



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WOJNO JAMES A
Owner 2:	HALLOCK MARILYN F
Owner 3:	
Street 1:	322 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WOJNO JAMES A -
Owner 2:	HALLOCK MARILYN F -
Street 1:	322 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, 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:						
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	User Acct
102	461,700	3,100	0.000		464,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.91						/Parcel: 220.91	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	461,700	3100	.		464,800	464,800	Year End Roll	9/28/2017
2017	102	FV	422,200	3100	.		425,300	425,300	Year End Roll	9/29/2016
2016	102	FV	410,400	3100	.		413,500	413,500	Year End Roll	1/14/2016
2015	102	FV	398,500	3100	.		401,600	401,600	Year End	10/2/2014
2014	102	FV	394,600	3100	.		397,700	397,700	Year End Roll	1/23/2014
2013	102	FV	368,800	3100	.		371,900	371,900	Year End Roll	10/25/2012
2012	102	FV	362,600	3100	.		365,700	365,700	Year End	1/26/2012
2011	102	FV	391,900	3100	.		395,000	395,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOJNO JAMES A,	38911-539		4/24/2003	CONVENIENC	10	No	No			
ROBERT J GRANIC	27421-021		6/26/1997		256000	No	No			WOJNO 58%/OTH 42%
SMITH, JULANN S	26469-49		7/2/1996	CONVENIENC	1	No	No			
BROWN ROBERT G/	24114-546		12/31/1993		225000	No	No			
GARVER ROBERT	18299-534		7/8/1987		282500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/7/2018	7058	SHEET MT	200	O				Sheet metal duct w
4/13/2018	7032	BATH	22,000	O				Remodel a bathroom
9/23/2011	4866	KITCHEN	27,640	C	6/14/2012			reno kit
10/27/1994	605-94	ADDITION	15,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
5/20/1997	MEAS/EXT INS	600	PA
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

