



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	EYERMANN CHARLES J
Owner 2:	SCHRENK JANET L
Owner 3:	
Street 1:	345 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4926 Type:

**PREVIOUS OWNER**

Owner 1:	BENNETT TR - MARY ANN
Owner 2:	BENNETT TR - PETER C
Street 1:	345 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4926

**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	515,800	3,100	0.000		518,900	1928	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 200.74						/Parcel: 200.74	04/16/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	515,800	3100	.		518,900	518,900	Year End Roll	9/28/2017
2017	102	FV	471,800	3100	.		474,900	474,900	Year End Roll	9/29/2016
2016	102	FV	448,500	3100	.		451,600	451,600	Year End Roll	1/14/2016
2015	102	FV	435,500	3100	.		438,600	438,600	Year End	10/2/2014
2014	102	FV	431,200	3100	.		434,300	434,300	Year End Roll	1/23/2014
2013	102	FV	403,100	3100	.		406,200	406,200	Year End Roll	10/25/2012
2012	102	FV	391,800	3100	.		394,900	394,900	Year End	1/26/2012
2011	102	FV	423,600	3100	.		426,700	426,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BENNETT TR,MARY	65552-462		6/16/2015		487500	No	No			
BENNETT MARY AN	49288-526		4/13/2007		600000	No	No			
DOWNEY EDWARD F	48247-411		9/29/2006		642000	No	No			
CLAFLIN NANCY A	29523-104		12/14/1998		410000	No	No			
SANDS, MARY M.	25160-97		2/1/1995	OTHER	356250	No	No		DISTRESS/ALLCASH	
FINLAY ALLAN R	17161-188		7/1/1986		235000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/1996	672-95	RENOVATI	20,000	C	12/12/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	D VELUTTI
12/12/1996	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 \_\_\_/\_\_\_/\_\_\_

