



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIDORCHUK R G
Owner 2:	SIDORCHUK DELLA A
Owner 3:	
Street 1:	313 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FOLZ RALPH J -
Owner 2:	-
Street 1:	9 CORTLAND LN
Twn/City:	SUDBURY
St/Prov:	MA Cntry
Postal:	01776

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:						
D				Topo		
s				Street	1	PAVED
t				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 Infru	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	Legal Description	User Acct
102	460,900	3,100	0.000		464,000	2897	0
							GIS Ref
							GIS Ref
							Insp Date
							05/06/14
Total Card		460,900	3,100	0.000	464,000	Entered Lot Size	
Total Parcel		460,900	3,100	0.000	464,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 247.33			/Parcel: 247.33	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	460,900	3100	.		464,000	464,000	Year End Roll	9/28/2017
2017	102	FV	421,500	3100	.		424,600	424,600	Year End Roll	9/29/2016
2016	102	FV	409,700	3100	.		412,800	412,800	Year End Roll	1/14/2016
2015	102	FV	397,900	3100	.		401,000	401,000	Year End	10/2/2014
2014	102	FV	387,600	3100	.		390,700	390,700	Year End Roll	1/23/2014
2013	102	FV	361,700	3100	.		364,800	364,800	Year End Roll	10/25/2012
2012	102	FV	355,800	3100	.		358,900	358,900	Year End	1/26/2012
2011	102	FV	380,900	3100	.		384,000	384,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FOLZ RALPH J,	33309-474		7/25/2001		445000	No	No			
MIKROPOULOS HAR	28584-244		5/8/1998		270000	No	No			
MIKROPOULOS HAR	17530-566		10/29/1986	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2013	5558	RENOVATI	19,431	C	11/25/2013			kitchen remodel
7/22/1998	1467	MANUAL	1,750	C	3/31/1999			SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
3/31/1999	MEAS/EXT INS	602	D TUCKER
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

