



**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 COLONIAL Building built about 1968, having primarily WOOD SHING Exterior and 3403 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

**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		0.123		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									4,305						4,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.960	639,300		962,700	1,602,000
<b>Total Card</b> 1.960 639,300 962,700 1,602,000					
<b>Total Parcel</b> 1.960 639,300 962,700 1,602,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.83		/Parcel: 470.83	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	605,000	0	1.96	934,700	1,539,700		Year End Roll	12/2/2024
2024	101	FV	596,800	0	1.96	915,700	1,512,500		Year end	11/9/2023
2023	101	FV	592,700	0	1.96	743,700	1,336,400	1,336,400	Year end	11/3/2022
2022	101	FV	529,100	0	1.96	688,500	1,217,600	1,217,600	Year End Roll	10/19/2021
2021	101	FV	496,500	0	1.96	643,700	1,140,200	1,140,200	Year End Roll	10/15/2020
2020	101	FV	492,400	0	1.96	667,700	1,160,100	1,160,100	Year End Roll	9/26/2019
2019	101	FV	447,500	0	1.96	650,100	1,097,600	1,097,600	Create Final va	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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINTHROP HARRIN	13521-375		8/22/1978		139,900	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2019	R-19-0074	WINDOWS	17,735	C				Replace 10 windows
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	
6/1/1996	MEAS+INSPCTD	606	
2/1/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

