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103

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

427,700 / 427,700

USE VALUE:

427,700 /

427,700

ASSESSed:

427,700 /

427,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALDRON ELLEN S
Owner 2:	WALDRON MATTHEW S
Owner 3:	WALDRON JENNIFER
Street 1:	82 VIRGINIA RD UNIT 103
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WALDRON - ELLEN S
Owner 2:	-
Street 1:	82 VIRGINIA RD UNIT 103
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 2006, having primarily CLAPBOARD Exterior and 1263 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	MC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	427,700			427,700
Total Card	0.000	427,700			427,700
Total Parcel	0.000	427,700			427,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	338.64	/Parcel:	338.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	403,800	0	.		403,800		Year End Roll	12/2/2024
2024	102	FV	406,300	0	.		406,300		Year end	11/9/2023
2023	102	FV	403,000	0	.		403,000	403,000	Year end	11/3/2022
2022	102	FV	400,700	0	.		400,700	400,700	Year End Roll	10/19/2021
2021	102	FV	395,600	0	.		395,600	395,600	Year End Roll	10/15/2020
2020	102	FV	355,400	0	.		355,400	355,400	Year End Roll	9/26/2019
2019	102	FV	334,500	0	.		334,500	334,500	Create Final va	6/4/2019
2018	102	FV	334,500	0	.		334,500	334,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALDRON, ELLEN S	71034-413		5/21/2018	CONVENIENC		1	No	No	
WALDRON, WILLIAM	67409-589		7/5/2016	CONVENIENC		1	No	No	
Donlon-McAuliff	59886-43		8/30/2012		280,000	No	No		
MINUTEMAN COMMO	49882-459		8/1/2007		350,000	No	No		
SMITH, LAWRENCE	44521-358		1/21/2005		1,000,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2025	R-25-0070	RENOVATI	18,540	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2024	MEAS/EXT INS	6	JN
4/18/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	

Sign: VERIFICATION OF VISIT NOT DATA / /

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5 3 3
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:	

PRINT

Date	Time
09/26/25	19:19:29

LAST REV

Date	Time
05/08/25	12:26:30

apro 2773

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