

Map Lot Sublot Building Unit

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARK PETER UNNAM		
Owner 2:	KIM KYUNGEUN		
Owner 3:			
Street 1:	10 FOX RUN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2404		Type:

PREVIOUS OWNER

Owner 1:	MARCUVITZ - ANDREW		
Owner 2:	MARCUVITZ - EILEEN		
Street 1:	10 FOX RUN RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2404		

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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

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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,290						1,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	544,400	200	1.880	741,300	1,285,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 324.28						/Parcel: 324.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	489,300	400	1.88	686,100	1,175,800	1,175,800	Year End Roll	10/19/2021
2021	101	FV	442,000	400	1.88	641,300	1,083,700	1,083,700	Year End Roll	10/15/2020
2020	101	FV	438,100	400	1.88	665,300	1,103,800	1,103,800	Year End Roll	9/26/2019
2019	101	FV	406,400	400	1.88	647,700	1,054,500	1,054,500	Create Final value 2019	6/4/2019
2018	101	FV	406,400	400	1.88	647,700	1,054,500	1,054,500	Year End Roll	9/28/2017
2017	101	FV	395,200	400	1.88	641,300	1,036,900	1,036,900	Year End Roll	9/29/2016
2016	101	FV	402,600	400	1.88	622,900	1,025,900	1,025,900	Year End Roll	1/14/2016
2015	101	FV	398,900	400	1.88	576,500	975,800	975,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUVITZ,ANDRE	65645-410		6/30/2015		1,045,000	No	No			
EDWARD G. NAJJA	19987-283		8/3/1989		536,521	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/22/2020	R-20-0117	MANUAL	3,842	C				Blown cellulose ins
11/18/2010	4611	ROOF		C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/10/2001	M&L EXTERIOR	613	
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	1.87955	Total SF/SM:	81873.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	741,290	Spl Credit	Total:	741,300
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