



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		VIRGINIA RD, LINCOLN
Unit #:		
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	0.000	1,948,000			1,948,000
Total Card 0.000 1,948,000 1,948,000					
Total Parcel 3.647 10,326,700 861,800 11,188,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 201.91		/Parcel: 223.32	

Legal Description
Condo Master Deed Record
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

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

Parcel ID

103 3 0

!1406!

PRINT

Date	Time
09/26/25	16:21:44

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:	

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

TAX DISTRICT

PAT ACCT.

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

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

ACTIVITY INFORMATION

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

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

Sign: VERIFICATION OF VISIT NOT DATA / /

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R3																

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