



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
11		FOX RUN RD, LINCOLN
<b>OWNERSHIP</b>		
Unit#:		
Owner 1: BODNAR KEITH E		
Owner 2: BODNAR KIMBERLY ANN		
Owner 3:		
Street 1: 11 FOX RUN RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2401	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	806,500	400	1.100	602,400	1,409,300
<b>Total Card</b> 806,500 400 1.100 602,400 1,409,300					
<b>Total Parcel</b> 806,500 400 1.100 602,400 1,409,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 229.61		/Parcel: 229.61	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/02/03
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**PREVIOUS OWNER**

Owner 1:	BREWER GLEN A III -
Owner 2:	BREWER DONNA S -
Street 1:	11 FOX RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-2401 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	730,100	400	1.1	563,000	1,293,500	1,293,500	Year End Roll	10/15/2020
2020	101	FV	724,000	400	1.1	584,100	1,308,500	1,308,500	Year End Roll	9/26/2019
2019	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Create Final value 2019	6/4/2019
2018	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Year End Roll	9/28/2017
2017	101	FV	642,600	400	1.1	563,000	1,206,000	1,206,000	Year End Roll	9/29/2016
2016	101	FV	621,600	400	1.1	546,800	1,168,800	1,168,800	Year End Roll	1/14/2016
2015	101	FV	615,700	400	1.1	506,000	1,122,100	1,122,100	Year End	10/2/2014
2014	101	FV	574,700	400	1.1	471,500	1,046,600	1,046,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BREWER GLEN A I	56795-112		4/29/2011		1,082,000	No	No	
MARANIAN, ARTHU	26660-579		9/12/1996		512,000	No	No	
ARTHUR A. MARAN	20545-191		5/17/1990	FAMILY		No	No	

**NARRATIVE DESCRIPTION**  
 This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/17/2016	6533	KITCHEN	97,000	C	2/7/2017			Kitchen remodel; 5
1/24/2002	2426	MANUAL	10,000	C	5/2/2003			non-baring partiti

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/12/2012	SALES INSP	618	G BOURGAULT
5/2/2003	MEAS/EXT INS	615	
9/10/2001	M&L COMPLETE	613	
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47915.4		SQUARE FE	PRIME SITE		0	8.56	1.469	R4									602,407						602,400	

Total AC/HA:	1.09999	Total SF/SM:	47915.57	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	602,407	Spl Credit	Total:	602,400
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