



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FINNERTY KEVIN M
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA RD UNIT 401
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(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	155,400		0.000		155,400	MINUTEMAN COMMON CONDOS UNIT B401
Total Card	155,400		0.000		155,400	Entered Lot Size
Total Parcel	155,400		0.000		155,400	Total Land:
Source: OverRide	Total Value per SQ unit /Card: 124.32		/Parcel: 124.32			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	155,400	0	.		155,400	155,400	Year End Roll	9/28/2017
2017	102	FV	145,000	0	.		145,000	145,000	Year End Roll	9/29/2016
2016	102	FV	145,000	0	.		145,000	145,000	Year End Roll	1/14/2016
2015	102	FV	145,000	0	.		145,000	145,000	Year End	10/2/2014
2014	102	FV	145,000	0	.		145,000	145,000	Year End Roll	1/23/2014
2013	102	FV	145,000	0	.		145,000	145,000	Year End Roll	10/25/2012
2012	102	FV	145,000	0	.		145,000	145,000	Year End	1/26/2012
2011	102	FV	145,000	0	.		145,000	145,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MINUTEMAN COMMO	50918-130		3/21/2008	SALE RESTRIC	149000	No	No			Affordable unit
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 Acct
GIS Ref
GIS Ref
Insp Date
04/18/12

**PRINT**

Date	Time
10/03/18	05:38:22

**LAST REV**

Date	Time
05/01/12	11:04:16
brennanp	
2779	

**USER DEFINED**

Prior Id # 1:	5 3 9
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:	

