

103

3

0

B

405

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

425,400 / 425,400

USE VALUE:

425,400 /

425,400

ASSESSed:

425,400 /

425,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCELLIGOT DIANE E
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA ROAD UNIT 405
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CHEN TR - MADELINE H
Owner 2:	MADLINE H CHEN 2004 TRUST -
Street 1:	82 VIRGINIA ROAD UNIT 405
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 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																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	MINMAN	Total:	SpI Credit	Total:
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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	425,400			425,400
Total Card	0.000	425,400			425,400
Total Parcel	0.000	425,400			425,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.32	/Parcel:	340.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	401,800	0	.		401,800		Year End Roll	12/2/2024
2024	102	FV	404,200	0	.		404,200		Year end	11/9/2023
2023	102	FV	400,900	0	.		400,900	400,900	Year end	11/3/2022
2022	102	FV	398,600	0	.		398,600	398,600	Year End Roll	10/19/2021
2021	102	FV	393,600	0	.		393,600	393,600	Year End Roll	10/15/2020
2020	102	FV	353,600	0	.		353,600	353,600	Year End Roll	9/26/2019
2019	102	FV	332,800	0	.		332,800	332,800	Create Final va	6/4/2019
2018	102	FV	332,800	0	.		332,800	332,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN TR,MADELIN	84241-413		6/18/2025		430,000	No	No		
COOGAN TR,ELLEN	72948-84		7/18/2019		425,000	No	No		
Coogan,Ellen Ja	60005-362		9/14/2012	FAMILY	100	No	No		
MINUTEMAN COMMO	54004-307		12/16/2009		295,000	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
9/30/2024	C-24-0027	DOORS	1,672	C				Replace 1 exterior

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	User Acct
MINUTEMAN COMMON CONDOS UNIT B405	
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
12/04/24

Parcel ID 103 3 0 B 405

Date	Time
09/26/25	19:20:57
Date	Time
07/24/25	15:09:57

blakeley 2783

Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5 3 13
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:	

