

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEGATES JOHN C
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6331
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 2.771 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1915, having primarily CLAPBOARD Exterior and 4200 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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		0.934		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									42,030						42,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.771	682,100	17,500	1,165,200	1,864,800
Total Card 2.771 682,100 17,500 1,165,200 1,864,800					
Total Parcel 2.771 682,100 17,500 1,165,200 1,864,800					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 444.05		/Parcel: 444.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	599,300	16300	2.771	1,112,700	1,728,300		Year End Roll	12/2/2024
2024	101	FV	588,500	16300	2.771	1,028,000	1,632,800		Year end	11/9/2023
2023	101	FV	584,900	16300	2.771	1,008,000	1,609,200	1,609,200	Year end	11/3/2022
2022	101	FV	510,000	16700	2.771	949,600	1,476,300	1,476,300	Year End Roll	10/19/2021
2021	101	FV	491,200	16700	2.771	988,000	1,495,900	1,495,900	Year End Roll	10/15/2020
2020	101	FV	461,600	16700	2.771	948,000	1,426,300	1,426,300	Year End Roll	9/26/2019
2019	101	FV	465,300	16700	2.771	923,200	1,405,200	1,405,200	Create Final va	6/4/2019
2018	101	FV	465,300	16700	4.955	934,900	1,416,900	1,416,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLGA PERTZOFF	13197-689		5/26/1977		120,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2023	R-23-0117	ROOF	16,700	C				Strip & re-roof
11/9/2010	4603	ROOF		C				strip and re-roof
6/17/1998	1444	ROOF	6,000	C	3/24/1999			
10/9/1997	1287	ROOF	5,000	C	3/21/1998			3/21/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	
3/24/1999	MEAS/EXT INS	602	
3/21/1998	MEAS/EXT INS	602	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 44 4 3

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:

