



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		HAWK HILL RD, LINCOLN

**OWNERSHIP**

Owner 1:	TRAVERS DAVID
Owner 2:	
Owner 3:	
Street 1:	2 HAWK HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TRAVERS - RACHEL
Owner 2:	TRAVERS - JOSEPH B
Street 1:	2 HAWK HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.92 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,490						2,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	209,000	1,900	1.920	648,900	859,800		0
							GIS Ref
							GIS Ref
							Insp Date
							05/19/17
Total Card	209,000	1,900	1.920	648,900	859,800	Entered Lot Size	
Total Parcel	209,000	1,900	1.920	648,900	859,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		431.45	/Parcel:	431.45	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	209,000	1900	1.92	648,900	859,800	859,800	Year End Roll	9/28/2017
2017	101	FV	209,000	300	1.92	642,500	851,800	851,800	Year End Roll	9/29/2016
2016	101	FV	206,900	300	1.92	624,100	831,300	831,300	Year End Roll	1/14/2016
2015	101	FV	198,400	300	1.92	577,700	776,400	776,400	Year End	10/2/2014
2014	101	FV	196,200	300	1.92	538,500	735,000	735,000	Year End Roll	1/23/2014
2013	101	FV	192,000	300	1.92	522,500	714,800	714,800	Year End Roll	10/25/2012
2012	101	FV	206,300	300	1.92	542,500	749,100	749,100	Year End	1/26/2012
2011	101	FV	211,000	300	1.92	560,900	772,200	772,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRAVERS,RACHEL	61856-261		5/23/2013	FAMILY		1	No	No		INTEREST OF OTHER 3 OWNERS
TRAVERS,RACHEL	59143-98		5/23/2012	DIVORCE/ESTA		99	No	No		ESTATE
HERZOG TR,RICHA	59143-96		5/23/2012	DIVORCE/ESTA		99	No	No		ESTATE
HERZOG TR,RICHA	59099-492		5/16/2012	DIVORCE/ESTA		99	No	No		ESTATE (50%)
TRAVERS PAUL,	59099-488		5/16/2012	DIVORCE/ESTA		99	No	No		ESTATE (50%)
TRAVERS PAUL,	49235-232		4/4/2007	FAMILY		1	No	No		
	11187-457		8/19/1966			13500	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/16/2004	3103	ROOF		C	3/14/2005			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2017	MEAS+INSPCTD	4	JG
7/9/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	D VELUTTI
3/4/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

## EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 - 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

## 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

## COMMENTS

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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												

## OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

## GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Bt:	1966	Eff Yr Bt:	
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:	5 - LINO/VINYL 25%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

## DEPRECIATION

Phys Cond:	AV - Average	27.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		27.9%

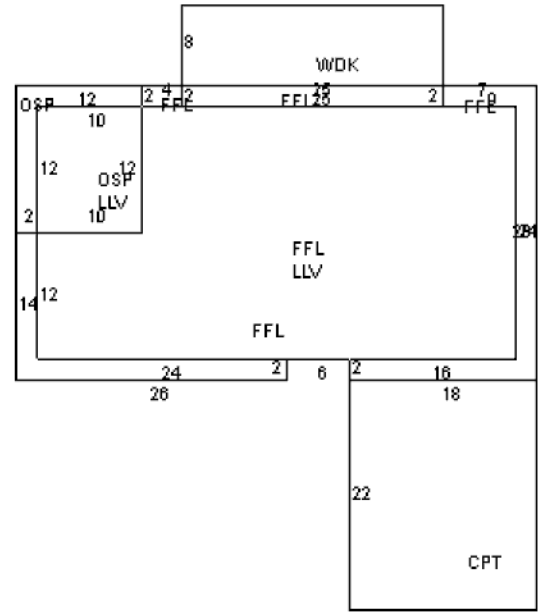
## REMODELING

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

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	1

## SKETCH



## CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.24180329
Const Adj.:	1.01250005
Adj \$ / SQ:	98.071
Other Features:	42500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	289892
Depreciation:	80880
Depreciated Total:	209012

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 691690.6313
Juris. Factor:		Val/Su Fin:	104.87	
Special Features:	0	Val/Su Net:	67.68	
Final Total:	209000	Val/Su SzAd:	171.31	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,220	98.070	119,647
LLV	LOWR LEVEL	1,104	100.520	110,978
CPT	CARPORT	396	22.000	8,712
WDK	WOOD DECK	200	21.380	4,275
OSP	SCRN PORCH	168	22.500	3,780
Net Sketched Area:		3,088	Total:	247,392
Size Ad	1220	Gross Area	3088	FinArea 1993

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	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
2	SHED/FR	D	Y	1	8X8	A	FR	1966	15.00	T	75	101			200		200
19	PATIO	D	Y	1	288	A	AV	2017	7.00	T	15	101			1,700		1,700

## PARCEL ID

182 21 0

## IMAGE

**AssessPro** Patriot Properties, Inc

