

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRIEDIS TR JOHN
Owner 2:	
Owner 3:	JOHN BRIEDIS INHERITANCE TRUST
Street 1:	30 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Tally Tr - Michaela A
Owner 2:	Tally Tr - Barbara D
Street 1:	336 Hemlock Cr
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4925

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:						
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	530,200	3,100	0.000		533,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 254.68						/Parcel: 254.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	530,200	3100	.		533,300	533,300	Year End Roll	9/28/2017
2017	102	FV	484,900	3100	.		488,000	488,000	Year End Roll	9/29/2016
2016	102	FV	471,300	3100	.		474,400	474,400	Year End Roll	1/14/2016
2015	102	FV	457,700	3100	.		460,800	460,800	Year End	10/2/2014
2014	102	FV	453,100	3100	.		456,200	456,200	Year End Roll	1/23/2014
2013	102	FV	422,800	3100	.		425,900	425,900	Year End Roll	10/25/2012
2012	102	FV	399,300	3100	.		402,400	402,400	Year End	1/26/2012
2011	102	FV	432,100	3100	.		435,200	435,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Tally Tr, Michae	60891-384		1/3/2013		456000	No	No			
TALLY BARBARA D	49140-507		3/19/2007	FAMILY	100	No	No			
WHITE, JOHN W.	25534-171		8/1/1995		400000	No	No			
BOVEY MARTIN	19166-521		7/1/1988		375000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
12/7/1996	MEAS+INSPCTD	600	PA
4/29/1996	MEAS/EXT INS	606	J SMITH
12/14/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

