

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BODNAR KEITH E
Owner 2:	BODNAR KIMBERLY ANN
Owner 3:	
Street 1:	11 FOX RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2401 Type:

PREVIOUS OWNER

Owner 1:	BREWER GLEN A III -
Owner 2:	BREWER DONNA S -
Street 1:	11 FOX RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2401

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47915.4		SQUARE FE	PRIME SITE		0	8.	1.469	R4									562,997						563,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	730,100	400	1.100	563,000	1,293,500
Total Card	730,100	400	1.100	563,000	1,293,500
Total Parcel	730,100	400	1.100	563,000	1,293,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		210.75	/Parcel: 210.75

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
2020	101	FV	724,000	400	1.1	584,100	1,308,500	1,308,500	Year End Roll	9/26/2019
2019	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Create Final value 2019	6/4/2019
2018	101	FV	672,900	400	1.1	568,600	1,241,900	1,241,900	Year End Roll	9/28/2017
2017	101	FV	642,600	400	1.1	563,000	1,206,000	1,206,000	Year End Roll	9/29/2016
2016	101	FV	621,600	400	1.1	546,800	1,168,800	1,168,800	Year End Roll	1/14/2016
2015	101	FV	615,700	400	1.1	506,000	1,122,100	1,122,100	Year End	10/2/2014
2014	101	FV	574,700	400	1.1	471,500	1,046,600	1,046,600	Year End Roll	1/23/2014
2013	101	FV	563,000	400	1.06	454,000	1,017,400	1,017,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BREWER GLEN A I	56795-112		4/29/2011		1082000	No	No			
MARANIAN, ARTHU	26660-579		9/12/1996		512000	No	No			
ARTHUR A. MARAN	20545-191		5/17/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/17/2016	6533	KITCHEN	97,000	C	2/7/2017			Kitchen remodel; 5
1/24/2002	2426	MANUAL	10,000	C	5/2/2003			non-baring partiti

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2017	Cnfmdbldgdpt	618	G BOURGAULT
6/12/2012	SALES INSP	618	G BOURGAULT
5/2/2003	MEAS/EXT INS	615	
9/10/2001	M&L COMPLETE	613	
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.09999	Total SF/SM:	47915.57	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	562,997	SpI Credit		Total:	563,000
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USER DEFINED

Prior Id # 1:	25 3 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
10/22/20	16:13:01

LAST REV

Date	Time
02/07/17	10:21:09
apro	
1019	

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:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
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	50%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	GD	- Good	19.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			19.4%

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	6X8	A	AV	1994	15.00	T	40	101			400			400

More: N

Total Yard Items: 400

Total Special Features:

Total: 400

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	95.00
Size Adj.:	0.85950905
Const Adj.:	1.00999999
Adj \$ / SQ:	82.470
Other Features:	95648
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	905848
Depreciation:	175734
Depreciated Total:	730113

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val 1007309.183				
Juris. Factor:		Val/Su Fin: 118.95		
Special Features: 0		Val/Su Net: 82.86		
Final Total: 730100		Val/Su SzAd 133.25		

COMMENTS**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: 9		BRs: 4		Baths: 3		HB		1			

REMODELING

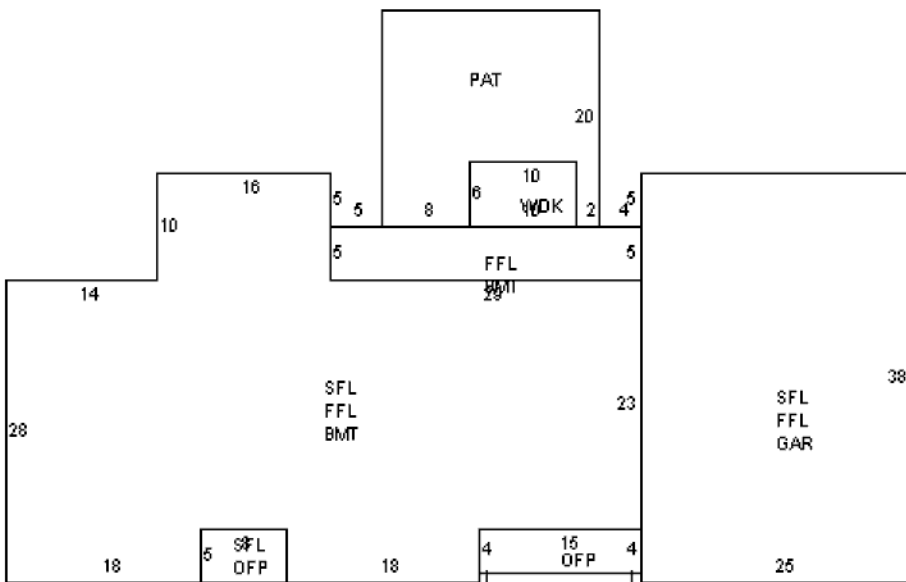
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

WtAv\$/SQ: AvRate: Ind.Val 1007309.183				
Juris. Factor:		Val/Su Fin: 118.95		
Special Features: 0		Val/Su Net: 82.86		
Final Total: 730100		Val/Su SzAd 133.25		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,792	82.470	230,256	
SFL	2ND FLOOR	2,687	82.470	221,597	
BMT	BASEMENT	1,882	31.440	59,173	
GAR	GARAGE	950	36.000	34,200	
PAT	PATIO	340	7.000	2,380	
OFFP	OPEN PORCH	100	15.000	1,500	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		8,811	Total:	551,386	
Size Ad	5479	Gross Area	8811	FinArea	6138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	A	0

IMAGE

AssessPro Patriot Properties, Inc

