

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,514,900 / 1,514,900
 USE VALUE: 1,514,900 / 1,514,900
 ASSESSED: 1,514,900 / 1,514,900



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEVENSON PHILIP D
Owner 2:	STEVENSON JOAN L
Owner 3:	
Street 1:	3 HAWTHORNE CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4512 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1968, having primarily CLAPBOARD Exterior and 3171 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdms.

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	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	SpI Credit	Total:	958,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	556,500		958,400	1,514,900
Total Card	1.837	556,500		958,400	1,514,900
Total Parcel	1.837	556,500		958,400	1,514,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	477.74	/Parcel:	477.74

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	526,200	0	1.837	930,400	1,456,600		Year End Roll	12/2/2024
2024	101	FV	519,000	0	1.837	912,000	1,431,000		Year end	11/9/2023
2023	101	FV	515,400	0	1.837	740,000	1,255,400	1,255,400	Year end	11/3/2022
2022	101	FV	459,600	0	1.837	684,800	1,144,400	1,144,400	Year End Roll	10/19/2021
2021	101	FV	416,100	0	1.837	640,000	1,056,100	1,056,100	Year End Roll	10/15/2020
2020	101	FV	412,600	0	1.837	664,000	1,076,600	1,076,600	Year End Roll	9/26/2019
2019	101	FV	383,500	0	1.837	646,400	1,029,900	1,029,900	Create Final va	6/4/2019
2018	101	FV	383,500	0	1.837	646,400	1,029,900	1,029,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
H. JAY HILL	13182-186		5/3/1977		130,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2025	R-25-129	ROOF	28,000	C				
8/5/2024	R-24-0145	RENOVATI	60,000	O				

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	
5/9/1996	MEAS+INSPCTD	606	
2/29/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	121 16 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:	

PRINT

Date	Time
09/26/25	14:54:42

LAST REV

Date	Time
07/22/25	11:43:29

apro
580

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