



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RULAND TR ROBERT G
Owner 2:	
Owner 3:	RULAND FAMILY TRUST
Street 1:	726 HARRINGTON DRIVE N
Street 2:	
Twn/City:	VENICE
St/Prov:	FL Cntry Own Occ: Y
Postal:	34293 Type:

PREVIOUS OWNER

Owner 1:	RULAND - ROBERT G
Owner 2:	-
Street 1:	361 HEMLOCK CIR
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:				Topo		
D				Street	1	PAVED
s				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
102	418,900	3,100	0.000		422,000	1933
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 300.36						/Parcel: 300.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	418,900	3100	.		422,000	422,000	Year End Roll	9/28/2017
2017	102	FV	383,100	3100	.		386,200	386,200	Year End Roll	9/29/2016
2016	102	FV	372,300	3100	.		375,400	375,400	Year End Roll	1/14/2016
2015	102	FV	361,600	3100	.		364,700	364,700	Year End	10/2/2014
2014	102	FV	358,000	3100	.		361,100	361,100	Year End Roll	1/23/2014
2013	102	FV	334,300	3100	.		337,400	337,400	Year End Roll	10/25/2012
2012	102	FV	334,600	3100	.		337,700	337,700	Year End	1/26/2012
2011	102	FV	361,900	3100	.		365,000	365,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RULAND,ROBERT G	688361-502		1/30/2017	FAMILY	99	No	No			
MCDONALD SUSAN	54360-147		3/2/2010		350400	No	No			
PRICE MICHAEL W	36959-458		11/6/2002		438000	No	No			
GORDON MARTHA S	29993-200		3/31/1999		335000	No	No			
ROSENTHAL RICHA	23941-229		11/23/1993		210000	No	No			
POPE EVERETT TR	13242-602		7/21/1977		73500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/1996	496-94	MANUAL	2,000	C	5/20/1997			SKYLITE

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
6/26/1999	MEAS+INSPCTD	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

