



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	Insp Date
						Land Unit Type:	09/11/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	132	FV		0	2.185	13,100	13,100	13,100	Year End Roll	10/15/2020
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

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		120,000	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

