



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BLANDINO SEBASTIANO
Owner 2:	BLANDINO HELEN
Owner 3:	
Street 1:	82 VIRGINIA RD UNIT 106
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MONAGHAN - JOANNE
Owner 2:	-
Street 1:	82 VIRGINIA RD UNIT 106
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	336,300		0.000		336,300	MINUTEMAN COMMON CONDOS UNIT A106
Total Card		336,300	0.000		336,300	Entered Lot Size
Total Parcel		336,300	0.000		336,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 263.35		/Parcel: 263.35		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	336,300	0	.		336,300	336,300	Year End Roll	9/28/2017
2017	102	FV	309,000	0	.		309,000	309,000	Year End Roll	9/29/2016
2016	102	FV	303,000	0	.		303,000	303,000	Year End Roll	1/14/2016
2015	102	FV	287,800	0	.		287,800	287,800	Year End	10/2/2014
2014	102	FV	281,800	0	.		281,800	281,800	Year End Roll	1/23/2014
2013	102	FV	265,600	0	.		265,600	265,600	Year End Roll	10/25/2012
2012	102	FV	265,600	0	.		265,600	265,600	Year End	1/26/2012
2011	102	FV	284,800	0	.		284,800	284,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MONAGHAN, JOANNE	62417-216		8/8/2013		305000	No	No			
MINUTEMAN COMM	53893-105		11/24/2009		308000	No	No			
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	No	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 Acct
GIS Ref
GIS Ref
Insp Date
04/18/12

**USER DEFINED**

Prior Id # 1:	5 3 6
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:	

**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 %:
Jurisdict:		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
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:

**SPEC FEATURES/YARD ITEMS**

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
More:	N	Total Yard Items:			Total Special Features:			Total:										

**BATH FEATURES**

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:			
Total Units:	A 106		
Floor:	2 - 2ND FLOOR		
% Own:			
Name:	9 - MINUTEMAN		

**DEPRECIATION**

Phys Cond:	AV	- Average	3.5%
Functional:			
Economic:			
Special:			
Override:			
Total:	3.5%		

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.20509005
Const Adj.:	0.93844807
Adj \$ / SQ:	186.601
Other Features:	42022
Grade Factor:	1.12
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	348483
Depreciation:	12197
Depreciated Total:	336286

**COMMENTS**

Master Deed 7/26/07 BK 49841 PG 211.

**RESIDENTIAL GRID**

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
1st Res Grid	Desc: Line 1 # Units 1											
Other												
Upper												
Lvl 2		1	1		1			2	2			1
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2			Baths: 2			HB		

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	263.35	
Special Features:	0	Val/Su Net:	263.35	
Final Total:	336300	Val/Su SzAd:	263.35	

**SKETCH**


UnSketched SubAreas:  
FFL: 1277.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,277	186.600	231,068	
Net Sketched Area:		1,277	Total:	231,068	
Size Ad	1277	Gross Area	1277	FinArea	1277

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**


**AssessPro** Patriot Properties, Inc

**PARCEL ID** 103 3 0 A 106