



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BODNAR KEITH E
Owner 2:	BODNAR KIMBERLY ANN
Owner 3:	
Street 1:	11 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2401 Type:

**PREVIOUS OWNER**

Owner 1:	BREWER GLEN A III -
Owner 2:	BREWER DONNA S -
Street 1:	11 FOX RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2401

**NARRATIVE DESCRIPTION**

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47915.4		SQUARE FE	PRIME SITE		0	11.4	1.469	R4									802,271						802,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	912,100	300	1.100	802,300	1,714,700
Total Card	912,100	300	1.100	802,300	1,714,700
Total Parcel	912,100	300	1.100	802,300	1,714,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		279.37	/Parcel: 279.37

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	905,800	300	1.1	651,000	1,557,100	1,557,100	Year end	11/3/2022
2022	101	FV	806,500	400	1.1	602,400	1,409,300	1,409,300	Year End Roll	10/19/2021
2021	101	FV	730,100	400	1.1	563,000	1,293,500	1,293,500	Year End Roll	10/15/2020
2020	101	FV	724,000	400	1.1	584,100	1,308,500	1,308,500	Year End Roll	9/26/2019
2019	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Create Final value 2019	6/4/2019
2018	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Year End Roll	9/28/2017
2017	101	FV	642,600	400	1.1	563,000	1,206,000	1,206,000	Year End Roll	9/29/2016
2016	101	FV	621,600	400	1.1	546,800	1,168,800	1,168,800	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BREWER GLEN A I	56795-112		4/29/2011		1,082,000	No	No			
MARANIAN, ARTHU	26660-579		9/12/1996		512,000	No	No			
ARTHUR A. MARAN	20545-191		5/17/1990	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2022	R-22-0190	BATH	116,552	O	3/7/2023			Renovation for mas
8/17/2016	6533	KITCHEN	97,000	C	2/7/2017			Kitchen remodel; 5
1/24/2002	2426	MANUAL	10,000	C	5/2/2003			non-baring partiti

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/12/2012	SALES INSP	618	G BOURGAULT
5/2/2003	MEAS/EXT INS	615	
9/10/2001	M&L COMPLETE	613	
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.09999	Total SF/SM:	47915.57	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	802,271	SpI Credit		Total:	802,300
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