



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FARRAR POND CONDO
Owner 2:	C/O BARKAN MGMT CO
Owner 3:	
Street 1:	63 SOUTH ST
Street 2:	
Twn/City:	HOPKINGTON
St/Prov:	MA Cntry Own Occ:
Postal:	01748 Type:

PREVIOUS OWNER

Owner 1:	FARRAR POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 8.38 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		285033		SQUARE FE	PRIME SITE		0	6.78	0.496	R3									959,437						959,400	

Total AC/HA:	8.38001	Total SF/SM:	365033.22	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	1,501,837	Spl Credit		Total:	1,501,800
--------------	---------	--------------	-----------	-------------	-----------	---------------	-----------	--------	-----------	------------	--	--------	-----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			8.380	1,501,800	1,501,800	MASTER CONDO RECORD PHASE III
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	998	FV		0	8.38	1,501,800	1,501,800	1,501,800	Year End Roll	9/28/2017
2017	998	FV		0	8.38	1,417,700	1,417,700	1,417,700	Year End Roll	9/29/2016
2016	998	FV		0	8.38	1,375,600	1,375,600	1,375,600	Year End Roll	1/14/2016
2015	998	FV		0	8.38	1,273,700	1,273,700	1,273,700	Year End	10/2/2014
2014	998	FV		0	8.38	1,140,800	1,140,800	1,140,800	Year End Roll	1/23/2014
2013	998	FV		0	8.38	1,107,500	1,107,500	1,107,500	Year End Roll	10/25/2012
2012	998	FV		0	8.38				Year End	1/26/2012
2011	998	FV		0	8.38				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRAR POND CON	13232-304		7/8/1977			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2010	4608	WDK	6,200	C				replace existing o
8/11/2010	4544	ROOF		C				strip & re-roof 4

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	98 1 5
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	06:20:11

LAST REV

Date	Time
03/13/15	09:35:20
blakeley	
2847	

