Map	Lot	Sublot	Building	Unit	CARD
185	9	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,481,900	/	2,481,900
USE VALUE:	2,481,900	/	2,481,900
ASSESSED:	2,481,900	/	2,481,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BROUGHTON TR CLARA A
Owner 2:	BROUGHTON TR WILLIAM R
Owner 3:	BROUGHTON FAMILY REVOC TRUST
Street 1:	34 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BROUGHTON - CLARA A
Owner 2:	BROUGHTON - WILLIAM R
Street 1:	34 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1966, having primarily CLAPBOARD Exterior and 5896 Square Feet, with 1 Unit, 4 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	1,508,100	15,300	958,500	2,481,900
Total Card	1.840	1,508,100	15,300	958,500	2,481,900
Total Parcel	1.840	1,508,100	15,300	958,500	2,481,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.95 | /Parcel: 420.95

Legal Description: 3616

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
0			03/18/25

!560!

PREVIOUS ASSESSMENT

Parcel ID: 185 9 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,452,500	14300	1.84	930,500	2,397,300		Year End Roll	12/2/2024
2024	101	FV	1,409,300	14300	1.84	912,100	2,335,700		Year end	11/9/2023
2023	101	FV	1,237,100	14300	1.84	740,100	1,991,500	1,991,500	Year end	11/3/2022
2022	101	FV	1,277,800	16900	1.84	684,900	1,979,600	1,979,600	Year End Roll	10/19/2021
2021	101	FV	1,202,700	16900	1.84	640,100	1,859,700	1,859,700	Year End Roll	10/15/2020
2020	101	FV	1,193,100	16900	1.84	664,100	1,874,100	1,874,100	Year End Roll	9/26/2019
2019	101	FV	1,227,800	16900	1.84	646,500	1,891,200	1,891,200	Create Final va	6/4/2019
2018	101	FV	1,227,800	16900	1.84	646,500	1,891,200	1,891,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:52:56

LAST REV

Date	Time
07/09/25	13:45:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROUGHTON,CLARA	81352-474		3/23/2023	CONVENIENC	99	No	No		
BROOKS,MELISSA	79083-416		11/3/2021		2,000,000	No	No		
PGI INDUSTRIES	32686-306		4/17/2001		1,849,000	No	No		
ROSENBERG CARL	31072-277		1/12/2000	CHD>SALE	770,000	No	No		
PETER LUNDQUIST	20074-362		9/14/1989		655,000	No	No		

USER DEFINED

Prior Id # 1:	120 16 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2024	R-24-229		462,901	O				
2/26/2024	R-24-0035	INSULATI	11,300	C				Air sealing & insu
9/14/2022	R-22-0224	ROOF	22,550	C				Strip & re-roof dw
10/7/2005	3286	ADDITION	30,000	C				bedroom;10/19 cert
4/18/2005	3158	ADDITION	76,000	C				3 season porch
4/11/2000	1923	RENOVATI	260,000	C	6/8/2001			
10/16/1996	1072-96	MANUAL		C	5/29/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/7/2022	INFO FR MLS	625	J Frank
10/11/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2006	MEAS+INSPCTD	50	
6/8/2001	MEAS+INSPCTD	613	
5/29/1997	MEAS/EXT INS	602	
2/1/1996	MEAS+INSPCTD	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		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

Total AC/HA:	1.83955	Total SF/SM:	80131	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,505	Spl Credit		Total:	958,500

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
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	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
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:	100
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:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	4	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:	158.00
Size Adj.:	0.90030438
Const Adj.:	1.01999998
Adj $ / SQ:	145.093
Other Features:	122314
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1875729
Depreciation:	367643
Depreciated Total:	1508086

COMMENTS

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: 10		BRs: 4			Baths: 4				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2001

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

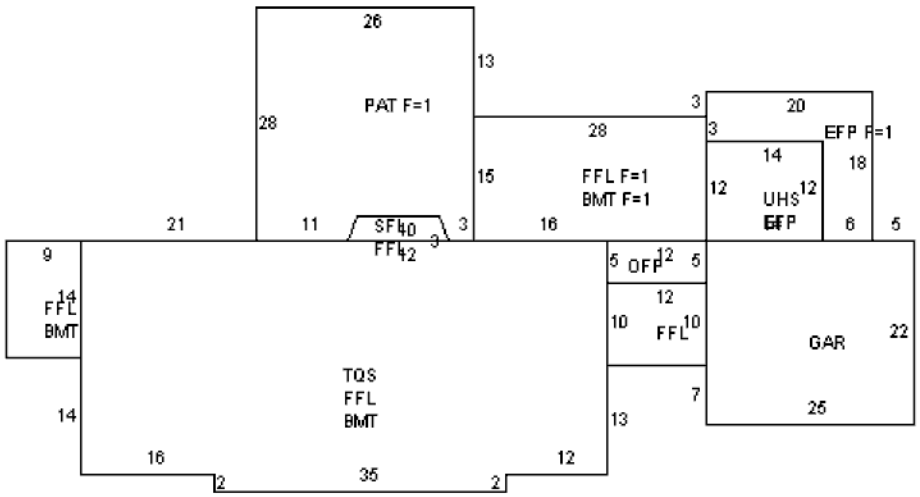
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1460000.000

Juris. Factor:		Before Depr:	290.19
Special Features:	0	Val/Su Net:	187.64
Final Total:	1508100	Val/Su SzAd	377.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,533	145.090	367,521
BMT	BASEMENT	2,380	79.800	189,927
TQS	3/4 STORY	1,376	145.090	199,575
PAT	PATIO	695	14.980	10,411
GAR	GARAGE	550	38.520	21,186
EFP	ENCL PORCH	360	38.520	13,867
OFP	OPEN PORCH	60	16.050	963
UHS	UNFIN HST	50	145.090	7,313
Net Sketched Area:		8,037	Total:	815,551
Size Ad	3991.9	Gross Area	8613	FinArea 5896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 185 9 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
3	GARAGE	D	Y	1	24X22	G	GD	1980	48.15	T	40	101			15,300			15,300

More: N	Total Yard Items:	15,300	Total Special Featues:		Total: 15,300