Total Card / Total Parcel
APPRAISED: 1,755,700 / 1,755,700
USE VALUE: 1,755,700 / 1,755,700
ASSESSED: 1,755,700 / 1,755,700

PROPERTY LOCATION

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

OWNERSHIP
Unit #:

Owner 1:	CAMPANELLO RUSSELL J
Owner 2:	YEATS BETSEY J
Owner 3:	
Street 1:	35 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4507	Type:

PREVIOUS OWNER

Owner 1:	BIGNALL DAVID G -
Owner 2:	HEID MICHELE C -
Street 1:	35 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal:	01773-4507

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 3279 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	785,700	10,400	959,600	1,755,700
Total Card	1.870	785,700	10,400	959,600	1,755,700
Total Parcel	1.870	785,700	10,400	959,600	1,755,700

Source: Market Adj Cost Total Value per SQ unit /Card: 535.52 /Parcel: 535.52

Legal Description 2473

User Acct	0
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	03/18/25

Parcel ID 185 12 0

!561!

PRINT

Date	Time
09/26/25	14:53:01

LAST REV

Date	Time
03/25/25	09:13:29
	apro

PAT ACCT. 561

USER DEFINED

Prior Id # 1:	120 17 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:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	794,900	9700	1.87	931,600	1,736,200		Year End Roll	12/2/2024
2024	101	FV	762,100	9700	1.87	913,000	1,684,800		Year end	11/9/2023
2023	101	FV	757,100	9700	1.87	741,000	1,507,800	1,507,800	Year end	11/3/2022
2022	101	FV	685,200	13700	1.87	685,800	1,384,700	1,384,700	Year End Roll	10/19/2021
2021	101	FV	663,900	13700	1.87	641,000	1,318,600	1,318,600	Year End Roll	10/15/2020
2020	101	FV	658,700	13700	1.87	665,000	1,337,400	1,337,400	Year End Roll	9/26/2019
2019	101	FV	645,500	13700	1.87	647,400	1,306,600	1,306,600	Create Final va	6/4/2019
2018	101	FV	645,500	13700	1.87	647,400	1,306,600	1,306,600	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIGNALL DAVID G	33077-134		6/18/2001		1,150,000	No	No		
BOUDRIS, EDWARD	25880-577		12/8/1995		645,000	No	No		
PATRICK FRIEL	16779-2		2/14/1986		410,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2011	4679	POOL	40,000	C	7/6/2011			install 18x36 ingr
5/24/2002	2496	RENOVATI	64,500	C	6/25/2003			kitchen & master b
8/21/1997	1258	SHED		C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/30/2011	PERMIT VISIT	25	D ERSKINE
12/29/2008	MEAS/EXT INS	25	D ERSKINE
6/25/2003	MEAS/EXT INS	615	
3/10/1998	MEAS/EXT INS	602	
2/1/1996	MEAS+INSPCTD	606	

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

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 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		0.033		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 | Spl Credit | Total: | 959,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Lincoln meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(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

Field	Value
Grade:	A- - V GOOD-
Year Blt:	1967	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
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

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

OTHER FEATURES

Field	Value	Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	3	AVERAGE
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	19.2	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.93301052
Const Adj.:	1.01999998
Adj $ / SQ:	122.766
Other Features:	93647
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	972393
Depreciation:	186699
Depreciated Total:	785694

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: 5		Baths: 2			HB 1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
	Totals		
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 1233476.209

Field	Value	Field	Value
Juris. Factor:		Before Depr:	214.84
Special Features:	0	Val/Su Net:	154.70
Final Total:	785700	Val/Su SzAd	239.65

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,538	122.770	188,813
FFL	1ST FLOOR	1,493	122.770	183,289
BMT	BASEMENT	1,254	30.690	38,487
GAR	GARAGE	546	38.520	21,032
TQS	3/4 STORY	248	122.770	30,384

Net Sketched Area:	5,079		Total:	462,005
Size Ad	3278.5	Gross Area	5161	FinArea 3279

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185 12 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
2	SHED/FR	D	Y	1	10X18	A	AV	1997	16.05	T	60	101			1,200			1,200
12	POOL I-G	D	Y	1	18x36	A	AV	2011	23.54	T	40	101			9,200			9,200

More: N		Total Yard Items:	10,400	Total Special Featues:		Total:	10,400