



PROPERTY LOCATION

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

OWNERSHIP

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	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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	538,200	2,800	1.840	912,100	1,453,100
Total Card	538,200	2,800	1.840	912,100	1,453,100
Total Parcel	538,200	2,800	1.840	912,100	1,453,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		296.83	/Parcel: 296.83

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	493,000	2800	1.84	740,100	1,235,900	1,235,900	Year end	11/3/2022
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

SALES INFORMATION

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			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2022	MEC-22-0015	MECHANIC	24,000	C				Installation of HV
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 ___/___/___

