

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PERLMAN TR MARJORIE E
Owner 2:	MARJORIE E PERLMAN REV TRUST
Owner 3:	
Street 1:	31 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4507 Type:

PREVIOUS OWNER

Owner 1:	PERLMAN - MARJORIE E
Owner 2:	-
Street 1:	31 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4507

NARRATIVE DESCRIPTION

This parcel contains 3.38 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1929, having primarily BRICK Exterior and 7499 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 8 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

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		1.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									54,005						54,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.380	2,422,900		1,012,400	3,435,300
Total Card		3.380	2,422,900	1,012,400	3,435,300
Total Parcel		3.380	2,422,900	1,012,400	3,435,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 458.13		/Parcel: 458.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,078,800	0	3.38	984,400	3,063,200		Year End Roll	12/2/2024
2024	101	FV	1,967,500	0	3.38	958,300	2,925,800		Year end	11/9/2023
2023	101	FV	1,953,400	0	3.38	786,300	2,739,700	2,739,700	Year end	11/3/2022
2022	101	FV	1,690,700	0	3.38	731,100	2,421,800	2,421,800	Year End Roll	10/19/2021
2021	101	FV	1,580,100	0	3.38	686,300	2,266,400	2,266,400	Year End Roll	10/15/2020
2020	101	FV	1,729,500	0	3.38	710,300	2,439,800	2,439,800	Year End Roll	9/26/2019
2019	101	FV	1,730,600	0	3.38	692,700	2,423,300	2,423,300	Create Final va	6/4/2019
2018	101	FV	1,730,600	0	3.38	692,700	2,423,300	2,423,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERLMAN,MARJORI	72203-569		2/6/2019	FAMILY	10	No	No		
PERLMAN,SAMUEL	72203-565		2/6/2019	FAMILY	10	No	No		
PIERRE HAVRE	14190-61		1/16/1981		400,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2012	5050	TEMPORAR	12,800	C				install sheet meta
11/1/2011	4917	RENO-ADD	295,000	C	6/19/2012			demo rear sunroom;
7/26/2011	4803	RENOVATI	25,000	C	6/15/2012			reno second floor

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/19/2012	MEAS+INSPCTD	25	D ERSKINE
12/29/2008	MEAS/EXT INS	25	D ERSKINE
12/29/2003	ABATE-INSPEC	600	
1/31/2002	ABATE-INSPEC	600	
2/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	121 18 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:	

