

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP			Unit #:	D 305
Owner 1:	SIMON BRADLEY			
Owner 2:	SIMON SANDRA			
Owner 3:				
Street 1:	82 VIRGINIA RD UNIT 305			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:		Own Occ:
Postal:	01773	Type:		

PREVIOUS OWNER

Owner 1:	MINUTEMAN COMMONS CONDOMINIUM -		
Owner 2:	-		
Street 1:	51 SLEEPER STREET		
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	
Postal:	02210		

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
2025	102	FV	401,800	0	.		401,800	
2024	102	FV	404,200	0	.		404,200	
2023	102	FV	400,900	0	.		400,900	400,900
2022	102	FV	398,600	0	.		398,600	398,600
2021	102	FV	393,600	0	.		393,600	393,600
2020	102	FV	353,600	0	.		353,600	353,600
2019	102	FV	332,800	0	.		332,800	332,800
2018	102	FV	332,800	0	.		332,800	332,800

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

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 D305		GIS Ref
		GIS Ref
	Entered Lot Size	
	Total Land:	
	Land Unit Type:	
		Insp Date
		12/04/24

!2801!

PRINT

Date	Time
09/26/25	19:23:35

LAST REV

Date	Time
01/14/25	15:42:01

apro

2801

USER DEFINED

Prior Id # 1:	5331
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.

