121	7	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,235,900
Map	Lot	Sublot	Building	Unit	CARD	!985!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SPEERT PETER K
Owner 2:	BERMAN FAYE
Owner 3:	
Street 1:	4 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-2404 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1962, 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	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	493,000	2,800	1.840	740,100	1,235,900
Total Card	493,000	2,800	1.840	740,100	1,235,900
Total Parcel	493,000	2,800	1.840	740,100	1,235,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 252.46 | /Parcel: 252.46

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 03/06/18

PREVIOUS ASSESSMENT

Parcel ID: 121 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	421,700	1500	1.84	684,900	1,108,100	1,108,100	Year End Roll	10/19/2021
2021	101	FV	393,500	1500	1.84	640,100	1,035,100	1,035,100	Year End Roll	10/15/2020
2020	101	FV	389,900	1500	1.84	664,100	1,055,500	1,055,500	Year End Roll	9/26/2019
2019	101	FV	354,000	1500	1.84	646,500	1,002,000	1,002,000	Create Final value 2019	6/4/2019
2018	101	FV	348,500	1500	1.84	646,500	996,500	996,500	Year End Roll	9/28/2017
2017	101	FV	344,900	1500	1.84	640,100	986,500	986,500	Year End Roll	9/29/2016
2016	101	FV	341,400	1500	1.84	621,700	964,600	964,600	Year End Roll	1/14/2016
2015	101	FV	334,400	1500	1.84	575,300	911,200	911,200	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:27:21

LAST REV

Date	Time
05/21/19	15:39:34
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 985

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
A. LEWIS ROGERS	16329-124		8/1/1985		475,000	No	No			

USER DEFINED

Prior Id # 1:	25 14 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2018	7244	ROOF	26,900	C				Strip & re-roof dw
2/27/2014	5660	WOOD STO		C				install a wood sto
7/8/1997	1224	RENOVATI	41,000	C	4/4/1998			4/4/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
9/10/2001	ENTRY DENIED	613	
4/4/1998	MEAS+INSPCTD	602	
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 Influ	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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	740,090	Spl Credit		Total:	740,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		30	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	1.00125623
Const Adj.:	1.03275001
Adj $ / SQ:	122.018
Other Features:	78250
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	704231
Depreciation:	211269
Depreciated Total:	492962

COMMENTS

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:	9	BRs:	4	Baths:	3	HB	1

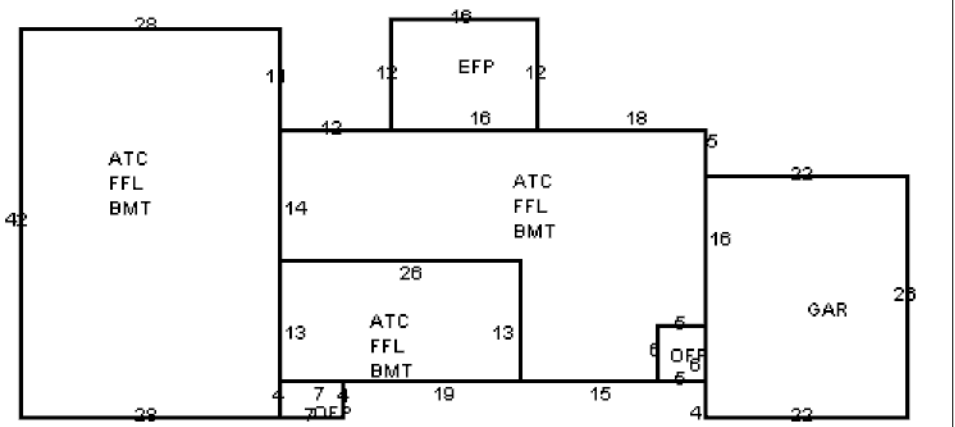
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 898114.0529

Juris. Factor:		Before Depr:	134.22
Special Features:	0	Val/Su Net:	78.08
Final Total:	493000	Val/Su SzAd	206.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,388	64.820	154,795
FFL	1ST FLOOR	2,388	122.020	291,378
ATC	ATTIC	716	122.020	87,413
GAR	GARAGE	572	36.000	20,592
EFP	ENCL PORCH	192	36.000	6,912
OFP	OPEN PORCH	58	15.000	870

Net Sketched Area:	6,314	Total:	561,960
Size Ad	2388	Gross Area	7986	FinArea	4895
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SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

121 7 0

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
2	SHED/FR	D	Y	1	48	A	AV	1962	15.00	T	70	101			200			200
19	PATIO	D	Y	1	620	A	AV	1962	14.00	T	70	101			2,600			2,600

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800