



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEGATES JOHN C
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6331
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 2.771 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	12.	1.000	R6									960,000						960,000	
101	ONE FAM		0.934		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									28,020						28,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	491,200	16,700	2.771	988,000	1,495,900	1/8 interest in common land parcels 44-4-0 and 44-4-6	
Total Card	491,200	16,700	2.771	988,000	1,495,900	Entered Lot Size	
Total Parcel	491,200	16,700	2.771	988,000	1,495,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		356.21	/Parcel:	356.21	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	101	FV	461,600	16700	2.771	948,000	1,426,300	1,426,300	Year End Roll	9/26/2019
2019	101	FV	465,300	16700	2.771	923,200	1,405,200	1,405,200	Create Final value 2019	6/4/2019
2018	101	FV	465,300	16700	4.955	934,900	1,416,900	1,416,900	Year End Roll	9/28/2017
2017	101	FV	447,000	16700	4.955	934,900	1,398,600	1,398,600	Year End Roll	9/29/2016
2016	101	FV	439,700	16700	4.955	908,500	1,364,900	1,364,900	Year End Roll	1/14/2016
2015	101	FV	425,000	16700	4.955	844,500	1,286,200	1,286,200	Year End	10/2/2014
2014	101	FV	357,200	16700	4.955	831,700	1,205,600	1,205,600	Year End Roll	1/23/2014
2013	101	FV	351,200	16700	4.955	807,700	1,175,600	1,175,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLGA PERTZOFF	13197-689		5/26/1977		120000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/9/2010	4603	ROOF		C				strip and re-roof
6/17/1998	1444	ROOF	6,000	C	3/24/1999			
10/9/1997	1287	ROOF	5,000	C	3/21/1998			3/21/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	
3/24/1999	MEAS/EXT INS	602	
3/21/1998	MEAS/EXT INS	602	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

