

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CURTIS JANET A
Owner 2:	MCGONIGLE EILEEN M
Owner 3:	
Street 1:	22 SARGENT STREET
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ:
Postal:	Type:

PREVIOUS OWNER

Owner 1:	CURTIS - WILLIAM J
Owner 2:	CURTIS - ELAINE A
Street 1:	82 VIRGINIA RD UNIT 104
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 2006, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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.	0.000	MC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	333,900		0.000		333,900	MINUTEMAN COMMON CONDOS UNIT A104
Total Card	333,900		0.000		333,900	Entered Lot Size
Total Parcel	333,900		0.000		333,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	265.21	/Parcel:	265.21	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	333,900	0	.		333,900	333,900	Year End Roll	9/28/2017
2017	102	FV	306,900	0	.		306,900	306,900	Year End Roll	9/29/2016
2016	102	FV	300,800	0	.		300,800	300,800	Year End Roll	1/14/2016
2015	102	FV	285,800	0	.		285,800	285,800	Year End	10/2/2014
2014	102	FV	279,800	0	.		279,800	279,800	Year End Roll	1/23/2014
2013	102	FV	263,800	0	.		263,800	263,800	Year End Roll	10/25/2012
2012	102	FV	263,800	0	.		263,800	263,800	Year End	1/26/2012
2011	102	FV	282,800	0	.		282,800	282,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTIS,WILLIAM	68940-98		2/27/2017	CONVENIENC		1	No	No		ELAINE A CURTIS RETAINS A LIFE EST
CURTIS,ELAINE A	68940-105		2/27/2017	CONVENIENC		1	No	No		
MacEachern,John	59537-217		7/17/2012		293500	No	No			
MINUTEMAN COMMO	51621-215		8/27/2008		299000	No	No			
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	5 3 4
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:	

PRINT

Date	Time
10/03/18	05:34:41

LAST REV

Date	Time
08/09/17	16:08:47

blakeley  
2774

