



PROPERTY LOCATION

No	Alt No	Direction/Street/City
332		HEMLOCK CR, LINCOLN
OWNERSHIP		
Owner 1: EMMERICH STEVEN S		
Owner 2: HORWITZ EVE T		
Owner 3:		
Street 1: 332 HEMLOCK CR UNIT 332		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4925	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	441,800	3,100	0.000		444,900
Total Card 441,800 3,100 0.000 444,900					
Total Parcel 441,800 3,100 0.000 444,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.46		/Parcel: 250.46	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
04/16/12	

PREVIOUS OWNER

Owner 1: KONVALINKA - JOHN		
Owner 2: MICHAELS - LORIE		
Street 1: 332 HEMLOCK CR		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4925	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	441,800	3100	.		444,900	444,900	Year End Roll	9/28/2017
2017	102	FV	397,100	3100	.		400,200	400,200	Year End Roll	9/29/2016
2016	102	FV	386,000	3100	.		389,100	389,100	Year End Roll	1/14/2016
2015	102	FV	374,800	3100	.		377,900	377,900	Year End	10/2/2014
2014	102	FV	371,100	3100	.		374,200	374,200	Year End Roll	1/23/2014
2013	102	FV	346,400	3100	.		349,500	349,500	Year End Roll	10/25/2012
2012	102	FV	345,200	3100	.		348,300	348,300	Year End	1/26/2012
2011	102	FV	373,500	3100	.		376,600	376,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KONVALINKA,JOHN	67400-12		6/9/2016		545000	No	No			
HOEHLER TR,HARR	57537-79		9/28/2011		375000	No	No			
HOEHLER,HARRY H	55504-152		10/1/2010	FAMILY	1	No	No			
HOEHLER HARRY H	55271-117		8/30/2010	FAMILY	1	No	No			
HOEHLER HARRY H	44983-130		4/12/2005	CONVENIENC	1	No	No			
WARD, FRANCIS +	24471-77		4/20/1994		227500	No	No			
TAYLOR LILLIAN	21848-243		3/17/1992		175000	No	No			

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/22/2018	6978	BATH	15,000	O				Remodel bathroom;
6/22/2016	6480	RENOVATI	90,000	C	2/7/2017			Remodel master bat
10/20/2011	4904	MANUAL		C				install wood stove
10/6/2011	4881	RENOVATI		C				remove 1/2 wall be

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
12/4/1996	ABATE-INSPEC	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	FARRAR P	Total:	Spl Credit	Total:
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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	20%
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:	GOOD
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:	0.011800000	
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.:	0.98391998
Adj \$ / SQ:	189.358
Other Features:	35822
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	498063
Depreciation:	56281
Depreciated Total:	441782

COMMENTS

B UNIT .

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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 413900.0000
Juris. Factor:		Val/Su Fin:		248.76
Special Features:	0	Val/Su Net:		155.34
Final Total:	441800	Val/Su SzAd:		319.45

PARCEL ID

174 9 0 3 332

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 WDK: 150,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	189.360	261,882	
BMT	BASEMENT	1,311	60.120	78,819	
WDK	WOOD DECK	150	23.750	3,563	
Net Sketched Area:		2,844	Total:	344,263	
Size Ad	1383	Gross Area	2844	FinArea	1776

SUB AREA DETAIL

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

IMAGE*AssessPro* Patriot Properties, Inc