



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: COOK-NOBLES ROBIN
 Owner 2: NOBLES MAURICE
 Owner 3:
 Street 1: 82 VIRGINIA RD
 Street 2: UNIT 408
 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 B408
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: MINUTEMAN COMMONS CONDOMINIUM -
 Owner 2: -
 Street 1: 28 DAMRELL ST
 Twn/City: BOSTON
 St/Prov: MA Cntry
 Postal: 02127-2791 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
MINUTEMAN COMMO	53558-246		9/18/2009		300000	No	No			
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	Yes	No			

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:				Topo		
D				Street		
s				Traffic		
t						

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 ___/___/___

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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