



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOLGIN ARKADIY
Owner 2:	AMIRIAN INNA
Owner 3:	
Street 1:	362 HEMLOCK CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4928 Type:

PREVIOUS OWNER

Owner 1:	BATTEN - GEORGIANA R
Owner 2:	-
Street 1:	362 HEMLOCK CR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4928

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

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	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: 230.46						/Parcel: 230.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	445,500	3100	.		448,600	448,600	Create Final value 2019	6/4/2019
2018	102	FV	445,500	3100	.		448,600	448,600	Year End Roll	9/28/2017
2017	102	FV	407,500	3100	.		410,600	410,600	Year End Roll	9/29/2016
2016	102	FV	396,000	3100	.		399,100	399,100	Year End Roll	1/14/2016
2015	102	FV	384,600	3100	.		387,700	387,700	Year End	10/2/2014
2014	102	FV	380,800	3100	.		383,900	383,900	Year End Roll	1/23/2014
2013	102	FV	355,600	3100	.		358,700	358,700	Year End Roll	10/25/2012
2012	102	FV	354,400	3100	.		357,500	357,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BATTEN,GEORGIAN	62813-176		10/21/2013		415000	No	No			
FERGUSON EUNICE	35706-412		6/19/2002		410000	No	No			
LO, EST. OF CHI	24997-353		11/16/1994		220000	No	No			
DEDALL HARRY C	15902-413		12/3/1984		174000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2003	2714	MANUAL	2,000	C	6/26/2004			repair and/or repl
7/1/1996	620-94	MANUAL	25	C	5/23/1997			SKYLIGHT

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2012	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/24/2004	M&L COMPLETE	615	
5/23/1997	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:		%	
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

Basic \$ / SQ:	170.00
Size Adj.:	1.16637743
Const Adj.:	0.98000002
Adj \$ / SQ:	194.318
Other Features:	30693
Grade Factor:	1.12
Neighborhood Inf:	1.26999998
LUC Factor:	1.00
Adj Total:	560188
Depreciation:	63301
Depreciated Total:	496887

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:		Rating:	
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:	0.011800000	
Name:	2	- FARRAR POND

DEPRECIATION

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

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
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COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val	419800.0000
Juris. Factor:	Val/Su Fin:	228.99	
Special Features:	0	Val/Su Net:	165.30
Final Total:	496900	Val/Su SzAd	359.29

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:s:	5	BR:s:	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	

SKETCH

UnSketched SubAreas:	
FFL:	1383,
BMT:	1311,
WDK:	312,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,383	194.320	268,742	
BMT	BASEMENT	1,311	67.530	88,526	
WDK	WOOD DECK	312	18.820	5,871	
Net Sketched Area:		3,006	Total:	363,139	
Size Ad	1383	Gross Area	3006	FinArea	2170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

174 9 0 6 362