



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 314 |        | HEMLOCK CR, LINCOLN   |

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | HEALEY JR TR THOMAS M |
| Owner 2:  | HEALEY TR ANNE M      |
| Owner 3:  |                       |
| Street 1: | 314 HEMLOCK CIRCLE    |
| Street 2: |                       |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry Own Occ: Y   |
| Postal:   | 01773 Type:           |

**PREVIOUS OWNER**

|           |                    |
|-----------|--------------------|
| Owner 1:  | HEALEY THOMAS M -  |
| Owner 2:  | HEALEY ANNE M -    |
| Street 1: | 314 HEMLOCK CIRCLE |
| 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: |      |       |   |         |      |        |
| 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 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 | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 102                                   | 434,800        | 3,100      | 0.000     |            | 437,900     | 1910              |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |
| Total Parcel                          |                |            |           |            |             | Total Land:       |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |
| Total Value per SQ unit /Card: 246.52 |                |            |           |            |             | /Parcel: 246.52   |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 102 | FV  | 434,800    | 3100      | .         |            | 437,900     | 437,900       | Year End Roll | 9/28/2017  |
| 2017   | 102 | FV  | 397,600    | 3100      | .         |            | 400,700     | 400,700       | Year End Roll | 9/29/2016  |
| 2016   | 102 | FV  | 386,500    | 3100      | .         |            | 389,600     | 389,600       | Year End Roll | 1/14/2016  |
| 2015   | 102 | FV  | 375,300    | 3100      | .         |            | 378,400     | 378,400       | Year End      | 10/2/2014  |
| 2014   | 102 | FV  | 371,600    | 3100      | .         |            | 374,700     | 374,700       | Year End Roll | 1/23/2014  |
| 2013   | 102 | FV  | 346,900    | 3100      | .         |            | 350,000     | 350,000       | Year End Roll | 10/25/2012 |
| 2012   | 102 | FV  | 346,900    | 3100      | .         |            | 350,000     | 350,000       | Year End      | 1/26/2012  |
| 2011   | 102 | FV  | 375,300    | 3100      | .         |            | 378,400     | 378,400       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| HEALEY THOMAS M | 55515-443 |      | 10/4/2010 | FAMILY     | 10         | No | No  |       |                 |       |
| NENNEMAN RICHA  | 49919-572 |      | 8/9/2007  |            | 445000     | No | No  |       |                 |       |
| NENNEMAN RICHA  | 32338-254 |      | 2/1/2001  | CONVENIENC | 1          | No | No  |       |                 |       |
| WHITING, MARJOR | 25608-523 |      | 8/29/1995 |            | 245000     | No | No  |       |                 |       |
| THOMAS GORDON   | 19239-274 |      | 8/2/1988  |            | 268000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp   | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|---------|--------|-----|------------|----------|----------|--------------------|
| 8/22/2016 | 6536   | MANUAL  | 4,590  | C   |            |          |          | Replace a door - n |
| 10/1/2013 | 5567   | WINDOWS | 16,242 | C   |            |          |          | replace 5 windows  |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 4/16/2012 | MEAS/EXT INS | 25  | D ERSKINE  |
| 4/17/2004 | M&L COMPLETE | 615 | D VELUTTI  |
| 12/3/1996 | ABATE-INSPEC | 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

|               |    |              |
|---------------|----|--------------|
| 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:   | 3 - HARDWOOD 25% |
| Bsmnt Flr:    |                  |
| Bsmnt Gar:    |                  |

|             |     |                 |
|-------------|-----|-----------------|
| 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: NO |
| % Com Wal:  | 0   | % Sprinkled 0   |

### SPEC FEATURES/YARD ITEMS

| 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   |          | A    | AV  | 1977 | 6,000.00   | T   | 48  | 102 |      |       | 3,100      |      |       | 3,100        |

More: N Total Yard Items: 3,100 Total Special Features: Total: 3,100

### 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:    | I          | - INTERIOR    |
| Total Units: |            |               |
| Floor:       | 1          | - 1ST FLOOR   |
| % Own:       | 0.01120000 |               |
| Name:        | 2          | - FARRAR POND |

### DEPRECIATION

|             |    |           |       |
|-------------|----|-----------|-------|
| Phys Cond:  | AV | - Average | 11.3% |
| Functional: |    | %         |       |
| Economic:   |    | %         |       |
| Special:    |    | %         |       |
| Override:   |    | %         |       |
| Total:      |    |           | 11.3% |

### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 165.00     |
| Size Adj.:         | 1.16637743 |
| Const Adj.:        | 0.98490000 |
| Adj \$ / SQ:       | 189.546    |
| Other Features:    | 29322      |
| Grade Factor:      | 1.12       |
| Neighborhood Inf:  | 1.16999996 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 490177     |
| Depreciation:      | 55390      |
| Depreciated Total: | 434787     |

### COMMENTS

|       |
|-------|
| BUNIT |
|-------|

### 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       | RM:s                            | 5      | BR:s    | 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   |    |

### SKETCH

UnSketched SubAreas:  
 FFL: 1383,  
 BMT: 1311,  
 WDK: 160,

### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL                | 1ST FLOOR   | 1,383      | 189.550   | 262,142      |
| BMT                | BASEMENT    | 1,311      | 60.180    | 78,897       |
| WDK                | WOOD DECK   | 160        | 23.160    | 3,705        |
| Net Sketched Area: |             | 2,854      | Total:    | 344,744      |
| Size Ad            | 1383        | Gross Area | 2854      | FinArea 1776 |

### SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT      | 100    | FLA     | 30     | A  | 0     |

### IMAGE

AssessPro Patriot Properties, Inc



### PARCEL ID

174 9 0 1 314