



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BRANCH JANET A
 Owner 2:
 Owner 3:
 Street 1: 82 VIRGINIA RD
 Street 2: UNIT 406
 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	135,200		0.000		135,200	MINUTEMAN COMMON CONDOS UNIT B406
Total Card 135,200 0.000 135,200						Entered Lot Size
Total Parcel 135,200 0.000 135,200						Total Land:
Source: OverRide		Total Value per SQ unit /Card: 108.16		/Parcel: 108.16		Land Unit Type:

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

PREVIOUS OWNER

Owner 1: MINUTEMAN COMMONS CONDOMINIUM -
 Owner 2: -
 Street 1: 28 DAMRELL ST
 Twn/City: BOSTON
 St/Prov: MA Cntry
 Postal: 02127-2791

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	135,200	0	.		135,200	135,200	Year End Roll	9/28/2017
2017	102	FV	126,900	0	.		126,900	126,900	Year End Roll	9/29/2016
2016	102	FV	126,900	0	.		126,900	126,900	Year End Roll	1/14/2016
2015	102	FV	126,900	0	.		126,900	126,900	Year End	10/2/2014
2014	102	FV	126,900	0	.		126,900	126,900	Year End Roll	1/23/2014
2013	102	FV	126,900	0	.		126,900	126,900	Year End Roll	10/25/2012
2012	102	FV	126,900	0	.		126,900	126,900	Year End	1/26/2012
2011	102	FV	126,900	0	.		126,900	126,900	Year End	2/10/2011

PRINT

Date	Time
10/03/18	05:41:43

LAST REV

Date	Time
05/01/12	11:52:30

USER DEFINED

Prior Id # 1:	5 3 14
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	53538-405		9/15/2009	SALE RESTRIC	281500	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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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																

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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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:		

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:

COMMENTS

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

SKETCH**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)	
Year Blt:	2006	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	B 406
Floor:	1 - 1ST FLOOR
% Own:	
Name:	9 - MINUTEMAN

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		RM:	5	BR:	2	Baths:	2	HB				

UnSketched SubAreas:
FFL: 1250.**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:	

DEPRECIATION

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

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	

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Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
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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:	

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

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	

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

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:																		

PARCEL ID

103 3 0 B 406

IMAGE

AssessPro Patriot Properties, Inc

