



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURT TR SUSAN M
Owner 2:	
Owner 3:	SUSAN M BURT TRUST-2009
Street 1:	354 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4927 Type:

PREVIOUS OWNER

Owner 1:	BURT - SUSAN M
Owner 2:	-
Street 1:	354 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

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:						
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 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	565,800	3,100	0.000		568,900	1932	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							04/16/12	
Total Card 565,800 3,100 0.000 568,900							Entered Lot Size	
Total Parcel 565,800 3,100 0.000 568,900							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 231.31 /Parcel: 231.31							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	507,500	3100	.		510,600	510,600	Create Final value 2019	6/4/2019
2018	102	FV	507,500	3100	.		510,600	510,600	Year End Roll	9/28/2017
2017	102	FV	464,200	3100	.		467,300	467,300	Year End Roll	9/29/2016
2016	102	FV	451,200	3100	.		454,300	454,300	Year End Roll	1/14/2016
2015	102	FV	438,100	3100	.		441,200	441,200	Year End	10/2/2014
2014	102	FV	433,800	3100	.		436,900	436,900	Year End Roll	1/23/2014
2013	102	FV	405,200	3100	.		408,300	408,300	Year End Roll	10/25/2012
2012	102	FV	377,800	3100	.		380,900	380,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURT,SUSAN M	57802-242		11/4/2011	FAMILY		1	No	No		
BURT ALAN D,	55963-379		12/2/2010	FAMILY		1	No	No		
SANDS MARY M,	33965-581		11/1/2001		512250	No	No			
UNDERHILL, JOHN	25245-436		3/27/1995	OTHER	350000	No	No			PRIVATE SALE
PHINNEY JEAN R	22819-324		1/11/1993		215000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/11/2008	4040	MANUAL	8,500	C				add skylight
9/7/2006	3513	RENOVATI	54,500	C				repair sunroom;cer
11/2/1993	192	RENOVATI	80,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	
3/13/2004	M&L COMPLETE	615	
11/25/1996	ABATE-INSPEC	600	
4/29/1996	MEAS/EXT INS	606	
12/22/1993	PERMIT VISIT	600	
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:	4	- CARPET
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	15	- HEAT PUMP	
# 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:	3,100			

BATH FEATURES

Full Bath:	2	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:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.011800000	
Name:	2	- FARRAR POND

DEPRECIATION

Phys Cond:	AV	- Average	11.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.3%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.05753887
Const Adj.:	0.98000002
Adj \$ / SQ:	176.186
Other Features:	35936
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	637915
Depreciation:	72084
Depreciated Total:	565831

COMMENTS

SOLARIUM FFL E 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	RMs:	5	BRs:	2	Baths:	2	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	
WtA\$/SQ:		AvRate:		Ind.Val	474600.0000
Juris. Factor:		Val/Su Fin:		230.00	
Special Features:	0	Val/Su Net:		161.89	
Final Total:	565800	Val/Su SzAd:		313.64	

SKETCH

UnSketched SubAreas:
 FFL: 1804,
 BMT: 1311,
 WDK: 190,
 EFP: 190,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,804	176.190	317,840	
BMT	BASEMENT	1,311	63.870	83,730	
EFP	ENCL PORCH	190	36.000	6,840	
WDK	WOOD DECK	190	21.750	4,133	
Net Sketched Area:		3,495	Total:	412,542	
Size Ad	1804	Gross Area	3495	FinArea	2460

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 174 9 0 5 354