



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOONEN ROBRECHT
Owner 2:	NOBRE PATRICIA
Owner 3:	
Street 1:	8 HAWK HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4603

PREVIOUS OWNER

Owner 1:	BELLIAS - MATTHEW
Owner 2:	HOFFMAN - KELLY
Street 1:	8 HAWK HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4603

NARRATIVE DESCRIPTION

This parcel contains 7.89 ACRES of land mainly classified as 017 with a CONTEMPORARY Building built about 1982, having primarily WOOD Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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	
722	NONPROD		3.4		ACRES	WOODS		0	35,000.	1.00	R4									119,000		73				248	
712	VEGTBLE		0.653		ACRES	AGRICULTUR		0	35,000.	1.00	R4									22,855		1455				950	
714	ORCHARD		1		ACRES	AGRICULTUR		0	35,000.	1.00	R4									35,000		1455				1,455	
718	PASTURE		1		ACRES	AGRICULTUR		0	35,000.	1.00	R4									35,000		291				291	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
718	1.000			291	291
714	1.000			1,455	1,455
712	0.653			950	950
722	3.400			248	248
Total Card	7.890	671,700		961,344	1,633,044
Total Parcel	7.890	671,700		961,344	1,633,044
Source:	Market Adj Cost	Total Value per SQ unit /Card:		810.04	/Parcel: 810.04

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	017	FV	618,000	0	7.89	1,142,255	1,760,255		Year End Roll	12/2/2024
2024	101	FV	611,000	0	7.89	1,003,800	1,614,800		Year end	11/9/2023
2023	101	FV	526,400	0	7.89	831,800	1,358,200	1,358,200	Year end	11/3/2022
2022	101	FV	386,400	0	7.89	776,600	1,163,000	1,163,000	Year End Roll	10/19/2021
2021	101	FV	355,700	0	7.89	731,800	1,087,500	1,087,500	Year End Roll	10/15/2020
2020	101	FV	349,500	0	7.89	755,800	1,105,300	1,105,300	Year End Roll	9/26/2019
2019	101	FV	331,300	0	7.89	738,200	1,069,500	1,069,500	Create Final va	6/4/2019
2018	101	FV	331,300	0	7.89	738,200	1,069,500	1,069,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLIAS,MATTHEW	78356-136		7/29/2021		1,500,000	No	No		
PHILLIPPS,PATRI	63554-443		4/30/2014	DIVORCE/ESTA	887,500	No	No		
Phillipps,Patri	13488-542		8/25/1987	ABUTTER SALE		No	No		7500sqft sold to neighbor Bikales plan 1171
P. + J. PHILLIP	14795-520		11/22/1982	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2022	R-22-0135	SOLAR PA	18,960	C	8/24/2022			Install 15 roof-mo
11/23/2015	6295	DEMOLITI	41,000	C	8/2/2016			Remove indoor lap
5/14/2014	5744	RENOVATI	30,000	C	5/18/2015			Remodel kitchen an

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
12/8/2015	MEAS+INSPCTD	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
7/9/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	
3/5/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

