



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: COOGAN TR ELLEN JANE
 Owner 2: COOGAN JR TR LAWRENCE E
 Owner 3: COOGAN FAMILY TR LAWRENCE E & ELLEN JA
 Street 1: 82 VIRGINIA RD #405
 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	332,800		0.000		332,800	MINUTEMAN COMMON CONDOS UNIT B405
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:

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

PREVIOUS OWNER

Owner 1: Coogan - Ellen Jane
 Owner 2: Coogan Jr - Lawrence E
 Street 1: 82 Virginia Rd #405
 Twn/City: Lincoln
 St/Prov: MA Cntry
 Postal: 01773

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

Parcel ID 103 3 0 B 405

PRINT

Date	Time
10/03/18	05:41:01

LAST REV

Date	Time
10/09/12	10:12:05

USER DEFINED

Prior Id # 1:	5 3 13
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
Coogan, Ellen Ja	60005-362		9/14/2012	FAMILY	100	No	No			
MINUTEMAN COMM	54004-307		12/16/2009		295000	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 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																

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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