



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	CANNON JR TR LAWRENCE T
Owner 2:	HOLDEN TR SARAH CANNON
Owner 3:	HOLDEN FAMILY TRUST
Street 1:	PO BOX 6347
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CANNON - ROBERT LAURENT
Owner 2:	CANNON - BETTY H
Street 1:	3430 S RACE ST
Twn/City:	ENGLEWOOD
St/Prov:	CO Cntry
Postal:	80113

NARRATIVE DESCRIPTION

This Parcel contains 2.105 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		2.1046		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									12,628						12,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.105	12,600	12,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	2.105	12,600	12,600	12,600	Year End Roll	9/28/2017
2017	132	FV		0	2.105	12,600	12,600	12,600	Year End Roll	9/29/2016
2016	132	FV		0	2.105	12,600	12,600	12,600	Year End Roll	1/14/2016
2015	132	FV		0	2.105	12,600	12,600	12,600	Year End	10/2/2014
2014	132	FV		0	2.105	12,600	12,600	12,600	Year End Roll	1/23/2014
2013	132	FV		0	2.105	12,600	12,600	12,600	Year End Roll	10/25/2012
2012	132	FV		0	2.105	12,600	12,600	12,600	Year End	1/26/2012
2011	132	FV		0	2.105	12,600	12,600	12,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANNON,ROBERT L	65858-245		8/4/2015	FAMILY		1 No	No			
CANNON WALTER B	38161-238		3/4/2003	CONVENIENC		1 No	No			
CANNON BRADFORD	21952-134		4/17/1992	FAMILY		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Form with fields for Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Form with fields for Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

LAND WAS UNDER 30 YR.CONSERV. RESTRICTION 1978? 6/9/77?.

SKETCH

GENERAL INFORMATION

Form with fields for Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Form with fields for Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Form with fields for Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes sub-sections for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

REMODELING

Form with fields for Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes a Totals row.

INTERIOR INFORMATION

Form with fields for Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Form with fields for Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Form with fields for Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

Summary row with fields: More: N, Total Yard Items, Total Special Features, Total.