

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCINNES TR BARBARA J
Owner 2:	
Owner 3:	FOX RUN ROAD REALTY TRUST
Street 1:	14 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2400 Type:

PREVIOUS OWNER

Owner 1:	MCINNES BARBARA J -
Owner 2:	-
Street 1:	14 FOX RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2400

NARRATIVE DESCRIPTION

This Parcel contains 2.12 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, 8 Rooms, and 3 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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,490						8,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	432,900		2.120	748,500	1,181,400	555	0			
							GIS Ref			
							GIS Ref			
Total Card					432,900	2.120	748,500	1,181,400	Entered Lot Size	
Total Parcel					432,900	2.120	748,500	1,181,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		329.72	/Parcel:	329.72	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,900	0	2.12	693,300	1,061,200	1,061,200	Year End Roll	10/19/2021
2021	101	FV	341,900	0	2.12	648,500	990,400	990,400	Year End Roll	10/15/2020
2020	101	FV	338,700	0	2.12	672,500	1,011,200	1,011,200	Year End Roll	9/26/2019
2019	101	FV	306,000	0	2.12	654,900	960,900	960,900	Create Final value 2019	6/4/2019
2018	101	FV	306,000	0	2.12	654,900	960,900	960,900	Year End Roll	9/28/2017
2017	101	FV	302,700	0	2.12	648,500	951,200	951,200	Year End Roll	9/29/2016
2016	101	FV	299,500	0	2.12	630,100	929,600	929,600	Year End Roll	1/14/2016
2015	101	FV	293,000	0	2.12	583,700	876,700	876,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCINNES BARBARA	46214-60		10/3/2005	CONVENIENC	10	No	No			
MCINNES RICHARD	29511-286		12/2/1998	CONVENIENC	10	No	No			
LEO DONOVAN	17123-386		6/23/1986		439,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/11/2021	R-21-0045	MANUAL	12,000	C	4/13/2021			Weatherization & a
10/12/2004	3066	MANUAL	15,000	C	5/13/2005			additional work un
9/20/2004	3039	RENOVATI	35,000	C	5/13/2005			3 season porch to

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/18/2010	MEAS+INSPCTD	25	D ERSKINE
5/13/2005	MEAS+INSPCTD	615	
9/10/2001	M&L COMPLETE	613	
5/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

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 50%
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:		%	
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:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.91745746
Const Adj.:	1.04549992
Adj \$ / SQ:	113.186
Other Features:	54500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	618433
Depreciation:	185530
Depreciated Total:	432903

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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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	RM: 8	BR: 3	Bath: 3	HB: 1

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMMENTS

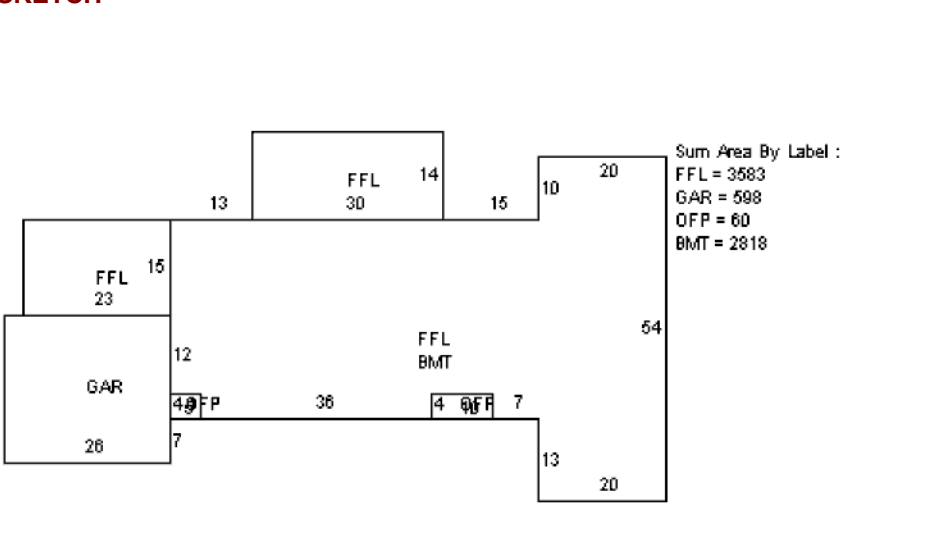
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REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,583	113.190	405,545	
BMT	BASEMENT	2,818	28.300	79,739	
GAR	GARAGE	598	36.000	21,528	
OFP	OPEN PORCH	60	15.000	900	
Net Sketched Area:		7,059	Total:	507,712	
Size Ad	3583	Gross Area	7059	FinArea	3583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

122 22 0
