

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRENNER ROBERT				
Owner 2:	WANG BIN				
Owner 3:					
Street 1:	82 VIRGINIA RD				
Street 2:	UNIT 412				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	CONRAD - LINDA W		
Owner 2:	-		
Street 1:	82 VIRGINIA RD		
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)

[illegible]

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

/ /

Legal Description		User Acct
MINUTEMAN COMMON CONDOS UNIT B412		GIS Ref
		GIS Ref
Entered Lot Size		
Total Land:		
Land Unit Type:		Insp Date
		12/04/24

!2790!

PRINT

Date	Time
09/26/25	19:21:58

LAST REV

Date	Time
01/14/25	15:23:1

apro

2790

USER DEFINED

	Prior Id # 1:	5320
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

