

103

3

0

C

202

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

245,300 /

245,300 /

USE VALUE:

245,300 /

245,300 /

ASSESSed:

245,300 /

245,300 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOSSARTE LAURA J
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA RD UNIT C 202
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GAY - LINDA J
Owner 2:	-
Street 1:	82 VIRGINIA RD UNIT C 202
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

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 1295 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	245,300			245,300
Total Card	0.000	245,300			245,300
Total Parcel	0.000	245,300			245,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 189.42		/Parcel: 189.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	221,100	0	.		221,100		Year End Roll	12/2/2024
2024	102	FV	222,200	0	.		222,200		Year end	11/9/2023
2023	102	FV	220,400	0	.		220,400	220,400	Year end	11/3/2022
2022	102	FV	206,900	0	.		206,900	206,900	Year End Roll	10/19/2021
2021	102	FV	194,500	0	.		194,500	194,500	Year End Roll	10/15/2020
2020	102	FV	161,800	0	.		161,800	161,800	Year End Roll	9/26/2019
2019	102	FV	161,800	0	.		161,800	161,800	Create Final va	6/4/2019
2018	102	FV	161,800	0	.		161,800	161,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAY,LINDA J	73073-164		8/7/2019	SALE RESTRIC	209,175	No	No		
MINUTEMAN COMMO	50286-100		10/30/2007	SALE RESTRIC	149,000	Yes	No		AFFORDABLE UNIT
SMITH, LAWRENCE	44521-358		1/21/2005		1,000,000	Yes	No		

BUILDING PERMITS

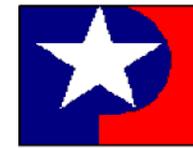
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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:		SpI Credit		Total:	
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	5 3 22
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:	

PRINT

Date	Time
09/26/25	19:22:16

LAST REV

Date	Time
01/14/25	15:25:17

apro	2792
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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