

103

3

0

A

107

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 427,200 /
USE VALUE: 427,200 /
ASSESSed: 427,200 /

Total Card / Total Parcel
427,200 / 427,200
427,200 / 427,200
427,200 / 427,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WU HONG
Owner 2:	WU FLORENCE L
Owner 3:	
Street 1:	82 VIRGINIA RD UNIT 107
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	MINUTEMAN COMMONS CONDOMINIUM -
Owner 2:	-
Street 1:	51 SLEEPER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02210

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 1260 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																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	MINMAN	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	--------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	427,200			427,200
Total Card	0.000	427,200			427,200
Total Parcel	0.000	427,200			427,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	339.05	/Parcel:	339.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	403,400	0	.		403,400		Year End Roll	12/2/2024
2024	102	FV	405,800	0	.		405,800		Year end	11/9/2023
2023	102	FV	402,500	0	.		402,500	402,500	Year end	11/3/2022
2022	102	FV	400,200	0	.		400,200	400,200	Year End Roll	10/19/2021
2021	102	FV	395,100	0	.		395,100	395,100	Year End Roll	10/15/2020
2020	102	FV	355,000	0	.		355,000	355,000	Year End Roll	9/26/2019
2019	102	FV	334,100	0	.		334,100	334,100	Create Final va	6/4/2019
2018	102	FV	334,100	0	.		334,100	334,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINUTEMAN COMMO	51855-99		10/31/2008		300,000	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
12/4/2024	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

Legal Description
MINUTEMAN COMMON CONDOS UNIT A107
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
12/04/24

Parcel ID	103 3 0 A 107
!2777!	
PRINT	
Date	Time
09/26/25	19:20:07
LAST REV	
Date	Time
01/14/25	14:49:01
apro	
2777	

USER DEFINED

Prior Id # 1: 5 3 7

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:

