



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AWTREY CHRISTOPHER S
Owner 2:	AWTREY SLOANE STEPHENS
Owner 3:	
Street 1:	49 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON - CHRISTOPHER C
Owner 2:	THOMPSON - ELIZABETH K
Street 1:	49 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 12 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 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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	784,700	800	1.860	664,700	1,450,200
Total Card	784,700	800	1.860	664,700	1,450,200
Total Parcel	984,900	800	1.860	664,700	1,650,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		347.95	/Parcel: 298.78

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

GIS Ref
GIS Ref
Insp Date
10/11/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	967,400	800	1.86	647,100	1,615,300	1,615,300	Create Final value 2019	6/4/2019
2018	101	FV	967,400	800	1.86	647,100	1,615,300	1,615,300	Year End Roll	9/28/2017
2017	101	FV	877,800	800	1.86	640,700	1,519,300	1,519,300	Year End Roll	9/29/2016
2016	101	FV	992,600	800	1.86	622,300	1,615,700	1,615,700	Year End Roll	1/14/2016
2015	101	FV	958,600	800	1.86	575,900	1,535,300	1,535,300	Year End	10/2/2014
2014	101	FV	951,500	800	1.86	536,700	1,489,000	1,489,000	Year End Roll	1/23/2014
2013	101	FV	937,500	800	1.94	523,100	1,461,400	1,461,400	Year End Roll	10/25/2012
2012	101	FV	1,013,800	0	1.94	543,100	1,556,900	1,556,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
THOMPSON,CHRIST	65461-470		6/1/2015		1550000	No	No	
JACQUET ERNEST	45715-223		7/27/2005		1725000	No	No	
BRUCE R. SCOTT	19187-184		7/12/1988		670700	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2006	3374	RENOVATI	15,000	C				Remodel master ba
8/3/2005	3250	RENOVATI	55,000	C	6/17/2006			kitchen
5/16/2003	2698	MANUAL	150,000	C	6/27/2003			wd & trash stg & s
12/14/2001	2416	RENO-BAR	150,000	C	7/6/2002			reno barn, add stu
10/26/1993	377	RENOVATI	17,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
6/17/2006	PERMIT VISIT	615	
3/30/2006	MEAS+INSPCTD	100	
12/1/2005	MEAS+INSPCTD	615	
5/29/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
5/27/2003	MEAS/EXT INS	615	
7/6/2002	MEAS+INSPCTD	613	
1/31/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

