

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 2.3 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 Infl	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		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									16,205						16,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
919	2.300			814,600	814,600
Total Card	2.300			814,600	814,600
Total Parcel	2.300			814,600	814,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

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	2.3	791,400	791,400		Year End Roll	12/2/2024
2024	919	FV		0	2.3	773,900	773,900		Year end	11/9/2023
2023	919	FV		0	2.3	713,900	713,900	713,900	Year end	11/3/2022
2022	919	FV		0	2.3	646,700	646,700	646,700	Year End Roll	10/19/2021
2021	919	FV		0	2.3	573,900	573,900	573,900	Year End Roll	10/15/2020
2020	919	FV		0	2.3	573,900	573,900	573,900	Year End Roll	9/26/2019
2019	919	FV		0	2.3	556,300	556,300	556,300	Create Final va	6/4/2019
2018	919	FV		0	2.3	556,300	556,300	556,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11227-56		12/31/1940			No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

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
919	MA RE OTHE		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
919	MA RE OTHE		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									16,205						16,200	

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	919	MA RE OTHER	Prime NB Desc	RES CAT 3	Total:	814,605	SpI Credit	Total:	814,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5 4 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:	

!1407!

PRINT

Date	Time
09/26/25	16:21:56

LAST REV

Date	Time
05/10/18	08:56:35

blakeley 1407

PAT ACCT.

