



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 1.7 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		1.7		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									10,200						10,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.700	10,200	10,200		
Total Card						Entered Lot Size	
Total Parcel						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	1.7	10,200	10,200	10,200	Year end	11/3/2022
2022	132	FV		0	1.7	10,200	10,200	10,200	Year End Roll	10/19/2021
2021	132	FV		0	1.7	10,200	10,200	10,200	Year End Roll	10/15/2020
2020	132	FV		0	1.7	10,200	10,200	10,200	Year End Roll	9/26/2019
2019	132	FV		0	1.7	10,200	10,200	10,200	Create Final value 2019	6/4/2019
2018	132	FV		0	1.7	10,200	10,200	10,200	Year End Roll	9/28/2017
2017	132	FV		0	1.7	10,200	10,200	10,200	Year End Roll	9/29/2016
2016	132	FV		0	1.7	10,200	10,200	10,200	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	23705-2		9/28/1993	CONVENIENC		Yes	No			SAME AS 1981 DEED
PERTZOFF OLGA	14387-532		8/19/1981			Yes	No			CONSERVATION LOT

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

