

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH ROBERT LANPHIER
Owner 2:	JAHRLING CATHERINE H
Owner 3:	JAHRLING ROBERT V
Street 1:	PO BOX 6318
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SMITH ROBERT LANPHIER -
Owner 2:	JAHRLING CATHERINE H -
Street 1:	PO BOX 6318
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 11.29 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		9.96		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									69,720						69,700	Cons Restr
132	UNDEV		1.33		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									9,310						9,300	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	11.290			79,000	79,000
Total Card		11.290		79,000	79,000
Total Parcel		11.290		79,000	79,000
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	11.29	79,000	79,000		Year End Roll	12/2/2024
2024	132	FV		0	11.29	67,800	67,800		Year end	11/9/2023
2023	132	FV		0	11.29	67,800	67,800	67,800	Year end	11/3/2022
2022	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	10/19/2021
2021	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	10/15/2020
2020	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	9/26/2019
2019	132	FV		0	11.29	67,800	67,800	67,800	Create Final va	6/4/2019
2018	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ROBERT LA	55499-507		9/30/2010	CONVENIENC		1	No	No	1/8 INTEREST IN PROPERTY
JAHRLING ROBERT	38728-74		4/8/2003	CONVENIENC		1	No	No	1/8 interest
WENGREN RICHARD	34662-35		1/25/2002		2,600,000	No	No		
	13197-678		5/26/1977		40,000	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



USER DEFINED

Prior Id # 1: 44 4 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:

PRINT

Date	Time
09/26/25	16:09:51

LAST REV

Date	Time
11/12/10	14:36:06

brennanp
1297

Parcel ID 135 6 0

!1297!

