



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAUER JOANNE
Owner 2:	
Owner 3:	
Street 1:	20 COOLIDGE HILL RD
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ:
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	BAUER - JOANNE
Owner 2:	BAUER - STEVEN M
Street 1:	20 COOLIDGE HILL RD
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02138

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	332,800		0.000		332,800	MINUTEMAN COMMON CONDOS UNIT B404
Total Card	332,800		0.000		332,800	Entered Lot Size
Total Parcel	332,800		0.000		332,800	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	266.24	/Parcel:	266.24	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	332,800	0	.		332,800	332,800	Year End Roll	9/28/2017
2017	102	FV	305,800	0	.		305,800	305,800	Year End Roll	9/29/2016
2016	102	FV	299,800	0	.		299,800	299,800	Year End Roll	1/14/2016
2015	102	FV	284,800	0	.		284,800	284,800	Year End	10/2/2014
2014	102	FV	278,800	0	.		278,800	278,800	Year End Roll	1/23/2014
2013	102	FV	262,900	0	.		262,900	262,900	Year End Roll	10/25/2012
2012	102	FV	262,900	0	.		262,900	262,900	Year End	1/26/2012
2011	102	FV	281,800	0	.		281,800	281,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BAUER,JOANNE	68902-33		2/16/2017	FAMILY		1	No	No		
BAUER,JOANNE	66365-27		11/10/2015	FAMILY		1	No	No		
BAUER JOANNE,	51709-348		9/23/2008	CONVENIENC		1	No	No		
MINUTEMAN COMMO	51709-316		9/23/2008		300000	No	No	No		
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	Yes	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

PRINT

Date	Time
10/03/18	05:40:20

LAST REV

Date	Time
03/13/17	09:20:10

blakeley
2782

USER DEFINED

Prior Id # 1:	5 3 12
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 %:
Jurisdct:		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:	B 404
Floor:	1 - 1ST 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.:	1.21600008
Const Adj.:	0.93844807
Adj \$ / SQ:	188.290
Other Features:	42013
Grade Factor:	1.12
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	344833
Depreciation:	12069
Depreciated Total:	332764

COMMENTS

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

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1		1	1	1			2	2		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:	266.24		
Special Features: 0	Val/Su Net:	266.24		
Final Total: 332800	Val/Su SzAd	266.24		

SKETCH

Unsketched SubAreas:
FFL: 1250.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,250	188.290	228,231	
Net Sketched Area:		1,250	Total:	228,231	
Size Ad	1250	Gross Area	1250	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 103 3 0 B 404