

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'CONNOR JOSEPH C
Owner 2:	GERSH TONI M
Owner 3:	
Street 1:	52 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4514 Type:

PREVIOUS OWNER

Owner 1:	O'CONNOR - JOSEPH C
Owner 2:	-
Street 1:	52 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4514

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1967, having primarily CLAPBOARD Exterior and 5580 Square Feet, with 1 Unit, 4 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		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	

Total AC/HA:	1.86955	Total SF/SM:	81438	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	959,555	SpI Credit	Total:	959,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	1,419,000	6,800	959,600	2,385,400
Total Card 1.870 1,419,000 6,800 959,600 2,385,400					
Total Parcel 1.870 1,419,000 6,800 959,600 2,385,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		427.50	/Parcel: 427.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,420,200	6400	1.87	931,600	2,358,200		Year End Roll	12/2/2024
2024	101	FV	1,367,200	6400	1.87	913,000	2,286,600		Year end	11/9/2023
2023	101	FV	1,358,100	6400	1.87	741,000	2,105,500	2,105,500	Year end	11/3/2022
2022	101	FV	1,301,400	6400	1.87	685,800	1,993,600	1,993,600	Year End Roll	10/19/2021
2021	101	FV	1,283,800	6400	1.87	641,000	1,931,200	1,931,200	Year End Roll	10/15/2020
2020	101	FV	1,334,100	6400	1.87	665,000	2,005,500	2,005,500	Year End Roll	9/26/2019
2019	101	FV	1,298,100	6400	1.87	647,400	1,951,900	1,951,900	Create Final va	6/4/2019
2018	101	FV	1,298,100	6400	1.87	647,400	1,951,900	1,951,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'CONNOR,JOSEPH	83769-164		2/14/2025	CONVENIENC	100	No	No		
BYE WILLIS E,	42574-238		4/22/2004		1,465,000	No	No		
WILLIS/ANGELA B	19683-565		3/7/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2025	R-25-135	RENOVATI	40,000	O				
5/17/2025	E-24-0096	MANUAL	16,500	C				
10/26/2005	3303	RENO-ADD	842,000	C	5/31/2007			gar,scr pch,dormer

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
8/21/2013	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
7/8/2006	MEAS/EXT INS	615	
5/24/1996	MEAS+INSPCTD	606	
2/1/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	120 11 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:	

PRINT

Date	Time
09/26/25	14:52:28

LAST REV

Date	Time
08/06/25	20:07:20

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