

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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 26. ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
132	UNDEV		26		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									182,000						182,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	26.000			182,000	182,000
Total Card	26.000			182,000	182,000
Total Parcel	26.000			182,000	182,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	26.	182,000	182,000		Year End Roll	12/2/2024
2024	132	FV		0	26.	156,000	156,000		Year end	11/9/2023
2023	132	FV		0	26.	156,000	156,000	156,000	Year end	11/3/2022
2022	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	10/19/2021
2021	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	10/15/2020
2020	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	9/26/2019
2019	132	FV		0	26.	156,000	156,000	156,000	Create Final va	6/4/2019
2018	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISCHER + PERTZ	23705-007		9/28/1993	CONVENIENC		Yes	No		SAME AS 1981 DEED
PERTZOFF EST OF	14387-532		8/19/1981			No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	37 2 1
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:	

!1226!

PRINT

Date Time
09/26/25 16:02:22

LAST REV

Date Time
03/26/13 10:05:49

apro
1226

