



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRIEDIS TR JOHN
Owner 2:	BRIEDIS TR IRENE
Owner 3:	IVY REALTY TRUST
Street 1:	27 CANAAN DR
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 26. 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		26		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									156,000						156,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			26.000	156,000	156,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			26.000	156,000	156,000	Entered Lot Size	
Total Parcel			26.000	156,000	156,000	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
2023	132	FV		0	26.	156,000	156,000	156,000	Year end	11/3/2022
2022	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	10/19/2021
2021	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	10/15/2020
2020	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	9/26/2019
2019	132	FV		0	26.	156,000	156,000	156,000	Create Final value 2019	6/4/2019
2018	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	9/28/2017
2017	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	9/29/2016
2016	132	FV		0	26.	156,000	156,000	156,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FISCHER + PERTZ	23705-007		9/28/1993	CONVENIENC		Yes	No			SAME AS 1981 DEED
PERTZOFF EST OF	14387-532		8/19/1981			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 ___/___/___

Total AC/HA:	26.00000	Total SF/SM:	1132560.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 5	Total:	156,000	SpI Credit:		Total:	156,000
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