



**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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 Influ	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	30,000.	0.200	R6									13,110					13,100	Cons Restr, Wetlan	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.185	13,100	13,100		
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
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 value 2019	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
2017	101	FV	447,000	16700	4.955	934,900	1,398,600	1,398,600	Year End Roll	9/29/2016
2016	101	FV	439,700	16700	4.955	908,500	1,364,900	1,364,900	Year End Roll	1/14/2016
2015	101	FV	425,000	16700	4.955	844,500	1,286,200	1,286,200	Year End	10/2/2014
2014	101	FV	357,200	16700	4.955	831,700	1,205,600	1,205,600	Year End Roll	1/23/2014
2013	101	FV	351,200	16700	4.955	807,700	1,175,600	1,175,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLGA PERTZOFF	13197-689		5/26/1977		120000	No	No			

**BUILDING PERMITS**

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

