

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SINKEVICIUS KERSTIN W
Owner 2:	SINKEVICIUS III APOLINARAS
Owner 3:	
Street 1:	46 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4514 Type:

PREVIOUS OWNER

Owner 1:	DELCROIX - STEPHANIE RAYNAUD
Owner 2:	ODELL - JEFFREY
Street 1:	46 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4514

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1962, having primarily CLAPBOARD Exterior and 7231 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

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		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	1,087,600	10,800	958,500	2,056,900
Total Card 1.840 1,087,600 10,800 958,500 2,056,900					
Total Parcel 1.840 1,087,600 10,800 958,500 2,056,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		284.47	/Parcel: 284.47

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,172,600	10200	1.84	930,500	2,113,300		Year End Roll	12/2/2024
2024	101	FV	1,123,600	10200	1.84	912,100	2,045,900		Year end	11/9/2023
2023	101	FV	1,115,800	10200	1.84	740,100	1,866,100	1,866,100	Year end	11/3/2022
2022	101	FV	1,274,900	8300	1.84	684,900	1,968,100	1,968,100	Year End Roll	10/19/2021
2021	101	FV	1,255,100	8300	1.84	640,100	1,903,500	1,903,500	Year End Roll	10/15/2020
2020	101	FV	1,304,000	8300	1.84	664,100	1,976,400	1,976,400	Year End Roll	9/26/2019
2019	101	FV	1,266,500	8300	1.84	646,500	1,921,300	1,921,300	Create Final va	6/4/2019
2018	101	FV	1,277,000	8300	1.84	646,500	1,931,800	1,931,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELCROIX,STEPHA	83681-378		1/15/2025		2,050,000	No	No		
GREEN,MYRA J	78167-553		7/1/2021		1,850,000	No	No		
GREEN MYRA J,	42213-567		3/11/2004	CONVENIENC	10	No	No		
THOMAS J. WHITE	19451-511		11/4/1988		825,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2025	SH-25-0003	MECHANIC	42,000	C				
2/27/2025	SH-25-0003	MECHANIC	42,000	C				
2/12/2025	R-25-0037	INSULATI	3,000	C			Insulation as pa	
7/28/2023	R-23-0181	SOLAR PA	105,278	C			Install 82 roof-mo	
6/16/2010	4485	TEMPORAR		C			tent 6/24 to 6/28	
9/25/2001	2351	MANUAL	140,000	C	7/6/2002		reconstruct bath o	
9/8/1993	337	RENOVATI	150,000	C	9/6/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
4/26/2018	MEAS+INSPCTD	622	K Cuoco
12/29/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS/EXT INS	613	
2/1/1996	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	120 12 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:	

