



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOLOMON MILDRED ZELDES
Owner 2:	
Owner 3:	
Street 1:	335 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4925 Type:

PREVIOUS OWNER

Owner 1:	STOOKEY STUART LAURA -
Owner 2:	-
Street 1:	335 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4925

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, 3 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 Infru	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	540,600	3,100	0.000		543,700		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: 266.72						/Parcel: 266.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	485,500	3100	.		488,600	488,600	Create Final value 2019	6/4/2019
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	431,600	3100	.		434,700	434,700	Year End Roll	1/14/2016
2015	102	FV	419,100	3100	.		422,200	422,200	Year End	10/2/2014
2014	102	FV	415,000	3100	.		418,100	418,100	Year End Roll	1/23/2014
2013	102	FV	388,100	3100	.		391,200	391,200	Year End Roll	10/25/2012
2012	102	FV	385,600	3100	.		388,700	388,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STOOKEY STUART	49049-594		2/28/2007		530000	No	No			
SEIZINGER BERND	29287-558		10/6/1998		364000	No	No			
WITHERBY, MARIA	26718-273		10/2/1996		260000	No	No			
POPE EVERETT TR	13272-28		8/26/1977		73400	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2007	3652	RENOVATI	65,000	C	6/12/2007			finish bmt,new sli
5/5/2006	3411	KITCHEN	10,000	C	6/12/2007			Remodel kitchen;ce
8/14/1997	1252	RENOVATI	1,700	C	3/14/1998			3/14/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
3/27/2004	M&L EXTERIOR	615	
3/14/1998	MEAS+INSPCTD	602	
5/20/1997	MEAS/EXT INS	600	
4/29/1996	MEAS/EXT INS	606	
4/11/1987	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:	15	- CARPET 20%
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

More: N Total Yard Items: 3,100 Total Special Features: Total: 3,100

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.012000000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.99568003
Adj \$ / SQ:	197.428
Other Features:	55038
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	609492
Depreciation:	68873
Depreciated Total:	540620

COMMENTS

B 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	Bath:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

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	533700.0000
Juris. Factor:		Val/Su Fin:		265.13
Special Features:	0	Val/Su Net:		168.73
Final Total:	540600	Val/Su SzAd:		390.89

SKETCH

UnSketched SubAreas:
 FFL: 1383,
 BMT: 1311,
 WDK: 220,
 PAT: 290,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	197.430	273,042	
BMT	BASEMENT	1,311	71.570	93,825	
PAT	PATIO	290	7.000	2,030	
WDK	WOOD DECK	220	20.730	4,560	
Net Sketched Area:		3,204	Total:	373,457	
Size Ad	1383	Gross Area	3204	FinArea	2039

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
BMT	100	FLA		50	A	0

IMAGE



AssessPro Patriot Properties, Inc