



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAZEN ELLEN Z
Owner 2:	
Owner 3:	
Street 1:	331 HEMLOCK CIRCLE UNIT 331
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BAUMGARTEN - NEIL
Owner 2:	BAUMGARTEN - SUSAN
Street 1:	180 HERRING RIVER RD
Twn/City:	WELLFLEET
St/Prov:	MA Cntry
Postal:	02667

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1977, Having Primarily TEX 111 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	486,900	3,100	0.000		490,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 242.36						/Parcel: 242.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	486,900	3100	.		490,000	490,000	Year End Roll	9/28/2017
2017	102	FV	445,300	3100	.		448,400	448,400	Year End Roll	9/29/2016
2016	102	FV	432,800	3100	.		435,900	435,900	Year End Roll	1/14/2016
2015	102	FV	420,300	3100	.		423,400	423,400	Year End	10/2/2014
2014	102	FV	416,100	3100	.		419,200	419,200	Year End Roll	1/23/2014
2013	102	FV	388,700	3100	.		391,800	391,800	Year End Roll	10/25/2012
2012	102	FV	386,600	3100	.		389,700	389,700	Year End	1/26/2012
2011	102	FV	424,500	3100	.		427,600	427,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BAUMGARTEN,NEIL	68032-578		9/16/2016		619001	No	No			
BAIRD ,GORDON P	54567-186		4/21/2010		400000	No	No			
BRUBAKER W L	21369-473		8/22/1991		275000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2010	4437	RENOVATI	5,000	C	6/30/2011			kit and bth remode

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
6/30/2011	M&L EXTERIOR	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
5/20/1997	MEAS/EXT INS	600	PA
5/1/1996	MEAS/EXT INS	606	J SMITH
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 7 - CONDO-GRDN, Sty Ht: 1 - 1, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 19 - TEX 111, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general details: Grade: C+ - AVG. (+), Year Blt: 1977, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: 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

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.01520000, Name: 2 - FARRAR POND

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 11.1%, Functional: %, Economic: %, Special: %, Override: %, Total: 11.3%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 165.00, Size Adj.: 1.05016291, Const Adj.: 0.93099999, Adj \$ / SQ: 161.321, Other Features: 43487, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 548894, Depreciation: 62025, Depreciated Total: 486869

COMMENTS

Table with comments: D UNIT

RESIDENTIAL GRID

Table with residential grid details: 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: 6, BRs: 3, Baths: 2, HB

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 6, 3, 3

SKETCH

UnSketched SubAreas:
FFL: 1842,
BMT: 1798,
PAT: 144,

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 478000.0000, Juris. Factor, Val/Su Fin: 240.80, Special Features: 0, Val/Su Net: 128.67, Final Total: 486900, Val/Su SzAd: 264.33

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 3,784, Total: , Size Ad: 1842, Gross Area: 3784, FinArea: 2022

SUB AREA DETAIL

Table with sub area detail: BMT, PAT, FFL, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID

174 9 0 3 331

IMAGE

AssessPro Patriot Properties, Inc



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

Total: 3,100