

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JAHRLING ROBERT V
Owner 2:	JAHRLING CATHERINE H
Owner 3:	
Street 1:	10 CANAAN DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LUTNICKI VICTOR A -
Owner 2:	LUTNICKI HARRIET H -
Street 1:	10 CANAAN DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.08 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		4.08		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									36,720						36,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	4.080			36,700	36,700
Total Card	4.080			36,700	36,700
Total Parcel	4.080			36,700	36,700
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	4.08	28,600	28,600		Year End Roll	12/2/2024
2024	132	FV		0	4.08	24,500	24,500		Year end	11/9/2023
2023	132	FV		0	4.08	24,500	24,500	24,500	Year end	11/3/2022
2022	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	10/19/2021
2021	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	10/15/2020
2020	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	9/26/2019
2019	132	FV		0	4.08	24,500	24,500	24,500	Create Final va	6/4/2019
2018	101	FV	1,185,300	5100	7.975	960,300	2,150,700	2,150,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUTNICKI VICTOR	34662-35		1/25/2002		2,600,000	No	No		
VICTOR LUTNICKI	19242-15		8/3/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2013	5557	TEMPORAR		C				tent 9/20 to 9/23
6/12/2007	3701	NEW HOME	1,102,392	C	4/21/2009			single fam hse
6/12/2007	3700	DEMOLITI		C	4/21/2009			demo dwelling & ga

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2010	MEAS+INSPCTD	618	G BOURGAULT
12/17/2009	MEAS+INSPCTD	100	
4/21/2009	PERMIT VISIT	25	D ERSKINE
6/28/2007	VACANT LOT	100	
12/13/2003	MEAS/EXT INS	615	
11/25/2000	M&L COMPLETE	609	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	53 3 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 19:35:24
LAST REV
Date Time
02/12/18 10:30:13
apro
2893

Legal Description
User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:
Parcel ID 143 34 1
!2893!

