,300		Year end	11/9/2023
2023	998	FV		0	8.38	1,938,200	1,938,200	1,938,200	Year end	11/3/2022
2022	998	FV		0	8.38	1,752,100	1,752,100	1,752,100	Year End Roll	10/19/2021
2021	998	FV		0	8.38	1,550,600	1,550,600	1,550,600	Year End Roll	10/15/2020
2020	998	FV		0	8.38	1,550,600	1,550,600	1,550,600	Year End Roll	9/26/2019
2019	998	FV		0	8.38	1,501,800	1,501,800	1,501,800	Create Final va	6/4/2019
2018	998	FV		0	8.38	1,501,800	1,501,800	1,501,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRAR POND CON	13232-304		7/8/1977			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	4608	WDK	6,200	C				replace existing o
8/11/2010	4544	ROOF		C				strip & re-roof 4

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	98 1 5
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	19:29:44

LAST REV

Date	Time
06/25/25	13:55:10

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