



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PARK PETER UNNAM
Owner 2:	KIM KYUNGEUN
Owner 3:	
Street 1:	10 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2404 Type:

**PREVIOUS OWNER**

Owner 1:	MARCUVITZ - ANDREW
Owner 2:	MARCUVITZ - EILEEN
Street 1:	10 FOX RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2404

**NARRATIVE DESCRIPTION**

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,290						1,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	442,000	400	1.880	641,300	1,083,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 273.29						/Parcel: 273.29	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	438,100	400	1.88	665,300	1,103,800	1,103,800	Year End Roll	9/26/2019
2019	101	FV	406,400	400	1.88	647,700	1,054,500	1,054,500	Create Final value 2019	6/4/2019
2018	101	FV	406,400	400	1.88	647,700	1,054,500	1,054,500	Year End Roll	9/28/2017
2017	101	FV	395,200	400	1.88	641,300	1,036,900	1,036,900	Year End Roll	9/29/2016
2016	101	FV	402,600	400	1.88	622,900	1,025,900	1,025,900	Year End Roll	1/14/2016
2015	101	FV	398,900	400	1.88	576,500	975,800	975,800	Year End	10/2/2014
2014	101	FV	373,000	400	1.88	537,300	910,700	910,700	Year End Roll	1/23/2014
2013	101	FV	365,600	400	1.88	521,300	887,300	887,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARCUVITZ, ANDRE	65645-410		6/30/2015		1045000	No	No			
EDWARD G. NAJJA	19987-283		8/3/1989		536521	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2020	R-20-0117	MANUAL	3,842	C				Blown cellulose ins
11/18/2010	4611	ROOF		C				strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/10/2001	M&L EXTERIOR	613	
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.87955 Total SF/SM: 81873.20 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 641,290 Spl Credit Total: 641,300

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD
Year Blt:	1963
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 40%
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
Solar HW:	NO
% Com Wal:	0

**DEPRECIATION**

Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		28.8%

**SPEC FEATURES/YARD ITEMS**

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
2	SHED/FR	D	Y	1	6x10	F	FR	1990	13.50	T	55	101					

More: N

Total Yard Items:	400
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.91133368
Const Adj.:	1.02464998
Adj \$ / SQ:	88.711
Other Features:	61750
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	620717
Depreciation:	178766
Depreciated Total:	441950

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

Total Special Features:	
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**COMMENTS**

ANGLED AREAS IN BACK

**RESIDENTIAL GRID**

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:	12	BRs:	4	Baths:	2	HB	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
1		12	4	1
Totals				
1		12	4	

**PARCEL ID**

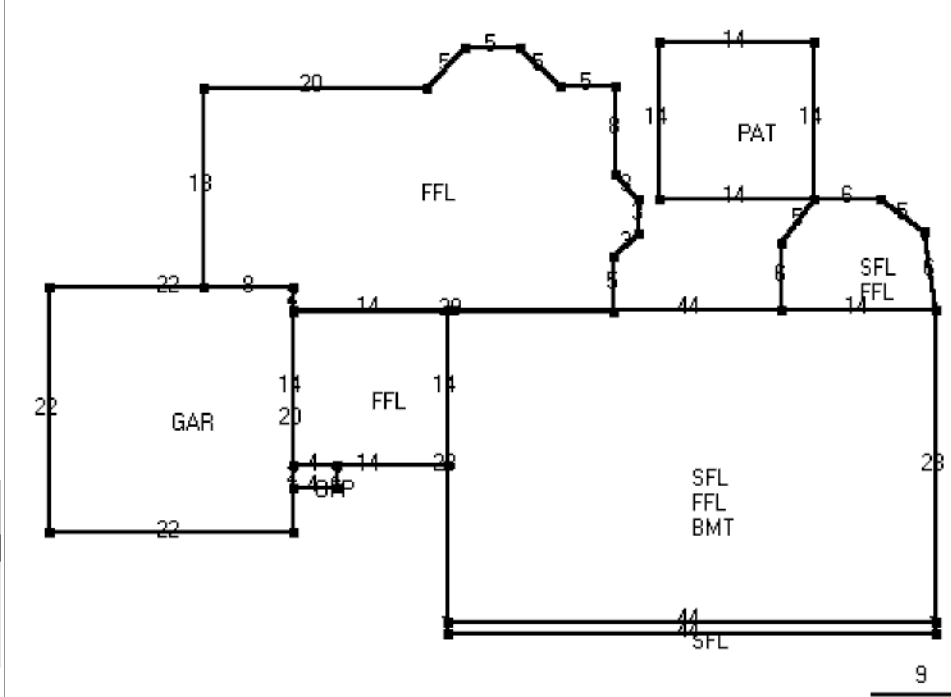
WtAv\$/SQ:	AvRate:	Ind.Val:	988752.6315
Juris. Factor:		Val/Su Fin:	111.48
Special Features:	0	Val/Su Net:	78.38
Final Total:	442000	Val/Su SzAd:	118.85

122 21 0

Appr Value	JCod	JFact	Juris. Value

Total:	400
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**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,322	88.710	205,987	
SFL	2ND FLOOR	1,397	88.710	123,929	
BMT	BASEMENT	1,232	26.610	32,788	
GAR	GARAGE	484	36.000	17,424	
PAT	PATIO	196	7.000	1,372	
OFF	OPEN PORCH	8	15.000	120	
Net Sketched Area:		5,639	Total:	381,620	
Size Ad	3719	Gross Area	5639	FinArea	3965

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20 A		0

IMAGE *AssessPro* Patriot Properties, Inc



More: N
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