



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 Own Occ: N
Postal:	01773 Type:

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	User Acct
132			11.290	67,800	67,800		0
							GIS Ref
							GIS Ref
							Insp Date
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
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
2015	132	FV		0	11.29	67,800	67,800	67,800	Year End	10/2/2014
2014	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	1/23/2014
2013	132	FV		0	11.29	67,800	67,800	67,800	Year End Roll	10/25/2012

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		2600000	No	No			
	13197-678		5/26/1977		40000	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

