



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		VIRGINIA RD, LINCOLN
Unit #: B 411		
Owner 1: BICKFORD CAROL PHILLIPS		
Owner 2:		
Owner 3:		
Street 1: 82 VIRGINIA RD		
Street 2: UNIT 411		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ:
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	424,000			424,000
Total Card 0.000 424,000 424,000					
Total Parcel 0.000 424,000 424,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 339.20		/Parcel: 339.20	

Legal Description
 MINUTEMAN COMMON CONDOS UNIT B411

Entered Lot Size
 Total Land:
 Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date
 12/04/24

PREVIOUS OWNER

Owner 1: TAYLOR - DEBRA A		
Owner 2: TAYLOR - THOMAS W		
Street 1: 82 VIRGINIA RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ:
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	400,400	0	.		400,400		Year End Roll	12/2/2024
2024	102	FV	402,800	0	.		402,800		Year end	11/9/2023
2023	102	FV	399,600	0	.		399,600	399,600	Year end	11/3/2022
2022	102	FV	397,300	0	.		397,300	397,300	Year End Roll	10/19/2021
2021	102	FV	392,300	0	.		392,300	392,300	Year End Roll	10/15/2020
2020	102	FV	352,400	0	.		352,400	352,400	Year End Roll	9/26/2019
2019	102	FV	331,600	0	.		331,600	331,600	Create Final va	6/4/2019
2018	102	FV	331,600	0	.		331,600	331,600	Year End Roll	9/28/2017

Parcel ID 103 3 0 B 411

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USER DEFINED

Prior Id # 1:	5 3 19
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:	

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR,DEBRA A	71250-354		6/29/2018		420,000	No	No		
MINUTEMAN COMM	53310-382		7/31/2009		305,000	No	No		
SMITH, LAWRENCE	44521-358		1/21/2005		1,000,000	Yes	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/26/25	19:21:49

LAST REV

Date	Time
01/14/25	15:21:56

apro
 2789

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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	

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																

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:
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