

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

3,200/

3,200

USE VALUE:

3,200/

3,200

ASSESSED:

3,200/

3,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUYNH THOMAS H
Owner 2:	CHAU MONGCHOUR V
Owner 3:	
Street 1:	20 ROUND HILL RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02193-1837 Type:

PREVIOUS OWNER

Owner 1:	FRANCOIS - MARY
Owner 2:	FRANCOIS - RENARD
Street 1:	20 ROUND HILL RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1837

NARRATIVE DESCRIPTION

This Parcel contains .09 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		0.09		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									3,150						3,200	Unbuildable

Total AC/HA:	0.09000	Total SF/SM:	3920	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	3,150	SpI Credit:		Total:	3,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.090			3,200	3,200
Total Card	0.090			3,200	3,200
Total Parcel	0.090			3,200	3,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.09	600	600		Year End Roll	12/2/2024
2024	132	FV		0	.09	500	500		Year end	11/9/2023
2023	132	FV		0	.09	500	500	500	Year end	11/3/2022
2022	132	FV		0	.09	500	500	500	Year End Roll	10/19/2021
2021	132	FV		0	.09	500	500	500	Year End Roll	10/15/2020
2020	132	FV		0	.09	500	500	500	Year End Roll	9/26/2019
2019	132	FV		0	.09	500	500	500	Create Final va	6/4/2019
2018	132	FV		0	.09	500	500	500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCOIS, MARY	73611-438		11/7/2019	PARTIAL INTR	1,150,000	No	No		MAIN LOT IS IN WESTON - 20 ROUND HILL WESTON
FALVEY JR, JAMES	69429-493		6/14/2017	PARTIAL INTR	1,240,000	No	No		
ACKLEY WALLACE	46916-109		2/1/2006	PARTIAL INTR	1,132,500	No	No		Main Parcel of land is in Weston-20 Round Hil
DEBRECINI THEOD	11711-307		7/19/1969		50,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	3,150	SpI Credit:		Total:	3,200
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	121 20 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:	

!585!

PRINT

Date	Time
09/26/25	14:55:15

LAST REV

Date	Time
05/10/25	10:39:09

meadorse 585

