

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		VIRGINIA RD, LINCOLN

OWNERSHIP

Owner 1:	COMM OF MASS			
Owner 2:	MASSPORT ATTN STEWART DALZELL			
Owner 3:				
Street 1:	1 HARBORSIDE DR STE 200S			
Street 2:				
Twn/City:	EAST BOSTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02128-2909		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as
MA RE OTHER

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
919	MA RE OTHE		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
919	MA RE OTHE		18.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									635,705						635,700	
Total AC/HA:	19.99955			Total SF/SM:	871180		Parcel LUC:	919	MA RE OTHER		Prime NB Desc	RES CAT 3								Total:	1,434,105		Spl Credit			Total:	1,434,100

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
919	20.000			1,434,100	1,434,100		GIS Ref
							GIS Ref
							GIS Ref
Total Card	20.000			1,434,100	1,434,100	Entered Lot Size	
Total Parcel	20.000			1,434,100	1,434,100	Total Land:	Insp Date
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
2025	919	FV		0	20.	1,410,900	1,410,900		Year End Roll	12/2/2024
2024	919	FV		0	20.	1,304,900	1,304,900		Year end	11/9/2023
2023	919	FV		0	20.	1,244,900	1,244,900	1,244,900	Year end	11/3/2022
2022	919	FV		0	20.	1,177,700	1,177,700	1,177,700	Year End Roll	10/19/2021
2021	919	FV		0	20.	1,104,900	1,104,900	1,104,900	Year End Roll	10/15/2020
2020	919	FV		0	20.	1,104,900	1,104,900	1,104,900	Year End Roll	9/26/2019
2019	919	FV		0	20.	1,087,300	1,087,300	1,087,300	Create Final va	6/4/2019
2018	919	FV		0	20.	1,087,300	1,087,300	1,087,300	Year End Roll	9/28/2017

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

