



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JAHRLING ROBERT V
Owner 2:	JAHRLING CATHERINE H
Owner 3:	
Street 1:	10 CANAAN DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LUTNICKI VICTOR A -
Owner 2:	LUTNICKI HARRIET H -
Street 1:	10 CANAAN DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.08 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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
132	UNDEV		4.08		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									24,480						24,500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
132			4.080	24,500	24,500
Total Card			4.080	24,500	24,500
Total Parcel			4.080	24,500	24,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
11/16/10	

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	4.08	24,500	24,500	24,500	Year end	11/3/2022
2022	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	10/19/2021
2021	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	10/15/2020
2020	132	FV		0	4.08	24,500	24,500	24,500	Year End Roll	9/26/2019
2019	132	FV		0	4.08	24,500	24,500	24,500	Create Final value 2019	6/4/2019
2018	101	FV	1,185,300	5100	7.975	960,300	2,150,700	2,150,700	Year End Roll	9/28/2017
2017	101	FV	1,069,600	5100	7.975	960,300	2,035,000	2,035,000	Year End Roll	9/29/2016
2016	101	FV	1,043,500	5100	7.975	933,900	1,982,500	1,982,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUTNICKI VICTOR	34662-35		1/25/2002		2,600,000	No	No			
VICTOR LUTNICKI	19242-15		8/3/1988	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/23/2013	5557	TEMPORAR		C				tent 9/20 to 9/23
6/12/2007	3701	NEW HOME	1,102,392	C	1/23/2009			single fam hse
6/12/2007	3700	DEMOLITI		C	4/21/2009			demo dwelling & ga

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2010	MEAS+INSPCTD	618	G BOURGAULT
12/17/2009	MEAS+INSPCTD	100	
4/21/2009	PERMIT VISIT	25	D ERSKINE
6/28/2007	VACANT LOT	100	
12/13/2003	MEAS/EXT INS	615	
11/25/2000	M&L COMPLETE	609	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.08000	Total SF/SM:	177724.80	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 6	Total:	24,480	SpI Credit:		Total:	24,500
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