



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STANTON WILLIAM M
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA RD
Street 2:	UNIT 409
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	332,800		0.000		332,800	MINUTEMAN COMMON CONDOS UNIT B409
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
MINUTEMAN COMMO	52565-106		4/13/2009		300000	No	No			
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 ___/___/___

EXTERIOR INFORMATION

Table with exterior details: 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

Table with bath details: 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.

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 2006, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: B 409, Floor: 2 - 2ND FLOOR, % Own: , Name: 9 - MINUTEMAN

RESIDENTIAL GRID

Grid table with columns: 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, Lower, Totals

SKETCH

UnSketched SubAreas: FFL: 1250.

INTERIOR INFORMATION

Table with interior info: 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

Table with depreciation: Phys Cond: AV - Average, 3.5%, Functional: %, Economic: %, Special: %, Override: %, Total: 3.5%

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 5, 2, Totals, 1, 5, 2

CALC SUMMARY

Table with 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

Table with 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

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descr, % Type, Qu, # Ten, Net Sketched Area: 1,250, Total: 228,231, Size Ad: 1250, Gross Area: 1250, FinArea: 1250

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Large table with 16 columns: 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:

IMAGE

AssessPro Patriot Properties, Inc

