



**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:				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 Influ	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		0.283		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	341,900		2.120	648,500	990,400	555	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2015	101	FV	293,000	0	2.12	583,700	876,700	876,700	Year End	10/2/2014
2014	101	FV	279,900	0	2.12	544,500	824,400	824,400	Year End Roll	1/23/2014
2013	101	FV	273,400	0	2.12	528,500	801,900	801,900	Year End Roll	10/25/2012

**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		439000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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

