



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN RD
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 1.6 ACRES of land mainly classified as MUNICPL

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		
t				Traffic		

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
903	MUNICPL		69696.4		SQUARE FE	UNDEV	0.2	0	9.6	0.221	R5									147,665						147,700	Access

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			1.600	147,700	147,700		
Total Card			1.600	147,700	147,700	Entered Lot Size	
Total Parcel			1.600	147,700	147,700	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
2021	903	FV		0	1.6	153,800	153,800	153,800	Year End Roll	10/15/2020
2020	903	FV		0	1.6	153,800	153,800	153,800	Year End Roll	9/26/2019
2019	903	FV		0	1.6	153,200	153,200	153,200	Create Final value 2019	6/4/2019
2018	903	FV		0	1.6	153,200	153,200	153,200	Year End Roll	9/28/2017
2017	903	FV		0	1.6	153,200	153,200	153,200	Year End Roll	9/29/2016
2016	903	FV		0	1.6	143,200	143,200	143,200	Year End Roll	1/14/2016
2015	903	FV		0	1.6	132,600	132,600	132,600	Year End	10/2/2014
2014	903	FV		0	1.6	130,700	130,700	130,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12917-187		12/31/1975			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 ___/___/___

PRINT
 Date Time
 09/30/21 19:11:27
LAST REV
 Date Time
 04/11/13 13:38:41
 apro
 1299

USER DEFINED
 Prior Id # 1: 44 4 2
 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:

EXTERIOR INFORMATION

Type:		
Sty Ht:		
(Liv) Units:	Total:	
Foundation:		
Frame:		
Prime Wall:		
Sec Wall:		%
Roof Struct:		
Roof Cover:		
Color:		
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

SKETCH

GENERAL INFORMATION

Grade:		
Year Blt:	Eff Yr Blt:	
Alt LUC:	Alt %:	
Jurisdct:	Fact:	
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	BRs:	Baths:	HB								

INTERIOR INFORMATION

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

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

CALC SUMMARY

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

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	

PARCEL ID 135 8 0

IMAGE

AssessPro Patriot Properties, Inc