



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PINTO TRUSTEE PHYLLIS
Owner 2:	PINTO TRUSTEE MICHAEL
Owner 3:	PHYLLIS PINTO LIVING TRUST AG
Street 1:	321 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4924 Type:

PREVIOUS OWNER

Owner 1:	Fisher - Ernest L
Owner 2:	-
Street 1:	321 Hemlock Cr
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4924

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, 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:				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	549,300	3,100	0.000		552,400		0
							GIS Ref
							GIS Ref
Total Card	549,300	3,100	0.000		552,400	Entered Lot Size	
Total Parcel	549,300	3,100	0.000		552,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 225.14		/Parcel:	225.14	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	549,300	3100	.		552,400	552,400	Year End Roll	9/28/2017
2017	102	FV	502,300	3100	.		505,400	505,400	Year End Roll	9/29/2016
2016	102	FV	488,300	3100	.		491,400	491,400	Year End Roll	1/14/2016
2015	102	FV	474,200	3100	.		477,300	477,300	Year End	10/2/2014
2014	102	FV	469,500	3100	.		472,600	472,600	Year End Roll	1/23/2014
2013	102	FV	438,200	3100	.		441,300	441,300	Year End Roll	10/25/2012
2012	102	FV	412,100	3100	.		415,200	415,200	Year End	1/26/2012
2011	102	FV	445,900	3100	.		449,000	449,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Fisher, Ernest L	59259-44		6/8/2012		450000	No	No			
FISHER TOBIAS T	51927-542		11/25/2008	FAMILY	100	No	No			
FISHER ERNEST L	49258-102		4/9/2007	FAMILY	1	No	No			
FLINT EUGENIA N	28719-048		6/16/1998	OTHER	320000	No	No		ESTATE SALE	
KING JEANNE	13789-109		9/14/1979		147000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2001	2251	MANUAL	35,000	C	5/18/2012			Sunroom & Deck 6/1

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	D VELUTTI
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/1/2002	MEAS+INSPCTD	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:	10	- PARQUET
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	15	- HEAT PUMP
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

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

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:	2	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.014700000	
Name:	2	- FARRAR POND

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.00802290
Const Adj.:	0.99959999
Adj \$ / SQ:	166.257
Other Features:	32349
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	619262
Depreciation:	69977
Depreciated Total:	549286

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	492800.0000
Juris. Factor:		Val/Su Fin:	223.84	
Special Features:	0	Val/Su Net:	133.71	
Final Total:	549300	Val/Su SzAd:	262.32	

COMMENTS

DUNIT	.
-------	---

RESIDENTIAL GRID

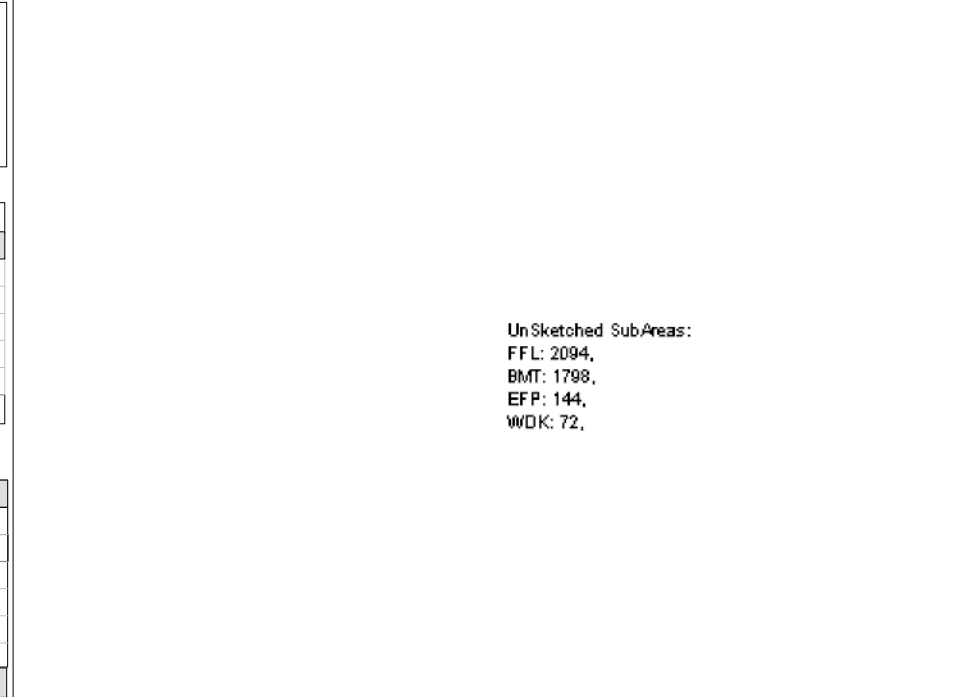
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	6	BR:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
FFL: 2094,
BMT: 1798,
EFP: 144,
WDK: 72,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,094	166.260	337,593	
BMT	BASEMENT	1,798	46.970	84,448	
EFP	ENCL PORCH	144	36.000	5,184	
WDK	WOOD DECK	72	34.040	2,451	
Net Sketched Area:		4,108	Total:	429,676	
Size Ad	2094	Gross Area	4108	FinArea	2454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

174 9 0 2 321
