

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COOK-NOBLES ROBIN				
Owner 2:	NOBLES MAURICE				
Owner 3:					
Street 1:	82 VIRGINIA RD				
Street 2:	UNIT 408				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	MINUTEMAN COMMONS CONDOMINIUM -		
Owner 2:	-		
Street 1:	28 DAMRELL ST		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	
Postal:	02127-2791		

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)

[illegible]

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

[illegible]

BUILDING PERMITS

[illegible]

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 ____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

APPRAISED:

Total Card / Total Parcel
125 / 125

USE VALUE:

425,400 / 425,400

ASSESSED:

425,400 / 425,400

Legal Description		User Acct
MINUTEMAN COMMON CONDOS UNIT B408		
		GIS Ref
		GIS Ref
Entered Lot Size		
Total Land:		
Land Unit Type:		Insp Date
		12/04/24

!2786!

PRINT

Date	Time
09/26/25	19:21:24

LAST REV

Date	Time
01/14/25	15:16:4

apro

2786



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	5316
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:	

