	Total Card /	Total Parcel
APPRAISED:	3,931,600 /	11,188,500
USE VALUE:	3,931,600 /	11,188,500
ASSESSED:	3,931,600 /	11,188,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MINUTEMAN COMMONS CONDOMINIU
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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.647 ACRES of land mainly classified as

CONDO
CONDO with a CONDO-GRDN Building built about 2006, havin

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	0.000	3,931,600			3,931,600
Total Card	0.000	3,931,600			3,931,600
Total Parcel	3.647	10,326,700		861,800	11,188,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 209.22   /Parcel: 223.32

Legal Description

Condo Master Deed Record

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 103 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT   PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/__

User Acct	
	0

GIS Ref

GIS Ref

Insp Date

!1406!

PRINT

Date	Time
09/26/25	16:21:38

LAST REV

Date	Time
11/17/09	08:29:58
brennanp	

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:	

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
998	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	R3																

CONDO

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 998 CONDO	Prime NB Desc RES CAT 3	Total:	Spl Credit	Total:

CONDO

EXTERIOR INFORMATION

Type:	7	- CONDO-GRDN
Sty Ht:	2	- 2
(Liv) Units:	12	Total: 32
Foundation:	1	- CONCRETE
Frame:	2	- STEEL
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	4	- CARPET
Sec Floors:		%
Bsmnt Flr:	12	- CONCRETE
Subfloor:		
Bsmnt Gar:	12	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:		
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	24	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	12	Rating:	GOOD
A Kits:		Rating:	
Frpl:	12	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:	9	- MINUTEMAN

DEPRECIATION

Phys Cond:	4.8	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.8	%

CALC SUMMARY

Basic $ / SQ:	204.00
Size Adj.:	0.80000001
Const Adj.:	0.94962001
Adj $ / SQ:	154.978
Other Features:	477977
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4129804
Depreciation:	198231
Depreciated Total:	3931573

COMMENTS

Minuteman Commons condos.

RESIDENTIAL GRID

1st Res Grid	Desc:												# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:		BRs:		Baths: 24		HB							

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	170.48
Special Features:	0	Val/Su Net:	139.48
Final Total:	3931600	Val/Su SzAd	209.22

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	9,396	38.740	364,043
FFL	1ST FLOOR	9,396	154.980	1,456,173
SFL	2ND FLOOR	9,396	154.980	1,456,173

Net Sketched Area:	28,188	Total:	3,276,389
Size Ad	18792	Gross Area	28188	FinArea	18792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 103 3 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: