

**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	11.4	1.000	R4									912,000						912,000	
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	548,300	200	1.880	913,300	1,461,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.64						/Parcel: 368.64	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	544,400	200	1.88	741,300	1,285,900	1,285,900	Year end	11/3/2022
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

**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 \_\_\_/\_\_\_/\_\_\_



**USER DEFINED**

Prior Id # 1:	25 13 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:	

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

ANGLED AREAS IN BACK

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Fprl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

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:	12	BR:	4
	Bath:	2	HB:	1

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

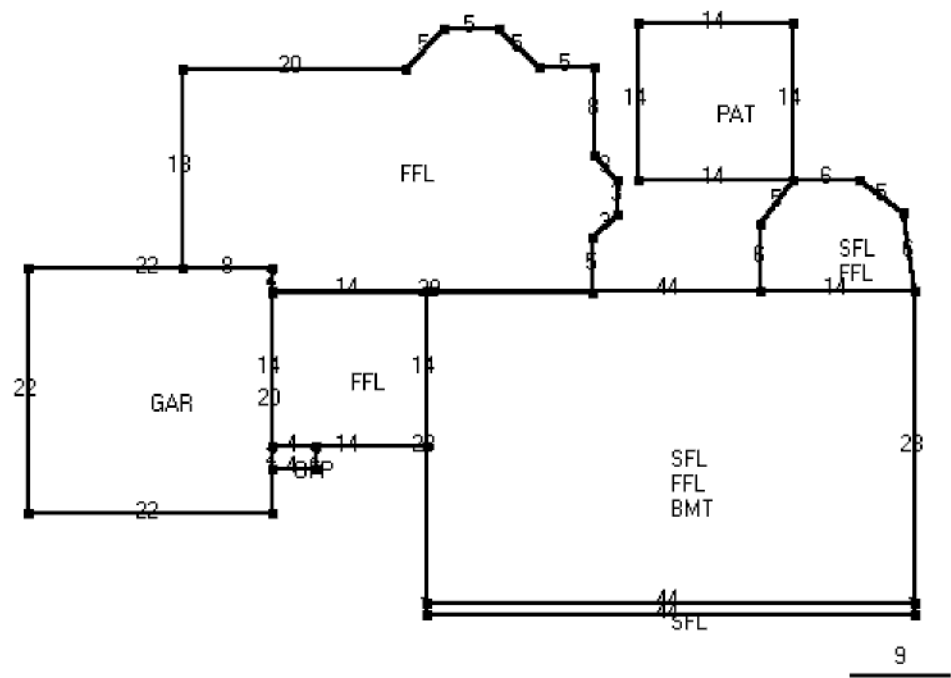
REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1	12	4	1	
Totals				
1	12	4		

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 40%		
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

DEPRECIATION

Phys Cond:	AV - Average	29%
Functional:		
Economic:		
Special:		
Override:		
Total:		29.5%

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	0.91133368
Const Adj.:	1.02464998
Adj \$ / SQ:	111.122
Other Features:	61750
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	777738
Depreciation:	229433
Depreciated Total:	548306

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 988752.6315
Juris. Factor:		Before Depr:		161.13
Special Features:	0	Val/Su Net:		97.23
Final Total:	548300	Val/Su SzAd:		147.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,322	111.120	258,025	
SFL	2ND FLOOR	1,397	111.120	155,237	
BMT	BASEMENT	1,232	33.340	41,071	
GAR	GARAGE	484	36.000	17,424	
PAT	PATIO	196	14.000	2,744	
OFF	OPEN PORCH	8	15.000	120	
Net Sketched Area:		5,639	Total:	474,621	
Size Ad	3719	Gross Area	5639	FinArea	3965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20 A		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	6x10	F	FR	1990	13.50	T	75	101			200			200

PARCEL ID 122 21 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	200	Total Special Features:		Total:	200
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