

Map Lot Sublot Building Unit CARD

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 Own Occ: Y
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 CONTEMPORARY Building built about 1962, having primarily WOOD SHING Exterior and 4958 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		0.443		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									15,505						15,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.280	1,418,800	5,100	973,900	2,397,800
Total Card 2.280 1,418,800 5,100 973,900 2,397,800					
Total Parcel 2.280 1,418,800 5,100 973,900 2,397,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		483.62	/Parcel: 483.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,311,100	4800	2.28	945,900	2,261,800		Year End Roll	12/2/2024
2024	101	FV	1,260,100	4800	2.28	925,300	2,190,200		Year end	11/9/2023
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 va	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

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2000	1948	ADDITION	325,000	C	3/23/2002			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+INSPCTD	100	
11/11/2005	ABATE-INSPEC	615	
3/23/2002	MEAS/EXT INS	615	
6/5/2001	MEAS+INSPCTD	615	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

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:	
CivilDistrict:	
Ratio:	

!1024!

PRINT

Date	Time
09/26/25	15:40:53

LAST REV

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

apro 1024

