

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP			Unit #:	C 204
Owner 1:	VOCE TR CHRISTOPHER J			
Owner 2:	VOCE IRREVOCABLE TRUST			
Owner 3:				
Street 1:	82 VIRGINIA RD UNIT 204			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		Own Occ:
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	BRENNAN JR - JAMES F		
Owner 2:	BRENNAN - DOLAREEN R		
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 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)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	433,200			433,200
Total Card	0.000	433,200			433,200
Total Parcel	0.000	433,200			433,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.52	/Parcel: 334.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2025	102	FV	409,000	0	.		409,000	
2024	102	FV	411,400	0	.		411,400	
2023	102	FV	408,100	0	.		408,100	408,100
2022	102	FV	405,700	0	.		405,700	405,700
2021	102	FV	400,600	0	.		400,600	400,600
2020	102	FV	359,900	0	.		359,900	359,900
2019	102	FV	338,600	0	.		338,600	338,600
2018	102	FV	338,600	0	.		338,600	338,600

SALES INFORMATION

TAX DISTRICT

[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 C204		GIS Ref
		GIS Ref
	Entered Lot Size	
	Total Land:	
	Land Unit Type:	
		12/04/24

!2794!

PRINT

Date	Time
09/26/25	19:22:34

LAST REV

Date	Time
01/14/25	15:30:29

apro

2794

USER DEFINED

Prior Id # 1:	5324
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:	



Patriot
Properties Inc.

EXTERIOR INFORMATION

Type:	7	- CONDO-GRDN
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	3 - HARDWOOD	40	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES YARD ITEMS										TARGET ID		100000010						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value