

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CANAAN DR, LINCOLN

OWNERSHIP

Owner 1:	BRIEDIS TR JOHN
Owner 2:	BRIEDIS TR IRENE
Owner 3:	IVY REALTY TRUST
Street 1:	27 CANAAN DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11.2 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1941, having primarily BRICK VENTR Exterior and 6449 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		6.633		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									298,485						298,500	
101	ONE FAM		2.73		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									122,850						122,900	Private ROW

Total AC/HA:	11.19955	Total SF/SM:	487852	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,544,535	SpI Credit	Total:	1,544,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11.200	1,311,900	17,700	1,544,600	2,874,200
Total Card 11.200 1,311,900 17,700 1,544,600 2,874,200					
Total Parcel 11.200 1,311,900 17,700 1,544,600 2,874,200					
Source: Market Adj Cost		Total Value per SQ Unit /Card:		445.66	/Parcel: 445.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,205,400	16500	11.2	1,331,300	2,553,200		Year End Roll	12/2/2024
2024	101	FV	1,157,700	16500	11.2	1,215,400	2,389,600		Year end	11/9/2023
2023	101	FV	998,400	16500	11.2	1,195,400	2,210,300	2,210,300	Year end	11/3/2022
2022	101	FV	868,300	16500	11.2	1,137,000	2,021,800	2,021,800	Year End Roll	10/19/2021
2021	101	FV	824,000	16500	11.2	1,175,400	2,015,900	2,015,900	Year End Roll	10/15/2020
2020	101	FV	810,000	16500	11.2	1,135,400	1,961,900	1,961,900	Year End Roll	9/26/2019
2019	101	FV	826,000	16500	11.2	1,110,600	1,953,100	1,953,100	Create Final va	6/4/2019
2018	101	FV	826,000	16500	11.2	1,110,600	1,953,100	1,953,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIEDIS JOHN/IR	23705-22		9/28/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2022	R-22-0103	ROOF	60,000	C	8/8/2022			Replace approx. 28
5/24/2010	4470	TEMPORAR		C				Tent 6/3 to 6/7
11/12/2003	2814	ROOF		C				garage
10/16/2001	2367	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS+INSPCTD	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	
11/6/1995	MEAS+INSPCTD	607	
11/6/1995	MEAS+INSPCTD	607	
11/6/1995	MEAS+INSPCTD	607	
1/7/1994	INSPECTED	600	
1/24/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1/8 interest in common land parcels 44-4-0 and 44-4-6	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/11/13
Parcel ID	135 9 0
!1225!	
PRINT	
Date	09/26/25
Time	16:02:15
LAST REV	
Date	05/10/25
Time	10:47:01
meadorse	
1225	



USER DEFINED

Prior Id # 1:	37 2 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:	

