



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TEPPER HENRY
Owner 2:	
Owner 3:	
Street 1:	342 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4926 Type:

**PREVIOUS OWNER**

Owner 1:	MARTIN TR - ANN B
Owner 2:	-
Street 1:	342 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4926

**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:				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	Legal Description	User Acct
102	527,800	3,100	0.000		530,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 197.07						/Parcel: 197.07	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	473,600	3100	.		476,700	476,700	Create Final value 2019	6/4/2019
2018	102	FV	473,600	3100	.		476,700	476,700	Year End Roll	9/28/2017
2017	102	FV	433,100	3100	.		436,200	436,200	Year End Roll	9/29/2016
2016	102	FV	420,900	3100	.		424,000	424,000	Year End Roll	1/14/2016
2015	102	FV	408,800	3100	.		411,900	411,900	Year End	10/2/2014
2014	102	FV	404,700	3100	.		407,800	407,800	Year End Roll	1/23/2014
2013	102	FV	378,200	3100	.		381,300	381,300	Year End Roll	10/25/2012
2012	102	FV	385,100	3100	.		388,200	388,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARTIN TR,ANN B	65369-84		5/15/2015		450000	No	No			
MARTIN ANN B,	45827-171		8/10/2005	CONVENIENC	99	No	No			
BARRETT ALAN	16363-282		8/15/1985		215000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/4/2019	7296	WINDOWS	23,462	C				Replace 3 windows
11/24/2004	3093	RENOVATI	10,200	C	4/30/2005			bathroom in baseme

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2016	SALES INSP	618	G BOURGAULT
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/20/1997	MEAS+INSPCTD	600	
4/29/1996	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:	4	- CARPET	
Sec Floors:	5	- LINO/VINYL	25%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	6	- ELECTRC BB	
# 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:

**BATH FEATURES**

Full Bath:	3	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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.011800000	
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.:	0.95799905
Adj \$ / SQ:	189.956
Other Features:	43857
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	595000
Depreciation:	67235
Depreciated Total:	527765

**COMMENTS**

B UNIT BMT WALKOUT .
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**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:	3	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	472200.0000
Juris. Factor:		Val/Su Fin:	195.92	
Special Features:	0	Val/Su Net:	182.06	
Final Total:	527800	Val/Su SzAd:	381.63	

**PARCEL ID**

174 9 0 4 342
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**SKETCH**

UnSketched SubAreas:  
FFL: 1383,  
BMT: 1311,  
WWDK: 205,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	189.960	262,709	
BMT	BASEMENT	1,311	81.920	107,395	
WDK	WOOD DECK	205	21.200	4,346	
Net Sketched Area:		2,899	Total:	374,450	
Size Ad	1383	Gross Area	2899	FinArea	2694

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	0
BMT	100	FLA	30		0

**IMAGE**

AssessPro Patriot Properties, Inc



Total: 3,100