

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIEGEL ARTHUR JAY
Owner 2:	MCDONALD JANE
Owner 3:	
Street 1:	323 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GORDON ALLEN -
Owner 2:	GILMAN TERRI -
Street 1:	323 HEMLOCK CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	02773-4924

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
t						

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	516,800	3,100	0.000		519,900		0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							04/16/12	
Total Card 516,800 3,100 0.000 519,900							Entered Lot Size	
Total Parcel 516,800 3,100 0.000 519,900							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 229.64 /Parcel: 229.64							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	468,300	3100	.		471,400	471,400	Create Final value 2019	6/4/2019
2018	102	FV	468,300	3100	.		471,400	471,400	Year End Roll	9/28/2017
2017	102	FV	428,300	3100	.		431,400	431,400	Year End Roll	9/29/2016
2016	102	FV	416,300	3100	.		419,400	419,400	Year End Roll	1/14/2016
2015	102	FV	404,300	3100	.		407,400	407,400	Year End	10/2/2014
2014	102	FV	400,300	3100	.		403,400	403,400	Year End Roll	1/23/2014
2013	102	FV	373,600	3100	.		376,700	376,700	Year End Roll	10/25/2012
2012	102	FV	373,600	3100	.		376,700	376,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GORDON ALLEN	27543-191		8/1/1997		295000	No	No			
HANSON A WARREN	17639-67		12/5/1986		280000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2008	3947	MANUAL		C	7/19/2010			new rubber room on

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/20/1997	MEAS/EXT INS	600	
4/30/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

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:	4	- CARPET
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:	1	Rating:	AVERAGE
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:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.014500000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.04381669
Const Adj.:	0.98000002
Adj \$ / SQ:	168.785
Other Features:	33745
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	582613
Depreciation:	65835
Depreciated Total:	516778

COMMENTS

C 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 s: 6	BR s: 3	Bath s: 2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
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 457300.0000
Juris. Factor:		Val/Su Fin:	228.27	
Special Features:	0	Val/Su Net:	169.11	
Final Total:	516800	Val/Su SzAd:	275.48	

PARCEL ID 174 9 0 2 323**SKETCH**

UnSketched SubAreas:
 SFL: 896,
 FFL: 980,
 BMT: 970,
 EFP: 170,
 WDK: 40,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	980	168.790	165,409	
BMT	BASEMENT	970	53.170	51,572	
SFL	2ND FLOOR	896	168.790	151,232	
EFP	ENCL PORCH	170	36.000	6,120	
WDK	WOOD DECK	40	38.000	1,520	
Net Sketched Area:		3,056	Total:	375,853	
Size Ad	1876	Gross Area	3056	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE**AssessPro** Patriot Properties, Inc