



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMPANELLO RUSSELL J
Owner 2:	YEATS BETSEY J
Owner 3:	
Street 1:	35 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4507 Type:

PREVIOUS OWNER

Owner 1:	BIGNALL DAVID G -
Owner 2:	HEID MICHELE C -
Street 1:	35 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4507

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	658,700	13,700	1.870	665,000	1,337,400	2473	0				
							GIS Ref				
							GIS Ref				
Total Card					658,700	13,700	1.870	665,000	1,337,400	Entered Lot Size	
Total Parcel					658,700	13,700	1.870	665,000	1,337,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			407.93	/Parcel:	407.93	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	645,500	13700	1.87	647,400	1,306,600	1,306,600	Create Final value 2019	6/4/2019
2018	101	FV	645,500	13700	1.87	647,400	1,306,600	1,306,600	Year End Roll	9/28/2017
2017	101	FV	601,600	13700	1.87	641,000	1,256,300	1,256,300	Year End Roll	9/29/2016
2016	101	FV	584,500	13700	1.87	622,600	1,220,800	1,220,800	Year End Roll	1/14/2016
2015	101	FV	579,500	13700	1.87	576,200	1,169,400	1,169,400	Year End	10/2/2014
2014	101	FV	544,200	13700	1.87	537,000	1,094,900	1,094,900	Year End Roll	1/23/2014
2013	101	FV	534,200	13700	1.87	521,000	1,068,900	1,068,900	Year End Roll	10/25/2012
2012	101	FV	544,200	13700	1.87	541,000	1,098,900	1,098,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIGNALL DAVID G	33077-134		6/18/2001		1150000	No	No			
BOUDRIS, EDWARD	25880-577		12/8/1995		645000	No	No			
PATRICK FRIEL	16779-2		2/14/1986		410000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/6/2011	4679	POOL	40,000	C	7/6/2011			install 18x36 ingr
5/24/2002	2496	RENOVATI	64,500	C	6/25/2003			kitchen & master b
8/21/1997	1258	SHED		C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
12/29/2008	MEAS/EXT INS	25	D ERSKINE
6/25/2003	MEAS/EXT INS	615	
3/10/1998	MEAS/EXT INS	602	
2/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

