



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KNOERR DAVID MICHAEL		
Owner 2:			
Owner 3:			
Street 1:	5 HAWK HILL		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	DEUTSCHE BANK NATIONAL TRUST -		
Owner 2:	C/O OCWEN LOAN SERVICING LLC -		
Street 1:	1661 WORTHINGTON ROAD SUITE 100		
Twn/City:	WEST PALM BEACH		
St/Prov:	FL	Cntry:	
Postal:	33409	Type:	

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1969, having primarily WOOD Exterior and 1394 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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		0.623		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									21,805						21,800	
101	ONE FAM		0.64		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,480						4,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	91,800	18,500	984,700	1,095,000
Total Card 3.100 91,800 18,500 984,700 1,095,000					
Total Parcel 3.100 91,800 18,500 984,700 1,095,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		785.51	/Parcel: 785.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	86,600	17300	3.1	956,700	1,060,600		Year End Roll	12/2/2024
2024	101	FV	88,000	17300	3.1	934,500	1,039,800		Year end	11/9/2023
2023	101	FV	68,900	17300	3.1	762,500	848,700	848,700	Year end	11/3/2022
2022	101	FV	55,700	24900	3.1	707,300	787,900	787,900	Year End Roll	10/19/2021
2021	101	FV	51,400	24900	3.1	662,500	738,800	738,800	Year End Roll	10/15/2020
2020	101	FV	47,000	24900	3.1	686,500	758,400	758,400	Year End Roll	9/26/2019
2019	101	FV	58,700	24900	3.1	668,900	752,500	752,500	Create Final va	6/4/2019
2018	101	FV	58,700	24900	3.1	668,900	752,500	752,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCHE BANK N	71019-342		5/17/2018	FORECLOSURE	624,000	No	No		
HORGEN,TURID	70098-85		10/19/2017	FORECLOSURE	700,000	No	No		
RASCO, AUSTIN	25539-453		8/2/1995		525,000	No	No		
AUSTIN RASCO	17105-570		6/17/1986	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2023	R-23-0177	SHED	600	C				Build storage shed
7/16/2019	R-19-0094	MANUAL	12,000	C				Foundation only fo
6/4/2010	4477	RENOVATI	70,000	C	6/19/2012			restore house to d
3/19/2010	4407	GARAGE	80,000	C	6/19/2012			construct gar addi
12/7/2009	4348	DEMOLITI		C	7/6/2011			Demo 1/3 of existi
6/30/2008	2008	RENOVATI		C	6/2/2009			REPAIRS RELATED TO

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2025	MEAS/EXT INS	6	JN
6/8/2020	QUESTIONNAIR	624	W Coelho
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	PERMIT VISIT	25	D ERSKINE
7/6/2011	PERMIT VISIT	25	D ERSKINE
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA

