



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CHASE TR ANDREA
Owner 2:	BORIS TR CAROL
Owner 3:	CAROL BORIS TRUST
Street 1:	312 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BORIS - CAROL
Owner 2:	-
Street 1:	312 HEMLOCK CR
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
102	507,200	3,100	0.000		510,300
Total Card		507,200	3,100	0.000	510,300
Total Parcel		507,200	3,100	0.000	510,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.33		/Parcel: 250.33	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	

Prior Id # 1:	98 105 312
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:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	455,000	3100	.		458,100	458,100	Create Final value 2019	6/4/2019
2018	102	FV	455,000	3100	.		458,100	458,100	Year End Roll	9/28/2017
2017	102	FV	416,100	3100	.		419,200	419,200	Year End Roll	9/29/2016
2016	102	FV	404,400	3100	.		407,500	407,500	Year End Roll	1/14/2016
2015	102	FV	392,800	3100	.		395,900	395,900	Year End	10/2/2014
2014	102	FV	388,900	3100	.		392,000	392,000	Year End Roll	1/23/2014
2013	102	FV	360,800	3100	.		363,900	363,900	Year End Roll	10/25/2012
2012	102	FV	360,800	3100	.		363,900	363,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BORIS,CAROL	68036-36		9/19/2016	FAMILY		1	No	No		
NOSS GEORGE M,	27622-597		8/28/1997		240000	No	No			
NOSS GEORGE/MIL	15765-313		9/4/1984	CONVENIENC		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2012	5217	RENOVATI	27,000	C	6/10/2013			constr roof on exi
9/11/2007	3766	MANUAL	13,642	C	5/20/2008			replace 3 sliders&
11/13/2006	3565	MANUAL	12,000	C	6/12/2007			frame in unfinishe

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2013	MEAS+INSPCTD	25	D ERSKINE
4/16/2012	MEAS/EXT INS	25	D ERSKINE
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
5/20/2008	MEAS+INSPCTD	100	
6/12/2007	MEAS/EXT INS	100	
3/27/2004	M&L EXTERIOR	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

