

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
12		HAWK HILL RD, LINCOLN	
OWNERSHIP			
Unit#:			
Owner 1: GANDHI HIMANSHU V			
Owner 2: GANDHI ESHITA H			
Owner 3:			
Street 1: 12 HAWK HILL			
Street 2:			
Twn/City: LINCOLN			
St/Prov: MA		Cntry:	Own Occ: Y
Postal: 01773		Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3.490			24,400	24,400
101	1.837	1,558,300	2,400	958,400	2,519,100
Total Card 5.327 1,558,300 2,400 982,800 2,543,500					
Total Parcel 5.327 1,558,300 2,400 982,800 2,543,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 472.26		/Parcel: 472.26	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/17/11



Patriot Properties Inc.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,435,000	2200	5.327	954,800	2,392,000		Year End Roll	12/2/2024
2024	101	FV	1,378,500	2200	5.327	932,900	2,313,600		Year end	11/9/2023
2023	101	FV	1,191,800	2200	5.327	760,900	1,954,900	1,954,900	Year end	11/3/2022
2022	101	FV	1,036,900	3300	5.327	705,700	1,745,900	1,745,900	Year End Roll	10/19/2021
2021	101	FV	986,000	3300	5.327	660,900	1,650,200	1,650,200	Year End Roll	10/15/2020
2020	101	FV	969,800	3300	5.327	684,900	1,658,000	1,658,000	Year End Roll	9/26/2019
2019	101	FV	989,100	3300	5.327	667,300	1,659,700	1,659,700	Create Final va	6/4/2019
2018	101	FV	989,100	3300	5.327	667,300	1,659,700	1,659,700	Year End Roll	9/28/2017

Parcel ID 183 3 0

!622!	
PRINT	
Date	Time
09/26/25	14:57:43
LAST REV	
Date	Time
06/13/25	09:44:13
apro	
622	

USER DEFINED

Prior Id # 1: 123 3 8
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:

PREVIOUS OWNER

Owner 1: BUTLER - MICHAEL L			
Owner 2: BUTLER - JENNIFER B			
Street 1: 12 HAWK HILL			
Twn/City: LINCOLN			
St/Prov: MA		Cntry:	
Postal: 01773		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5.327 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1987, having primarily CLAPBOARD Exterior and 5386 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER,MICHAEL	64974-119		2/27/2015		1,665,000	No	No		
BROWN TR,STEPHE	63444-437		4/2/2014		1,570,000	No	No		
BROWN STEPHEN M	59172-200		5/29/2012	FAMILY		1	No	No	PUT IN TRUST
TMP REALTY TRUS	18134-118		5/18/1987		620,000	No	No		

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2021	R-21-0115	BATH	10,000	C				Bathroom remodel
7/31/2019	R-19-0106	WDK	12,500	C	8/15/2019			Replace stone pati
12/4/2018	7271	MANUAL	12,000	C	5/16/2019			Replace existing f
1/29/2018	6967	RENOVATI	75,000	C	5/16/2019			Remodel bedroom &
4/29/2005	3167	RENOVATI	40,000	C				kitchen & 1/2 bath
9/16/1998	1526	RENOVATI	8,000	C	7/1/1999			
6/28/1996	991-96	ADDITION	240,000	C	3/14/1998			75% 3/14/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	PERMIT VISIT	622	K Cuoco
4/28/2016	SALES INSP	618	G BOURGAULT
10/17/2011	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS/EXT INS	50	
10/6/2001	M&L COMPLETE	615	
6/5/1999	MEAS+INSPCTD	602	
3/14/1998	MEAS+INSPCTD	602	
5/29/1997	MEAS+INSPCTD	602	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA

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	
132	UNDEV		2.99		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									20,930						20,900	Cons Restr
132	UNDEV		0.5		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									3,500						3,500	Cons Restr, Wetlan

Total AC/HA: 5.32655 Total SF/SM: 232025 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 982,830 Spl Credit Total: 982,800

