



PROPERTY LOCATION

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

OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Owner 1:  | SMITH ROBERT LANPHIER |
| Owner 2:  | JAHRLING CATHERINE H  |
| Owner 3:  | JAHRLING ROBERT V     |
| Street 1: | PO BOX 6318           |
| Street 2: |                       |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry              |
| Postal:   | 01773                 |

PREVIOUS OWNER

|           |                         |
|-----------|-------------------------|
| Owner 1:  | SMITH ROBERT LANPHIER - |
| Owner 2:  | JAHRLING CATHERINE H -  |
| Street 1: | PO BOX 6318             |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773                   |

NARRATIVE DESCRIPTION

This Parcel contains 11.29 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       |          | 9.96        |                    | ACRES     | CONS RESTR | 0.2       | 0          | 30,000.    | 0.200 | R5    |            |           |        |   |        |   |        |   | 59,760          |           |   |           |        |      | 59,800    | Cons Restr         |
| 132      | UNDEV       |          | 1.33        |                    | ACRES     | CONS RESTR | 0.2       | 0          | 30,000.    | 0.200 | R5    |            |           |        |   |        |   |        |   | 7,980           |           |   |           |        |      | 8,000     | Cons Restr, Wetlan |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|
| 132          |                 |                                | 11.290    | 67,800     | 67,800      |                   |
| Total Card   |                 |                                | 11.290    | 67,800     | 67,800      | Entered Lot Size  |
| Total Parcel |                 |                                | 11.290    | 67,800     | 67,800      | 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         | 11.29     | 67,800     | 67,800      | 67,800        | Year end                | 11/3/2022  |
| 2022   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 10/19/2021 |
| 2021   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 10/15/2020 |
| 2020   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 9/26/2019  |
| 2019   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Create Final value 2019 | 6/4/2019   |
| 2018   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 9/28/2017  |
| 2017   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 9/29/2016  |
| 2016   | 132 | FV  |            | 0         | 11.29     | 67,800     | 67,800      | 67,800        | Year End Roll           | 1/14/2016  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V    | Tst | Verif | Assoc PCL Value | Notes                    |
|-----------------|-----------|------|-----------|------------|------------|------|-----|-------|-----------------|--------------------------|
| SMITH ROBERT LA | 55499-507 |      | 9/30/2010 | CONVENIENC |            | 1 No | No  |       |                 | 1/8 INTEREST IN PROPERTY |
| JAHRLING ROBERT | 38728-74  |      | 4/8/2003  | CONVENIENC |            | 1 No | No  |       |                 | 1/8 interest             |
| WENGREN RICHARD | 34662-35  |      | 1/25/2002 |            | 2,600,000  | No   | No  |       |                 |                          |
|                 | 13197-678 |      | 5/26/1977 |            | 40,000     | 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

