



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WALSH TR PATRICIA R
Owner 2:	
Owner 3:	PATRICIA R WALSH REVOC TR 2006
Street 1:	36 CHOATE ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02478 Type:

**PREVIOUS OWNER**

Owner 1:	WALSH - PATRICIA R
Owner 2:	-
Street 1:	352 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 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																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	445,700	3,100	0.000		448,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.16						/Parcel: 220.16	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	445,700	3100	.		448,800	448,800	Year End Roll	9/28/2017
2017	102	FV	407,600	3100	.		410,700	410,700	Year End Roll	9/29/2016
2016	102	FV	396,200	3100	.		399,300	399,300	Year End Roll	1/14/2016
2015	102	FV	384,700	3100	.		387,800	387,800	Year End	10/2/2014
2014	102	FV	380,900	3100	.		384,000	384,000	Year End Roll	1/23/2014
2013	102	FV	355,800	3100	.		358,900	358,900	Year End Roll	10/25/2012
2012	102	FV	350,100	3100	.		353,200	353,200	Year End	1/26/2012
2011	102	FV	378,600	3100	.		381,700	381,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALSH,PATRICIA	63282-597		2/18/2014	FAMILY		1 No	No			
POPE EVERETT TR	13267-354		8/22/1977		73500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/1/2000	2140	MANUAL		C	6/8/2001			skylight

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
6/8/2001	MEAS/EXT INS	613	M COLE
5/23/1997	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

**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
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**BATH FEATURES**

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**

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

**CONDO INFORMATION**

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.012000000
Name:	2 - FARRAR POND

**DEPRECIATION**

Phys Cond:	AV - Average	11.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		11.3%

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.16637743
Const Adj.:	0.98000002
Adj \$ / SQ:	188.603
Other Features:	36996
Grade Factor:	1.12
Neighborhood Inf:	1.16999996
LUC Factor:	1.00
Adj Total:	502465
Depreciation:	56779
Depreciated Total:	445686

**COMMENTS**

B UNIT BMT WALKOUT
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**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	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	421600.0000
Juris. Factor:		Val/Su Fin:		218.59
Special Features:	0	Val/Su Net:		156.17
Final Total:	445700	Val/Su SzAd:		322.27

**PARCEL ID** 174 9 0 5 352

**SKETCH**

UnSketched SubAreas:  
FFL: 1383,  
BMT: 1311,  
WWDK: 160,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	188.600	252,934	
BMT	BASEMENT	1,311	62.470	81,904	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		2,854	Total:	338,543	
Size Ad	1383	Gross Area	2854	FinArea	2039

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

