



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82		VIRGINIA RD, LINCOLN
OWNERSHIP		
Owner 1: WU HONG		
Owner 2: WU FLORENCE L		
Owner 3:		
Street 1: 82 VIRGINIA RD UNIT 107		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ:
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	334,100		0.000		334,100	MINUTEMAN COMMON CONDOS UNIT A107
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 265.16						/Parcel: 265.16

User Acct
GIS Ref
GIS Ref
Insp Date
04/18/12

**PREVIOUS OWNER**

Owner 1: MINUTEMAN COMMONS CONDOMINIUM -		
Owner 2: -		
Street 1: 51 SLEEPER STREET		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ:
Postal:	02210	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	334,100	0	.		334,100	334,100	Year End Roll	9/28/2017
2017	102	FV	307,000	0	.		307,000	307,000	Year End Roll	9/29/2016
2016	102	FV	301,000	0	.		301,000	301,000	Year End Roll	1/14/2016
2015	102	FV	285,900	0	.		285,900	285,900	Year End	10/2/2014
2014	102	FV	279,900	0	.		279,900	279,900	Year End Roll	1/23/2014
2013	102	FV	263,900	0	.		263,900	263,900	Year End Roll	10/25/2012
2012	102	FV	263,900	0	.		263,900	263,900	Year End	1/26/2012
2011	102	FV	282,900	0	.		282,900	282,900	Year End	2/10/2011

**PRINT**

Date	Time
10/03/18	05:36:31

**LAST REV**

Date	Time
05/01/12	10:11:59

**USER DEFINED**

Prior Id # 1:	5 3 7
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:	

**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.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MINUTEMAN COMMO	51855-99		10/31/2008		300000	No	No			
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	Yes	No			

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

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

**PROPERTY FACTORS**

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

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

**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 Influ	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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102 CONDO	Prime NB Desc:	MINMAN	Total:	Spl Credit:	Total:
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