



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FOX RUN RD, LINCOLN

OWNERSHIP

Owner 1:	GLANZ MARCY
Owner 2:	
Owner 3:	
Street 1:	15 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2405 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.28 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.443		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,290						13,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	982,500	3,300	2.280	653,300	1,639,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 330.60						/Parcel: 330.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	967,400	3300	2.28	677,300	1,648,000	1,648,000	Year End Roll	9/26/2019
2019	101	FV	987,300	3300	2.28	659,700	1,650,300	1,650,300	Create Final value 2019	6/4/2019
2018	101	FV	987,300	3300	2.28	659,700	1,650,300	1,650,300	Year End Roll	9/28/2017
2017	101	FV	928,600	3300	2.28	653,300	1,585,200	1,585,200	Year End Roll	9/29/2016
2016	101	FV	910,500	3300	2.28	634,900	1,548,700	1,548,700	Year End Roll	1/14/2016
2015	101	FV	888,500	3300	2.28	588,500	1,480,300	1,480,300	Year End	10/2/2014
2014	101	FV	829,900	3300	2.28	549,300	1,382,500	1,382,500	Year End Roll	1/23/2014
2013	101	FV	815,300	3300	2.28	533,300	1,351,900	1,351,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHARLES HOUSMAN	20578-418		6/4/1990		525000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/4/2000	1948	ADDITION	325,000	C	6/5/2001			6/5/01 85%

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/18/2010	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPECTD	100	
11/11/2005	ABATE-INSPEC	615	
3/23/2002	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPECTD	615	
2/2/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

Full Bath	3	Rating:	EXCELLENT
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	VERY GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	GOOD

COMMENTS

GENERAL INFORMATION

Grade:	A-	- V GOOD-	
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

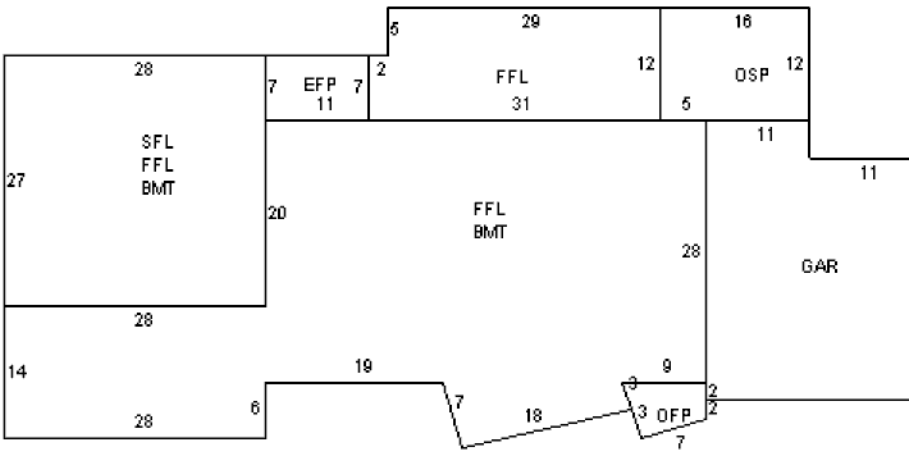
CONDO INFORMATION

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

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:	8	BRs:	4	Baths:	3	HB	1

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	6 - CERAMIC TL		
Sec Floors:	15 - CARPET 20%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1 - EXTENSIVE		
Insulation:	3 - EXTENSIVE		
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

DEPRECIATION

Phys Cond:	EX - Excellent	4.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.7%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.91313213
Const Adj.:	1.03199995
Adj \$ / SQ:	88.581
Other Features:	134235
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1030978
Depreciation:	48456
Depreciated Total:	982522

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SPEC FEATURES/YARD ITEMS

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
19	PATIO	D	Y	1	500	G	GD	2001	8.75	T	25	101			3,300			3,300

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,922	88.580	258,834	
BMT	BASEMENT	2,560	38.750	99,211	
SFL	2ND FLOOR	756	88.580	66,967	
GAR	GARAGE	616	36.000	22,176	
OSP	SCRN PORCH	192	22.500	4,320	
EFP	ENCL PORCH	77	36.000	2,772	
OFF	OPEN PORCH	41	15.000	615	
Net Sketched Area:		7,164	Total:	454,895	
Size Ad	3678	Gross Area	7164	FinArea	4958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 3,300

Total Special Features:

Total: 3,300