



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SMITH ROBERT LANPHIER
Owner 2:	SMITH NANCY WARRINER
Owner 3:	
Street 1:	PO BOX 6318
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6318 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.07 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**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:				Topo		
D				Street	1	PAVED
s				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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									6,990						7,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	683,200	17,600	2.070	775,000	1,475,800	
Total Card		683,200	17,600	2,070	775,000	1,475,800
Total Parcel		683,200	17,600	2,070	775,000	1,475,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		359.12	/Parcel: 359.12	

Legal Description
1/8 interest in common land parcels 44-4-0 and 44-4-6
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
06/21/07

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	632,500	17600	2.07	807,000	1,457,100	1,457,100	Year End Roll	10/15/2020
2020	101	FV	622,300	17600	2.07	807,000	1,446,900	1,446,900	Year End Roll	9/26/2019
2019	101	FV	590,300	17600	2.07	803,800	1,411,700	1,411,700	Create Final value 2019	6/4/2019
2018	101	FV	590,300	17600	2.07	803,800	1,411,700	1,411,700	Year End Roll	9/28/2017
2017	101	FV	580,600	17600	2.07	803,800	1,402,000	1,402,000	Year End Roll	9/29/2016
2016	101	FV	564,400	17600	2.07	751,800	1,333,800	1,333,800	Year End Roll	1/14/2016
2015	101	FV	525,700	17600	2.07	696,600	1,239,900	1,239,900	Year End	10/2/2014
2014	101	FV	487,700	17600	2.07	687,000	1,192,300	1,192,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARG. SMITH WEN	21032-166		3/4/1991	FAMILY	294,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/24/2018	7142	MANUAL	27,000	C	11/16/2018			Replace decking, r
5/4/2017	6735	SOLAR PA	47,730	C				Install solar pane
2/4/2015	5876	RENOVATI	82,000	C	2/4/2015			Kitchen, laundry a
1/16/2009	4116	RENOVATI	65,000	C	6/1/2009			replace 11 wind an

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### 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
3	GARAGE	D	Y	1	15X36	A	AV	1969	36.00	T	60	101			7,800			7,800
12	POOL I-G	D	Y	1	450	A	AV	1969	22.00	T	70	101			3,000			3,000
27	TENNIS C	D	Y	1	100x55	A	AV	1969	4.09	T	70	101			6,800			6,800

More: N	Total Yard Items:	17,600	Total Special Features:		Total:	17,600
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### BATH FEATURES

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

### OTHER FEATURES

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	VG	- Very Good	13%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>13%</b>

### CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.99291497
Const Adj.:	1.00999999
Adj \$ / SQ:	104.296
Other Features:	92128
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	785262
Depreciation:	102084
Depreciated Total:	683178

### COMMENTS

### RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	3	HB	1				

### REMODELING

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

### RES BREAKDOWN

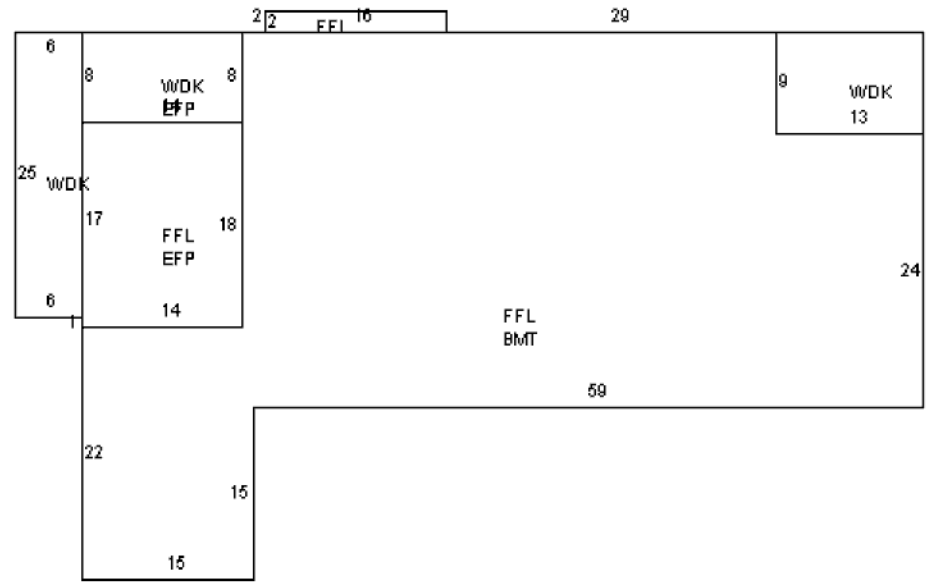
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1120248.247
Juris. Factor:		Before depr:	166.87	
Special Features:	0	Val/Su Net:	126.54	
Final Total:	683200	Val/Su SzAd:	276.60	

### PARCEL ID 135 4 0

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,470	104.300	257,611
BMT	BASEMENT	2,186	55.410	121,120
WDK	WOOD DECK	379	18.010	6,826
EFP	ENCL PORCH	364	36.000	13,104
Net Sketched Area:		5,399	Total:	398,661
Size Ad	2470	Gross Area	5399	Fin Area 4110

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

### IMAGE

AssessPro Patriot Properties, Inc

