



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'BRIEN JANET TISCHLER
Owner 2:	
Owner 3:	
Street 1:	353 HEMLOCK CIR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FAZIO PETER T -
Owner 2:	-
Street 1:	PO BOX 328
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-TNHS Building Built about 1977, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	509,000	3,100	0.000		512,100	2673	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			204.31		/Parcel:	204.31	Insp Date
							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	509,000	3100	.		512,100	512,100	Year End Roll	9/28/2017
2017	102	FV	465,500	3100	.		468,600	468,600	Year End Roll	9/29/2016
2016	102	FV	452,400	3100	.		455,500	455,500	Year End Roll	1/14/2016
2015	102	FV	439,400	3100	.		442,500	442,500	Year End	10/2/2014
2014	102	FV	435,000	3100	.		438,100	438,100	Year End Roll	1/23/2014
2013	102	FV	405,900	3100	.		409,000	409,000	Year End Roll	10/25/2012
2012	102	FV	389,300	3100	.		392,400	392,400	Year End	1/26/2012
2011	102	FV	416,700	3100	.		419,800	419,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAZIO PETER T,	57174-360		7/21/2011		433000	No	No			
PARS VIVI F TR,	30647-571		9/3/1999		370100	No	No			
FARROKH-PARS FA	27788-493		10/21/1997	CONVENIENC	99	No	No			
BERNHARDT CHARL	18039-555		4/17/1987		282000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/21/2001	2347	MANUAL	10,000	C	6/29/2002			room in basement 6

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	D VELUTTI
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
5/21/1997	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

