



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH ROBERT LANPHIER
Owner 2:	SMITH NANCY WARRINER
Owner 3:	
Street 1:	PO BOX 6318
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6318 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.07 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									6,990						7,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	632,500	17,600	2.070	807,000	1,457,100	7/8 interest in common land parcels 44-4-0 and 44-4-6
Total Card		632,500	17,600	2,070	807,000	1,457,100
Total Parcel		632,500	17,600	2,070	807,000	1,457,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 354.57		/Parcel: 354.57		Entered Lot Size
						Total Land:
						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	622,300	17600	2.07	807,000	1,446,900	1,446,900	Year End Roll	9/26/2019
2019	101	FV	590,300	17600	2.07	803,800	1,411,700	1,411,700	Create Final value 2019	6/4/2019
2018	101	FV	590,300	17600	2.07	803,800	1,411,700	1,411,700	Year End Roll	9/28/2017
2017	101	FV	580,600	17600	2.07	803,800	1,402,000	1,402,000	Year End Roll	9/29/2016
2016	101	FV	564,400	17600	2.07	751,800	1,333,800	1,333,800	Year End Roll	1/14/2016
2015	101	FV	525,700	17600	2.07	696,600	1,239,900	1,239,900	Year End	10/2/2014
2014	101	FV	487,700	17600	2.07	687,000	1,192,300	1,192,300	Year End Roll	1/23/2014
2013	101	FV	478,200	17600	2.07	667,000	1,162,800	1,162,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARG. SMITH WEN	21032-166		3/4/1991	FAMILY	294000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/24/2018	7142	MANUAL	27,000	C	11/16/2018			Replace decking, r
5/4/2017	6735	SOLAR PA	47,730	C				Install solar pane
2/4/2015	5876	RENOVATI	82,000	C	2/4/2015			Kitchen, laundry a
1/16/2009	4116	RENOVATI	65,000	C	6/1/2009			replace 11 wind an

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
6/1/2009	PERMIT VISIT	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

