

APPRaised: 3,402,800 / 11,188,500
 USE VALUE: 3,402,800 / 11,188,500
 ASSESSED: 3,402,800 / 11,188,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		VIRGINIA RD., LINCOLN
OWNERSHIP		
Owner 1: MINUTEMAN COMMONS CONDOMINIUM		
Owner 2:		
Owner 3:		
Street 1: 28 DAMRELL ST		
Street 2: SUITE 300		
Twn/City: BOSTON		
St/Prov: MA Cntry Own Occ: N		
Postal: 02127-2791 Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	3.647	2,541,000		861,800	3,402,800
Total Card 3.647 2,541,000 861,800 3,402,800					
Total Parcel 3.647 10,326,700 861,800 11,188,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 279.65		/Parcel: 223.32	

Legal Description
Condo Master Deed Record
User Acct
0
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
06/28/05

PREVIOUS OWNER

Owner 1: MINUTEMAN COMMONS LLC -		
Owner 2: -		
Street 1: 2181 WASHINGTON ST STE 101		
Twn/City: BOSTON		
St/Prov: MA Cntry		
Postal: 02119 Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV	9,753,300	0	3.647	838,600	10,591,900		Year End Roll	12/2/2024
2024	998	FV	9,577,000	0	3.647	814,300	10,391,300		Year end	11/9/2023
2023	998	FV	9,577,000	0	3.647	754,300	10,331,300	10,331,300	Year end	11/3/2022
2022	998	FV	8,947,800	0	3.647	687,100	9,634,900	9,634,900	Year End Roll	10/19/2021
2021	998	FV	9,110,500	0	3.647	614,300	9,724,800	9,724,800	Year End Roll	10/15/2020
2020	998	FV	9,110,500	0	3.647	614,300	9,724,800	9,724,800	Year End Roll	9/26/2019
2019	998	FV	8,883,000	0	3.647	596,700	9,479,700	9,479,700	Create Final va	6/4/2019
2018	998	FV	8,883,000	0	3.647	596,700	9,479,700	9,479,700	Year End Roll	9/28/2017

Parcel ID 103 3 0

!1406!

USER DEFINED

Prior Id # 1:	5 3 0
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:	

NARRATIVE DESCRIPTION

This parcel contains 3.647 ACRES of land mainly classified as CONDO CONDO with a CONDO-GRDN Building built about 2006, havin

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINUTEMAN COMMO	49841-211		7/28/2007	OTHER		No	No		MASTER DEED
SMITH LAWRENCE	44521-358		1/21/2005	INTRA-CORP	1,000,000	No	No		
FLANNERY, DONAL	27378-178		6/11/1997	CONVENIENC	250,000	No	No		
FLANNERY, DONAL	18315-472		7/14/1987	FAMILY		No	No		

PAT ACCT.

blakeley	1406
----------	------

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2022	C-22-0030	MANUAL	90,000	C				Remove ceiling & w
8/16/2022	SH-22-0009	SHEET MT	12,000	C				Replace air handle
10/1/2019	R-19-0169	SIDING	659,958	C				Replace siding on
8/29/2018	7183	SIDING	132,600	C				Replace rotted woo
5/23/2013	5428	ROOF	55,320	C				strip & re-roof bu
4/15/2010	4419	ROOF	2,000	C				repair/replace roo
5/22/2006	3442	NEW HOME	178,400	C	3/17/2009			
5/22/2006	3441	NEW HOME	178,400	C	3/17/2009			cert of occupancy-
5/22/2006	3440	NEW HOME	178,400	C	12/18/2008			
5/22/2006	3439	NEW HOME	178,400	C	3/17/2009			condo unit 409 bld

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2007	PERMIT VISIT	100	
6/28/2005	MEAS/EXT INS	600	
5/10/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
6/12/2001	MEAS/EXT INS	615	
5/31/2000	MEAS/EXT INS	610	
5/11/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		1.81		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									63,350						63,400	

