185	11	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,128,400	/	2,128,400
USE VALUE:	2,128,400	/	2,128,400
ASSESSED:	2,128,400	/	2,128,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	FAUBERT JR FRANK J
Owner 2:	HAZEN CAROLINE A
Owner 3:	
Street 1:	42 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4514 Type:

PREVIOUS OWNER

Owner 1:	YOUNG J BRADY -
Owner 2:	-
Street 1:	42 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4514

NARRATIVE DESCRIPTION

This parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily WOOD SHING Exterior and 4598 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.130	1,086,100	73,600	968,700	2,128,400
Total Card	2.130	1,086,100	73,600	968,700	2,128,400
Total Parcel	2.130	1,086,100	73,600	968,700	2,128,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.95 | /Parcel: 462.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/23/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185 11 0

!557!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,054,500	68800	2.13	940,700	2,064,000		Year End Roll	12/2/2024
2024	101	FV	1,015,400	68800	2.13	920,800	2,005,000		Year end	11/9/2023
2023	101	FV	1,008,700	68800	2.13	748,800	1,826,300	1,826,300	Year end	11/3/2022
2022	101	FV	907,800	67600	2.13	693,600	1,669,000	1,669,000	Year End Roll	10/19/2021
2021	101	FV	896,800	67600	2.13	648,800	1,613,200	1,613,200	Year End Roll	10/15/2020
2020	101	FV	932,100	67600	2.13	672,800	1,672,500	1,672,500	Year End Roll	9/26/2019
2019	101	FV	907,900	67600	2.13	655,200	1,630,700	1,630,700	Create Final va	6/4/2019
2018	101	FV	907,900	67600	2.13	655,200	1,630,700	1,630,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:52:39

LAST REV

Date	Time
06/29/20	11:37:27
blakeley	

PAT ACCT. 557

USER DEFINED

Prior Id # 1:	120 13 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG J BRADY,	47478-413		5/9/2006		1,810,000	No	No		
LANDRY CHRISTOP	41196-408		10/15/2003		1,625,000	No	No		
KENNETH A. FISC	15055-544		6/10/1983		385,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2019	R-19-0041	BATH	11,500	C	6/7/2019			Bathroom remodel
4/3/2019	R-1900-18	RENOVATI	50,000	C	6/7/2019			Repair damage from
1/25/2016	6332	RENOVATI	8,000	C				Amend permit #6318
1/21/2016	6329	MANUAL	300	C				Sheet metal work t
12/30/2015	6318	WINDOWS	74,000	C				Replace 8 windows
1/16/2008	3874	POOL HOU	35,000	C	6/19/2008			repair and remodel
8/7/2006	3490	SCREENPR	30,000	C				add. of screen por
5/22/2006	3429	RENOVATI	120,000	C	5/31/2007			Kitchen & 3 bathro
11/15/1996	1088-96	MANUAL		C	5/29/1997			PRT ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
6/19/2008	CERT OF OCC	10	MARK R
5/27/2008	PERMIT VISIT	100	
5/31/2007	MEAS+INSPCTD	100	
7/8/2006	MEAS/EXT INS	615	
5/29/1997	MEAS/EXT INS	602	
2/1/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.293		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									10,255						10,300	

Total AC/HA:	2.12955	Total SF/SM:	92763	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	968,655	Spl Credit		Total:	968,700

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	15	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	85
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.6	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.89758331
Const Adj.:	1.01699996
Adj $ / SQ:	117.757
Other Features:	102743
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1350885
Depreciation:	264773
Depreciated Total:	1086112

COMMENTS

Bath house has kitchen & 1/2 bath.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	4	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

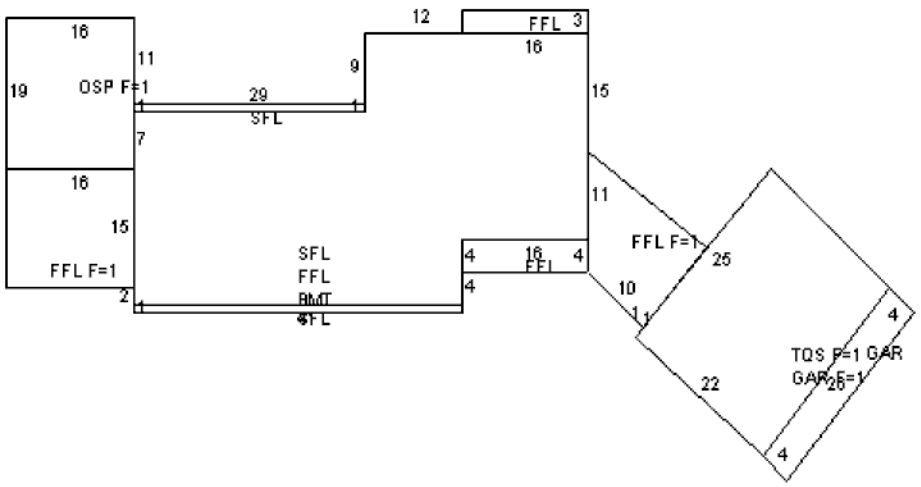
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1050500.000

Juris. Factor:		Before Depr:	235.51
Special Features:	0	Val/Su Net:	165.29
Final Total:	1086100	Val/Su SzAd	267.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,048	117.760	241,166
SFL	2ND FLOOR	1,590	117.760	187,233
BMT	BASEMENT	1,520	39.740	60,409
GAR	GARAGE	681	38.520	26,232
TQS	3/4 STORY	428	117.760	50,341
OSP	SCRN PORCH	304	24.070	7,319

Net Sketched Area:	6,571			Total:	572,700
Size Ad	4065.5	Gross Area	6713	FinArea	4598

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185 11 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	POOL I-G	D	Y	1	900	G	AV	1966	29.42	T	70	101			7,900			7,900
23	BATH HSE	D	Y	1	12x24	E	EX	1966	187.25	T	4	101			51,800			51,800
27	TENNIS C	D	Y	1	100x55	V	AV	1966	6.57	T	70	101			10,800			10,800
19	PATIO	D	Y	1	280	A	AV	2017	14.98	T	25	101			3,100			3,100

More:	N	Total Yard Items:	73,600	Total Special Featues:		Total:	73,600