



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANKE CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	352 HEMLOCK CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WALSH TR - PATRICIA R
Owner 2:	-
Street 1:	36 CHOATE ROAD
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02478

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
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	496,900	3,100	0.000		500,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 245.28						/Parcel: 245.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	445,700	3100	.		448,800	448,800	Create Final value 2019	6/4/2019
2018	102	FV	445,700	3100	.		448,800	448,800	Year End Roll	9/28/2017
2017	102	FV	407,600	3100	.		410,700	410,700	Year End Roll	9/29/2016
2016	102	FV	396,200	3100	.		399,300	399,300	Year End Roll	1/14/2016
2015	102	FV	384,700	3100	.		387,800	387,800	Year End	10/2/2014
2014	102	FV	380,900	3100	.		384,000	384,000	Year End Roll	1/23/2014
2013	102	FV	355,800	3100	.		358,900	358,900	Year End Roll	10/25/2012
2012	102	FV	350,100	3100	.		353,200	353,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALSH TR,PATRIC	71885-283		11/15/2018		560000	No	No			
WALSH,PATRICIA	63282-597		2/18/2014	FAMILY		1	No	No		
POPE EVERETT TR	13267-354		8/22/1977		73500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/1/2000	2140	MANUAL		C	6/8/2001			skylight

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
6/8/2001	MEAS/EXT INS	613	
5/23/1997	MEAS+INSPCTD	600	
4/29/1996	MEAS/EXT INS	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

