

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,546,500 / 1,546,500
 USE VALUE: 1,546,500 / 1,546,500
 ASSESSED: 1,546,500 / 1,546,500



Patriot
Properties Inc.

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 RANCH Building built about 1962, having primarily WOOD SHING Exterior and 4895 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	585,000	3,000	958,500	1,546,500
Total Card 1.840 585,000 3,000 958,500 1,546,500					
Total Parcel 1.840 585,000 3,000 958,500 1,546,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 315.91		/Parcel: 315.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	552,200	2800	1.84	930,500	1,485,500		Year End Roll	12/2/2024
2024	101	FV	538,200	2800	1.84	912,100	1,453,100		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	348,500	1500	1.84	646,500	996,500	996,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
A. LEWIS ROGERS	16329-124		8/1/1985		475,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2022	MEC-22-001	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

Total AC/HA: 1.83955 Total SF/SM: 80131 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 958,505 Spl Credit Total: 958,500

