



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOROFF TR MICHAEL
Owner 2:	JOROFF TR NANCY
Owner 3:	JOROFF FAMILY REALTY TRUST
Street 1:	343 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS TR - CYNTHIA H
Owner 2:	-
Street 1:	343 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, 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

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
102	490,800	3,100	0.000		493,900
Total Card 490,800 3,100 0.000 493,900					
Total Parcel 490,800 3,100 0.000 493,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		190.56	/Parcel: 190.56

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	490,800	3100	.		493,900	493,900	Year End Roll	9/28/2017
2017	102	FV	448,800	3100	.		451,900	451,900	Year End Roll	9/29/2016
2016	102	FV	436,200	3100	.		439,300	439,300	Year End Roll	1/14/2016
2015	102	FV	423,600	3100	.		426,700	426,700	Year End	10/2/2014
2014	102	FV	419,400	3100	.		422,500	422,500	Year End Roll	1/23/2014
2013	102	FV	391,400	3100	.		394,500	394,500	Year End Roll	10/25/2012
2012	102	FV	378,500	3100	.		381,600	381,600	Year End	1/26/2012
2011	102	FV	409,600	3100	.		412,700	412,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS TR,CYN	67359-483		6/1/2016		534100	No	No			
WILLIAMS RICHA	57424-567		9/12/2011	FAMILY	0	No	No			
DEYOUNG CAROLIN	45064-160		4/27/2005		580000	No	No			
FRAMPTON LOIS C	40397-202		8/11/2003		529000	No	No			
CRAWFORD HUGH J	27533-083		7/31/1997		238000	No	No			
MACLAUGHLIN ROB	18227-490		6/16/1987		255000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/20/2005	3233	MANUAL	7,000	C				non bearing parti
5/6/2004	2908	WDK	15,000	C	6/26/2004			2 level deck
6/29/2000	2014	MANUAL	38,000	C	6/8/2001			garden room
10/20/1997	1290	BAYWINDO	5,000	C	2/28/1998			ADD SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2006	LEFT NOTICE	100	B MORGAN
3/27/2004	M&L EXTERIOR	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
2/28/1998	MEAS/EXT INS	602	D TUCKER
5/20/1997	MEAS+INSPCTD	600	PA
4/29/1996	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 - 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

Table with general info: 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: 3 - HARDWOOD, 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: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

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

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BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, 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: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.011800000, Name: 2 - FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.11801684, Const Adj.: 0.99959999, Adj \$ / SQ: 184.399, Other Features: 29607, Grade Factor: 1.12, Neighborhood Inf: 1.16999996, LUC Factor: 1.00, Adj Total: 553275, Depreciation: 62520, Depreciated Total: 490755

SPEC FEATURES/YARD ITEMS

Table with spec features/yield items: Columns for 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

COMMENTS

B UNIT

COMMENTS

B UNIT

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Includes Level, Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 5, BRs: 2, Baths: 2, HB)

REMODELING

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

RES BREAKDOWN

Table with res breakdown: Columns No Unit, RMS, BRS, FL. Totals: No Unit 1, RMS 5, BRS 2, FL 2

SKETCH

UnSketched SubAreas: FFL: 1543, BMT: 1311, WDK: 190,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 3,044, Total: 383,990

SUB AREA DETAIL

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

PARCEL ID

174 9 0 4 343

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 3,100

Total Special Features:

Total: 3,100