

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GARNER TR ROBERT N
Owner 2:	
Owner 3:	ROBERT GARNER 2018 REV TRUST
Street 1:	315 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4923 Type:

PREVIOUS OWNER

Owner 1:	GARNER - ROBERT N
Owner 2:	GARNER - KATHLEEN H
Street 1:	315 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4923

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, 3 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	Legal Description	User Acct
102	465,900	3,100	0.000		469,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 181.44						/Parcel: 181.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	465,900	3100	.		469,000	469,000	Year End Roll	9/28/2017
2017	102	FV	426,100	3100	.		429,200	429,200	Year End Roll	9/29/2016
2016	102	FV	414,200	3100	.		417,300	417,300	Year End Roll	1/14/2016
2015	102	FV	402,200	3100	.		405,300	405,300	Year End	10/2/2014
2014	102	FV	398,200	3100	.		401,300	401,300	Year End Roll	1/23/2014
2013	102	FV	371,900	3100	.		375,000	375,000	Year End Roll	10/25/2012
2012	102	FV	370,700	3100	.		373,800	373,800	Year End	1/26/2012
2011	102	FV	401,000	3100	.		404,100	404,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARNER,ROBERT N	71276-63		7/6/2018	CONVENIENC	100	No	No			
POPE EVERETT ET	13232-344		7/8/1977		71000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/11/2012	5063	WINDOWS	17,047	C				replace 8 windows-
11/27/2000	2137	MANUAL	8,000	C	6/8/2001			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
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**

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:			
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:	Yes
% Com Wal:	0	% Sprinkled:	0

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**BATH FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**OTHER FEATURES**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.011600000
Name:	2 - FARRAR POND

**CONDO INFORMATION**

Phys Cond:	AV - Average	11.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		11.3%

**DEPRECIATION**

Basic \$ / SQ:	165.00
Size Adj.:	1.15907478
Const Adj.:	0.98000002
Adj \$ / SQ:	187.422
Other Features:	38922
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	525304
Depreciation:	59359
Depreciated Total:	465945

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	450400.0000
Juris. Factor:		Val/Su Fin:	180.23	
Special Features:	0	Val/Su Net:	160.88	
Final Total:	465900	Val/Su SzAd:	331.60	

**COMMENTS**

E UNIT BSMT WALKOUT .

**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:	3	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: 1405,  
BMT: 1311,  
PAT: 180,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	187.420	263,329	
BMT	BASEMENT	1,311	74.270	97,363	
PAT	PATIO	180	7.000	1,260	
Net Sketched Area:		2,896	Total:	361,952	
Size Ad	1405	Gross Area	2896	FinArea	2585

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	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

**PARCEL ID**

174 9 0 1 315

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

**IMAGE**

AssessPro Patriot Properties, Inc

