

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HAWTHORNE CR, LINCOLN

OWNERSHIP

Owner 1:	SMITH TR RALPH O
Owner 2:	BRUNO-SMITH TR MELINDA S
Owner 3:	RALPH & MELINDA SMITH TRUSTS
Street 1:	1 HAWTHORNE CIRCLE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SMITH - RALPH O
Owner 2:	-
Street 1:	1 HAWTHORNE CIRCLE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1967, having primarily CLAPBOARD Exterior and 2988 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	570,400	1,100	959,600	1,531,100
Total Card 1.870 570,400 1,100 959,600 1,531,100					
Total Parcel 1.870 570,400 1,100 959,600 1,531,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 512.42		/Parcel: 512.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	520,900	1000	1.87	931,600	1,453,500		Year End Roll	12/2/2024
2024	101	FV	513,500	1000	1.87	913,000	1,427,500		Year end	11/9/2023
2023	101	FV	509,800	1000	1.87	741,000	1,251,800	1,251,800	Year end	11/3/2022
2022	101	FV	451,400	1600	1.87	685,800	1,138,800	1,138,800	Year End Roll	10/19/2021
2021	101	FV	407,500	1600	1.87	641,000	1,050,100	1,050,100	Year End Roll	10/15/2020
2020	101	FV	403,900	1600	1.87	665,000	1,070,500	1,070,500	Year End Roll	9/26/2019
2019	101	FV	374,500	1600	1.87	647,400	1,023,500	1,023,500	Create Final va	6/4/2019
2018	101	FV	374,500	1600	1.87	647,400	1,023,500	1,023,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH,RALPH O	84467-536		8/8/2025	CONVENIENC		1	No	No	
MILLER,MARCHETA	62478-561		8/19/2013		919,000	No	No		Estate
Miller,Harold T	13115-515		12/22/1976	FAMILY	100	No	No		
WILLIAM J. HAMM	11956-573		2/19/1971		80,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2024	P-24-0107	BATH	2,500	O				
9/24/2024	R-24-0179	BATH	23,350	O				2nd floor bathroom
6/23/2021	R-21-0134	BATH	35,700	O	11/10/2021			Renovate/expand ba
10/15/2019	R-19-0174	WINDOWS	13,000	C				Two window R.O. al
11/14/2013	5600	ROOF	12,250	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS+INSPCTD	4	JG
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
2/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	121 15 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

