



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHASE TR ANDREA
Owner 2:	BORIS TR CAROL
Owner 3:	CAROL BORIS TRUST
Street 1:	312 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BORIS - CAROL
Owner 2:	-
Street 1:	312 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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.	0.000	FP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	455,000	3,100	0.000		458,100
Total Card		455,000	3,100	0.000	458,100
Total Parcel		455,000	3,100	0.000	458,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 224.72		/Parcel: 224.72	

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

Insp Date	06/10/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	455,000	3100	.		458,100	458,100	Year End Roll	9/28/2017
2017	102	FV	416,100	3100	.		419,200	419,200	Year End Roll	9/29/2016
2016	102	FV	404,400	3100	.		407,500	407,500	Year End Roll	1/14/2016
2015	102	FV	392,800	3100	.		395,900	395,900	Year End	10/2/2014
2014	102	FV	388,900	3100	.		392,000	392,000	Year End Roll	1/23/2014
2013	102	FV	360,800	3100	.		363,900	363,900	Year End Roll	10/25/2012
2012	102	FV	360,800	3100	.		363,900	363,900	Year End	1/26/2012
2011	102	FV	390,200	3100	.		393,300	393,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BORIS,CAROL	68036-36		9/19/2016	FAMILY		1	No	No		
NOSS GEORGE M,	27622-597		8/28/1997		240000	No	No			
NOSS GEORGE/MIL	15765-313		9/4/1984	CONVENIENC		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2012	5217	RENOVATI	27,000	C	6/10/2013			constr roof on exi
9/11/2007	3766	MANUAL	13,642	C	5/20/2008			replace 3 sliders&
11/13/2006	3565	MANUAL	12,000	C	6/12/2007			frame in unfinishe

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
4/16/2012	MEAS/EXT INS	25	D ERSKINE
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
5/20/2008	MEAS+INSPCTD	100	B MORGAN
6/12/2007	MEAS/EXT INS	100	B MORGAN
3/27/2004	M&L EXTERIOR	615	D VELUTTI
5/20/1997	MEAS+INSPCTD	600	PA
4/30/1996	MEAS/EXT INS	606	J SMITH
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with 2 columns: Field, Value. Includes 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

BATH FEATURES

Table with 2 columns: Bath Type, Count, Rating. Includes Full Bath: 2 Rating: AVERAGE, A Bath:, 3/4 Bath:, A 3QBth:, 1/2 Bath:, A HBth:, OthrFix: 2 Rating: AVERAGE

COMMENTS

BUNIT

SKETCH

UnSketched SubAreas:
FFL: 1383,
BMT: 1311,
OSP: 240.

GENERAL INFORMATION

Table with 2 columns: Field, Value. Includes Grade: C+ - AVG. (+), Year Blt: 1977 Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact:., Const Mod:, Lump Sum Adj:

CONDO INFORMATION

Table with 2 columns: Field, Value. Includes Location: I - INTERIOR, Total Units:, Floor: 1 - 1ST FLOOR, % Own: 0.01120000, Name: 2 - FARRAR POND

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, Line, # Units. Includes Level, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 5 BRs: 2 Baths: 2 HB

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Includes Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wal: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 4 - CARPET 30%, Bsmnt Flr:, Bsmnt Gar:

DEPRECIATION

Table with 2 columns: Field, Value, % Total. Includes Phys Cond: AV - Average 11.%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.3%

REMODELING

Table with 2 columns: Field, Value. Includes Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Totals: 1 5 2

Table with 2 columns: Field, Value. Includes Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100 % AC: 100, Solar HW: NO Central Vac: Yes, % Com Wal: 0 % Sprinkled: 0

CALC SUMMARY

Table with 2 columns: Field, Value. Includes Basic \$ / SQ: 165.00, Size Adj.: 1.16637743, Const Adj.: 0.99371994, Adj \$ / SQ: 191.244, Other Features: 38496, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 512939, Depreciation: 57962, Depreciated Total: 454977

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ:, AvRate:, Ind.Val: 401400.0000, Juris. Factor:, Val/Su Fin: 223.15, Special Features: 0, Val/Su Net: 155.08, Final Total: 455000, Val/Su SzAd: 328.99

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes FFL, BMT, OSP, Net Sketched Area, Total, Size Ad, 1383, Gross Area, 2934, FinArea, 2039

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes BMT, 100, RRM, 50, F

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Parcel ID, Appr Value, JCod, JFact, Juris. Value. Includes 03, CONDO-CPT, D, Y, 1, 3,100, Total Yard Items: 3,100, Total Special Features:, Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc

