

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	11.4	1.000	R4									912,000						912,000	
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	474,100		2.120	920,500	1,394,600	555	0			
							GIS Ref			
							GIS Ref			
Total Card					474,100	2.120	920,500	1,394,600	Entered Lot Size	
Total Parcel					474,100	2.120	920,500	1,394,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		389.23	/Parcel:	389.23	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	432,900	0	2.12	748,500	1,181,400	1,181,400	Year end	11/3/2022
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

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

Total AC/HA:	2.11955	Total SF/SM:	92327.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	920,490	Spl Credit		Total:	920,500
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**EXTERIOR INFORMATION**

Table with exterior details: 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:

**BATH FEATURES**

Table with 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

**COMMENTS**

Empty comments box.

**RESIDENTIAL GRID**

Table with residential grid details: 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, RMs: 8, BRs: 3, Baths: 3, HB 1

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

**CONDO INFORMATION**

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

**GENERAL INFORMATION**

Table with general information: Grade: C+ - AVG. (+), Year Blt: 1962, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

**INTERIOR INFORMATION**

Table with 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**

Table with depreciation: Phys Cond: AV - Average, 30.%, Functional: , Economic: , Special: , Override: , Total: 30%

**REMODELING**

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 3

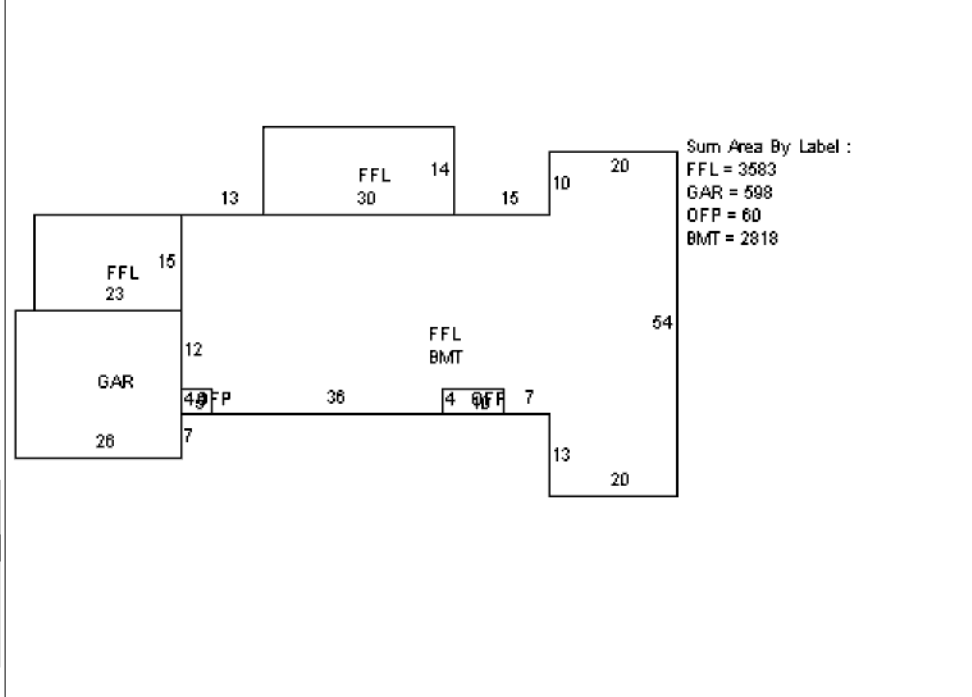
**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 131.00, Size Adj.: 0.91745746, Const Adj.: 1.04549992, Adj \$ / SQ: 125.655, Other Features: 54500, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 677243, Depreciation: 203173, Depreciated Total: 474070

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 877856.6666, Juris. Factor, Before Depr: 138.22, Special Features: 0, Val/Su Net: 67.16, Final Total: 474100, Val/Su SzAd: 132.32

**SKETCH**



Sum Area By Label :  
FFL = 3583  
GAR = 598  
OFP = 60  
BMT = 2818

**SPEC FEATURES/YARD ITEMS**

Table with spec features and yard items columns: 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

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 7,059, Total: 561,175, Size Ad: 3583, Gross Area: 7059, FinArea: 3583

**SUB AREA DETAIL**

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**IMAGE**



AssessPro Patriot Properties, Inc