

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

19,700 /

19,700

USE VALUE:

19,700 /

19,700

ASSESSED:

19,700 /

19,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		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 2.185 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	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
132	UNDEV		2.185		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									19,665						19,700	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2.185			19,700	19,700
Total Card	2.185			19,700	19,700
Total Parcel	2.185			19,700	19,700
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	2.185	15,300	15,300		Year End Roll	12/2/2024
2024	132	FV		0	2.185	13,100	13,100		Year end	11/9/2023
2023	132	FV		0	2.185	13,100	13,100	13,100	Year end	11/3/2022
2022	132	FV		0	2.185	13,100	13,100	13,100	Year End Roll	10/19/2021
2021	132	FV		0	2.185	13,100	13,100	13,100	Year End Roll	10/15/2020
2020	132	FV		0	2.185	13,100	13,100	13,100	Year End Roll	9/26/2019
2019	132	FV		0	2.185	13,100	13,100	13,100	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
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
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



Patriot Properties Inc.

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:	

PRINT

Date	Time
09/26/25	19:34:52

LAST REV

Date	Time
02/12/18	10:25:28

apro 2889

