

103
Map

3
Lot

0
Sublot

B
Building

401
Unit

1 of 1
CARD

CONDOS

Town Of Lincoln

APPRaised: 245,200 / 245,200
USE VALUE: 245,200 / 245,200
ASSESSed: 245,200 / 245,200



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINNERTY KEVIN M
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA RD UNIT 401
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 1250 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	245,200			245,200
Total Card	0.000	245,200			245,200
Total Parcel	0.000	245,200			245,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	196.16	/Parcel:	196.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	221,600	0	.		221,600		Year End Roll	12/2/2024
2024	102	FV	189,900	0	.		189,900		Year end	11/9/2023
2023	102	FV	188,400	0	.		188,400	188,400	Year end	11/3/2022
2022	102	FV	171,400	0	.		171,400	171,400	Year End Roll	10/19/2021
2021	102	FV	155,400	0	.		155,400	155,400	Year End Roll	10/15/2020
2020	102	FV	155,400	0	.		155,400	155,400	Year End Roll	9/26/2019
2019	102	FV	155,400	0	.		155,400	155,400	Create Final va	6/4/2019
2018	102	FV	155,400	0	.		155,400	155,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINUTEMAN COMMO	50918-130		3/21/2008	SALE RESTRIC	149,000	No	No		Affordable unit
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

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

