



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		ROUND HILL RD, LINCOLN

OWNERSHIP

Owner 1:	HSU MICHAEL SHIH
Owner 2:	HSU DORA WU
Owner 3:	
Street 1:	56 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4514 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1968, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,690						3,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	492,400		1.960	667,700	1,160,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 340.96			/Parcel: 340.96	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	447,500	0	1.96	650,100	1,097,600	1,097,600	Create Final value 2019	6/4/2019
2018	101	FV	447,500	0	1.96	650,100	1,097,600	1,097,600	Year End Roll	9/28/2017
2017	101	FV	423,300	0	1.96	643,700	1,067,000	1,067,000	Year End Roll	9/29/2016
2016	101	FV	394,200	0	1.96	625,300	1,019,500	1,019,500	Year End Roll	1/14/2016
2015	101	FV	390,400	0	1.96	578,900	969,300	969,300	Year End	10/2/2014
2014	101	FV	363,700	0	1.96	539,700	903,400	903,400	Year End Roll	1/23/2014
2013	101	FV	356,000	0	1.96	523,700	879,700	879,700	Year End Roll	10/25/2012
2012	101	FV	366,900	0	1.96	543,700	910,600	910,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINTHROP HARRIN	13521-375		8/22/1978		139900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/6/2017	6679	SHEET MT	10,000	C				Sheet metal work f
5/5/2016	6422	KITCHEN	18,800	C	7/20/2016			Kitchen remodel, 1
9/9/2015	6221	RENOVATI	15,000	C	12/9/2015			Remodel 2nd floor
6/15/2015	6117	WINDOWS	9,253	C				Replace 4 windows
6/11/2015	6111	RENOVATI	15,000	C	8/18/2015			Remodel bathroom
4/2/2015	6044	RENOVATI	18,000	C	8/18/2015			Remodel first floo

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	CnfmdBldgDpt	618	G BOURGAULT
10/11/2011	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
6/11/1996	MEAS+INSPCTD	606	
2/1/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

