

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EVERMANN GUNNAR
Owner 2:	
Owner 3:	
Street 1:	4 HAWK HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EVERMANN - GUNNAR
Owner 2:	-
Street 1:	4 HAWK HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.96 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily CLAPBOARD Exterior and 3874 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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		1.3575		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									47,513						47,500	
101	ONE FAM		1.5955		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									55,843						55,800	ROW
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,190						1,200	Wetland

Total AC/HA:	4.95955	Total SF/SM:	216038	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,062,946	SpI Credit	Total:	1,062,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.960	1,247,800	11,200	1,062,900	2,321,900
Total Card 4.960 1,247,800 11,200 1,062,900 2,321,900					
Total Parcel 4.960 1,247,800 11,200 1,062,900 2,321,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 599.35		/Parcel: 599.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,176,000	10500	4.96	1,034,900	2,221,400		Year End Roll	12/2/2024
2024	101	FV	1,134,100	10500	4.96	1,001,600	2,146,200		Year end	11/9/2023
2023	101	FV	975,700	10500	4.96	829,600	1,815,800	1,815,800	Year end	11/3/2022
2022	101	FV	826,400	10800	4.96	774,400	1,611,600	1,611,600	Year End Roll	10/19/2021
2021	101	FV	798,800	10800	4.96	729,600	1,539,200	1,539,200	Year End Roll	10/15/2020
2020	101	FV	822,300	10800	4.96	753,600	1,586,700	1,586,700	Year End Roll	9/26/2019
2019	101	FV	833,600	10800	4.96	736,000	1,580,400	1,580,400	Create Final va	6/4/2019
2018	101	FV	833,600	10800	4.96	736,000	1,580,400	1,580,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVERMANN, GUNNAR	67056-39		4/7/2016		1,800,000	No	No		
BIKALES NORMAN,	45854-366		8/15/2005		1,496,750	No	No		
OLD COUNTY REAL	11599-306		11/19/1968		14,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	5507	RENOVATI	84,682	C	5/19/2014			reno existing kitc
6/29/2011	4778	RENOVATI	160,126	C	11/17/2011			reno master bth &
7/7/2010	4512	RENOVATI	46,000	C	7/6/2011			remodel existing b

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/6/2011	PERMIT VISIT	25	D ERSKINE
12/1/2005	MEAS+INSPCTD	615	
9/15/2001	M&L EXTERIOR	615	
5/10/1996	MEAS+INSPCTD	606	
3/5/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	123 4 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:	

Legal Description: [Empty]

User Acct: 0

GIS Ref: [Empty]

GIS Ref: [Empty]

Entered Lot Size: [Empty]

Total Land: [Empty]

Land Unit Type: [Empty]

Insp Date: 05/19/14

Parcel ID: 183 6 0

PRINT Date: 09/26/25 Time: 14:57:55

LAST REV Date: 08/03/17 Time: 08:29:33

PAT ACCT: apro 627

