

103

3

0

A

104

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

427,000 / 427,000

USE VALUE:

427,000 /

427,000

ASSESSed:

427,000 /

427,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTIS ELAINE A
Owner 2:	C/O JANET CURTIS
Owner 3:	
Street 1:	22 SARGENT STREET
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CURTIS - JANET A
Owner 2:	MCGONIGLE - EILEEN M
Street 1:	22 SARGENT STREET
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	

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 1259 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	427,000			427,000
Total Card	0.000	427,000			427,000
Total Parcel	0.000	427,000			427,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 339.16		/Parcel: 339.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	403,200	0	.		403,200		Year End Roll	12/2/2024
2024	102	FV	405,600	0	.		405,600		Year end	11/9/2023
2023	102	FV	402,400	0	.		402,400	402,400	Year end	11/3/2022
2022	102	FV	400,100	0	.		400,100	400,100	Year End Roll	10/19/2021
2021	102	FV	395,000	0	.		395,000	395,000	Year End Roll	10/15/2020
2020	102	FV	354,900	0	.		354,900	354,900	Year End Roll	9/26/2019
2019	102	FV	333,900	0	.		333,900	333,900	Create Final va	6/4/2019
2018	102	FV	333,900	0	.		333,900	333,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS, JANET A	76741-59		1/21/2021	FAMILY		1	No	No	
CURTIS, WILLIAM	68940-98		2/27/2017	CONVENIENC		1	No	No	ELAINE A CURTIS RETAINS A LIFE ESTATE
CURTIS, ELAINE A	68940-105		2/27/2017	CONVENIENC		1	No	No	
MacEachern, John	59537-217		7/17/2012		293,500	No	No		
MINUTEMAN COMM	51621-215		8/27/2008		299,000	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

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2024	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 AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc MINMAN Total: SpI Credit Total:



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	5 3 4
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:	

!2774!

PRINT

Date	Time
09/26/25	19:19:38

LAST REV

Date	Time
01/14/25	14:16:32

apro
2774

