



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TREMBICKI MICHAEL L
Owner 2:	
Owner 3:	
Street 1:	311 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4923 Type:

PREVIOUS OWNER

Owner 1:	KIERNAN - BONNIE C
Owner 2:	-
Street 1:	311 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4923

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 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	0.0000	FP																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	473,500	3,100	0.000		476,600		0
Total Card							473,500 3,100 0.000 476,600
Total Parcel							473,500 3,100 0.000 476,600
Source: Market Adj Cost							Total Value per SQ unit /Card: 339.22 /Parcel: 339.22
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	424,500	3100	.		427,600	427,600	Create Final value 2019	6/4/2019
2018	102	FV	424,500	3100	.		427,600	427,600	Year End Roll	9/28/2017
2017	102	FV	381,300	3100	.		384,400	384,400	Year End Roll	9/29/2016
2016	102	FV	370,600	3100	.		373,700	373,700	Year End Roll	1/14/2016
2015	102	FV	359,900	3100	.		363,000	363,000	Year End	10/2/2014
2014	102	FV	356,400	3100	.		359,500	359,500	Year End Roll	1/23/2014
2013	102	FV	332,700	3100	.		335,800	335,800	Year End Roll	10/25/2012
2012	102	FV	332,700	3100	.		335,800	335,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIERNAN,BONNIE	66959-461		3/21/2016		512000	No	No			
HARRIS,MARILYN	65279-64		4/28/2015		440000	No	No			
KLEIN JANIS + F	29229-417		10/14/1998		270000	No	No			
ROSEN, ESTHER L	25328-246		5/8/1995	CONVENIENC	10	No	No			RIGHT TO OCCUPY ETC
ROSEN EDWARD A	22857-189		1/26/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/20/1997	MEAS+INSPCTD	600	
4/30/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

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:	3	- HARDWOOD
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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.011500000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.15907478
Const Adj.:	0.99959999
Adj \$ / SQ:	196.964
Other Features:	30273
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	533780
Depreciation:	60317
Depreciated Total:	473463

COMMENTS

E UNIT

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	402500.0000
Juris. Factor:		Val/Su Fin:		337.01
Special Features:	0	Val/Su Net:		164.64
Final Total:	473500	Val/Su SzAd		337.01

SKETCH



UnSketched SubAreas:
 FFL: 1405,
 BMT: 1311,
 WDK: 160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,405	196.960	276,734	
BMT	BASEMENT	1,311	49.240	64,555	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		2,876	Total:	344,994	
Size Ad	1405	Gross Area	2876	FinArea	1405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

174 9 0 1 311