



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 363 | | HEMLOCK CR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | O'LEARY MELINDA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 363 HEMLOCK CIRCLE |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | DATES DONALD C - |
| Owner 2: | DATES SUZANNE - |
| Street 1: | 73207 BURINGTON |
| Twn/City: | CHAPEL HILL |
| St/Prov: | NC Cntry |
| Postal: | 27517 |

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: | | | | 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 | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 485,500 | 3,100 | 0.000 | | 488,600 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 04/16/12 |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 260.45 | | | | | | /Parcel: 260.45 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 102 | FV | 485,500 | 3100 | . | | 488,600 | 488,600 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 444,000 | 3100 | . | | 447,100 | 447,100 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 431,500 | 3100 | . | | 434,600 | 434,600 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 419,100 | 3100 | . | | 422,200 | 422,200 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 414,900 | 3100 | . | | 418,000 | 418,000 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 387,700 | 3100 | . | | 390,800 | 390,800 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 378,300 | 3100 | . | | 381,400 | 381,400 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 404,500 | 3100 | . | | 407,600 | 407,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|---------------------------|
| DATES DONALD C, | 53466-264 | | 8/28/2009 | | 410000 | No | No | | | |
| MAY ,DORIS HUDS | 29086-411 | | 9/10/1998 | CHD>SALE | 279000 | No | No | | | kit, baths renovated afte |
| CANTOR MICHAEL | 13369-675 | | 1/6/1978 | | 112000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|---------|
| 10/27/1998 | 1562 | RENOVATI | 28,000 | C | 6/26/1999 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 4/16/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/27/2004 | M&L EXTERIOR | 615 | D VELUTTI |
| 6/26/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 5/20/1997 | MEAS/EXT INS | 600 | PA |
| 4/29/1996 | MEAS/EXT INS | 606 | J SMITH |
| 3/1/1987 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 8 - CONDO-TNHS |
| Sty Ht: | 2 - 2 |
| (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: | 3 - HARDWOOD |
| Sec Floors: | 6 - CERAMIC T 30% |
| 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: NO |
| % 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 |

BATH FEATURES

| | |
|------------|----------------|
| Full Bath: | 2 Rating: GOOD |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3QBth: | Rating: |
| 1/2 Bath: | 1 Rating: GOOD |
| A HBth: | Rating: |
| OthrFix: | 1 Rating: GOOD |

OTHER FEATURES

| | |
|---------|---------------------|
| Kits: | 1 Rating: VERY GOOD |
| A Kits: | Rating: |
| Frpl: | 1 Rating: AVERAGE |
| WSFlue: | Rating: |

CONDO INFORMATION

| | |
|--------------|-----------------|
| Location: | 1 - INTERIOR |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | 0.014500000 |
| Name: | 2 - FARRAR POND |

DEPRECIATION

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

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 162.00 |
| Size Adj.: | 1.04381669 |
| Const Adj.: | 1.00548005 |
| Adj \$ / SQ: | 170.025 |
| Other Features: | 53857 |
| Grade Factor: | 1.12 |
| Neighborhood Inf: | 1.16999996 |
| LUC Factor: | 1.00 |
| Adj Total: | 547334 |
| Depreciation: | 61849 |
| Depreciated Total: | 485485 |

COMMENTS

C UNIT .

RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units |
|--------------|---------------------------------|--------|---------|
| Level | FY LR DR D K FR RR BR FB HB L O | | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | RMs: 6 BRs: 3 Baths: 2 HB 1 | | |

REMODELING

| | |
|------------|------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1999 |
| Baths: | |
| Plumbing: | |
| Electric: | 1999 |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 6 | 3 | 2 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | 1 | 6 | 3 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-------------|--------------|-------------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | AvRate: | Ind.Val | 468500.0000 | |
| Juris. Factor: | Val/Su Fin: | 258.80 | | |
| Special Features: | 0 | Val/Su Net: | 157.94 | |
| Final Total: | 485500 | Val/Su SzAd: | 258.80 | |

SKETCH

UnSketched SubAreas:
SFL: 896,
FFL: 980,
BMT: 970,
WDK: 48,
PAT: 144,
WDK: 36,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL | 1ST FLOOR | 980 | 170.020 | 166,624 |
| BMT | BASEMENT | 970 | 42.510 | 41,231 |
| SFL | 2ND FLOOR | 896 | 170.020 | 152,342 |
| PAT | PATIO | 144 | 7.000 | 1,008 |
| WDK | WOOD DECK | 84 | 31.210 | 2,622 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Net Sketched Area: | 3,074 | Total: | 363,827 | |
| Size Ad | 1876 | Gross Area | 3074 | FinArea 1876 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

