

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YIN NANYING
Owner 2:	CHANG XIAO JIA
Owner 3:	
Street 1:	25 ROUND HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4507 Type:

PREVIOUS OWNER

Owner 1:	OCONOR KRISTINA R -
Owner 2:	-
Street 1:	25 ROUND HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4507

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1968, having primarily WOOD SHING Exterior and 3859 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.837	717,200	600	958,400	1,676,200	
Total Card		1.837	717,200	600	958,400	1,676,200
Total Parcel		1.837	717,200	600	958,400	1,676,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 434.40 /Parcel: 434.40		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	678,600	600	1.837	930,400	1,609,600		Year End Roll	12/2/2024
2024	101	FV	650,300	600	1.837	912,000	1,562,900		Year end	11/9/2023
2023	101	FV	645,900	600	1.837	740,000	1,386,500	1,386,500	Year end	11/3/2022
2022	101	FV	575,500	900	1.837	684,800	1,261,200	1,261,200	Year End Roll	10/19/2021
2021	101	FV	555,900	900	1.837	640,000	1,196,800	1,196,800	Year End Roll	10/15/2020
2020	101	FV	551,400	900	1.837	664,000	1,216,300	1,216,300	Year End Roll	9/26/2019
2019	101	FV	539,000	900	1.837	646,400	1,186,300	1,186,300	Create Final va	6/4/2019
2018	101	FV	539,000	900	1.837	646,400	1,186,300	1,186,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONOR KRISTINA	30489-194		7/27/1999		890,000	No	No		
JOANNOPOULOS, J	24826-4		8/31/1994		655,000	No	No		
JOANNOPOULOS, J	24794-1		8/19/1994	FAMILY		1	No	No	
JOHN JOANNOPOUL	21263-115		7/1/1991	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2024	R-24-0144	ROOF	9,995	C				Strip & re-roof
2/5/1996	893-96	SHED		C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS+INSPCTD	616	D MANZELLO
3/7/2000	MEAS+INSPCTD	600	
1/31/1996	MEAS+INSPCTD	606	
8/24/1995	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	121 19 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:	

