

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	QUIGLEY MAUREEN E
Owner 2:	QUIGLEY ENDA
Owner 3:	
Street 1:	38 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4514 Type:

PREVIOUS OWNER

Owner 1:	KOUMANTZELIS - VAIA I
Owner 2:	-
Street 1:	38 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 1966, having primarily CLAPBOARD Exterior and 5312 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 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	1,143,300	1,800	958,500	2,103,600
Total Card 1.840 1,143,300 1,800 958,500 2,103,600					
Total Parcel 1.840 1,143,300 1,800 958,500 2,103,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		396.01	/Parcel: 396.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,210,700	0	1.84	930,500	2,141,200		Year End Roll	12/2/2024
2024	101	FV	1,146,400	0	1.84	912,100	2,058,500		Year end	11/9/2023
2023	101	FV	1,138,400	0	1.84	740,100	1,878,500	1,878,500	Year end	11/3/2022
2022	101	FV	1,020,400	0	1.84	684,900	1,705,300	1,705,300	Year End Roll	10/19/2021
2021	101	FV	956,600	0	1.84	640,100	1,596,700	1,596,700	Year End Roll	10/15/2020
2020	101	FV	1,047,500	0	1.84	664,100	1,711,600	1,711,600	Year End Roll	9/26/2019
2019	101	FV	1,051,000	0	1.84	646,500	1,697,500	1,697,500	Create Final va	6/4/2019
2018	101	FV	1,051,000	0	1.84	646,500	1,697,500	1,697,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUMANTZELIS,VA	77814-258		5/19/2021		1,789,000	No	No		
KOUMANTZELIS VA	55333-527		9/8/2010	FAMILY		1	No	No	
KOUMANTZELIS VA	36458-604		9/20/2002	CONVENIENC		99	No	No	
KOUMANTZELIS AR	32131-144		10/27/2000	CONVENIENC		1	No	No	
DELFOED EDENS	12520-719		9/14/1973		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/1996	1022-96	MANUAL	65,000	C	5/29/1997			RML KIT

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
10/11/2011	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
5/29/1997	MEAS+INSPCTD	602	
2/1/1996	MEAS/EXT INS	606	
1/19/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	120 14 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:	

