

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLANZ MARCY	
Owner 2:		
Owner 3:		
Street 1:	15 FOX RUN RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-2405	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.28 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY 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 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0.443		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,290						13,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,260,100	4,800	2.280	925,300	2,190,200
Total Card	1,260,100	4,800	2.280	925,300	2,190,200
Total Parcel	1,260,100	4,800	2.280	925,300	2,190,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		441.75	/Parcel: 441.75

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	1,097,800	4800	2.28	753,300	1,855,900	1,855,900	Year end	11/3/2022
2022	101	FV	1,027,700	3300	2.28	698,100	1,729,100	1,729,100	Year End Roll	10/19/2021
2021	101	FV	982,500	3300	2.28	653,300	1,639,100	1,639,100	Year End Roll	10/15/2020
2020	101	FV	967,400	3300	2.28	677,300	1,648,000	1,648,000	Year End Roll	9/26/2019
2019	101	FV	987,300	3300	2.28	659,700	1,650,300	1,650,300	Create Final value 2019	6/4/2019
2018	101	FV	987,300	3300	2.28	659,700	1,650,300	1,650,300	Year End Roll	9/28/2017
2017	101	FV	928,600	3300	2.28	653,300	1,585,200	1,585,200	Year End Roll	9/29/2016
2016	101	FV	910,500	3300	2.28	634,900	1,548,700	1,548,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CHARLES HOUSMAN	20578-418		6/4/1990		525,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/4/2000	1948	ADDITION	325,000	C	6/5/2001			6/5/01 85%

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/18/2010	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPECTD	100	
11/11/2005	ABATE-INSPEC	615	
3/23/2002	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPECTD	615	
2/2/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	25 8 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:	

PRINT

Date	Time
09/13/23	19:00:19

LAST REV

Date	Time
02/24/20	09:13:15
apro	
1024	

