



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HENRY ALICE C
Owner 2:	
Owner 3:	
Street 1:	351 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4927 Type:

PREVIOUS OWNER

Owner 1:	ZAMORE - ALICE H
Owner 2:	-
Street 1:	351 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

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	440,400	3,100	0.000		443,500
Total Card 440,400 3,100 0.000 443,500					
Total Parcel 440,400 3,100 0.000 443,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 215.24		/Parcel: 215.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	440,400	3100	.		443,500	443,500	Year End Roll	9/28/2017
2017	102	FV	402,800	3100	.		405,900	405,900	Year End Roll	9/29/2016
2016	102	FV	391,500	3100	.		394,600	394,600	Year End Roll	1/14/2016
2015	102	FV	380,200	3100	.		383,300	383,300	Year End	10/2/2014
2014	102	FV	376,400	3100	.		379,500	379,500	Year End Roll	1/23/2014
2013	102	FV	351,400	3100	.		354,500	354,500	Year End Roll	10/25/2012
2012	102	FV	351,500	3100	.		354,600	354,600	Year End	1/26/2012
2011	102	FV	380,300	3100	.		383,400	383,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ZAMORE, ALICE H	64273-355		9/24/2014	CONVENIENC		1	No	No
PAINE MARY E,	58880-208		4/12/2012		396000	No	No	
OLD BRUCE	20682-330		7/30/1990		256500	No	No	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ZAMORE, ALICE H	64273-355		9/24/2014	CONVENIENC		1	No	No
PAINE MARY E,	58880-208		4/12/2012		396000	No	No	
OLD BRUCE	20682-330		7/30/1990		256500	No	No	

PAT ACCT.

Assoc PCL Value	Notes
	Cert. realease of estate for Robert

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
11/7/2006	M&L COMPLETE	100	B MORGAN
3/6/2004	M&L COMPLETE	615	D VELUTTI
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

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:			
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

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

BATH FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.012300000
Name:	2 - FARRAR POND

CONDO INFORMATION

Phys Cond:	AV - Average	11.3%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.3%

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.15907478
Const Adj.:	0.98000002
Adj \$ / SQ:	187.422
Other Features:	30633
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	496531
Depreciation:	56108
Depreciated Total:	440423

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	435900.0000
Juris. Factor:		Val/Su Fin:	213.68	
Special Features:	0	Val/Su Net:	153.66	
Final Total:	440400	Val/Su SzAd	313.45	

COMMENTS

E UNIT BMT WALKOUT .

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	5	BR	2	Bath	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	

SKETCH

UnSketched SubAreas:
 FFL: 1405,
 BMT: 1311,
 WDK: 150,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	187.420	263,329	
BMT	BASEMENT	1,311	62.080	81,392	
WDK	WOOD DECK	150	23.750	3,563	
Net Sketched Area:		2,866	Total:	348,282	
Size Ad	1405	Gross Area	2866	FinArea	2061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	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

PARCEL ID

174 9 0 5 351

IMAGE

AssessPro Patriot Properties, Inc



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