



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MINUTEMAN COMMONS CONDOMINIUM
Owner 2:	
Owner 3:	
Street 1:	28 DAMRELL ST
Street 2:	SUITE 300
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02127-2791 Type:

PREVIOUS OWNER

Owner 1:	MINUTEMAN COMMONS LLC -
Owner 2:	-
Street 1:	2181 WASHINGTON ST STE 101
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02119

NARRATIVE DESCRIPTION

This Parcel contains 3.647 ACRES of land mainly classified as CONDO CONDO with a(n) CONDO-GRDN Building Built about 2006, Ha

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
998	CONDO		1.81		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									54,300						54,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
998	2,244,100		3.647	614,300	2,858,400	Condo Master Deed Record	0
							GIS Ref
							GIS Ref
Total Card	2,244,100		3.647	614,300	2,858,400	Entered Lot Size	
Total Parcel	9,110,500		3.647	614,300	9,724,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		234.91	/Parcel:	194.11	Insp Date
							06/28/05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	998	FV	8,883,000	0	3.647	596,700	9,479,700	9,479,700	Create Final value 2019	6/4/2019
2018	998	FV	8,883,000	0	3.647	596,700	9,479,700	9,479,700	Year End Roll	9/28/2017
2017	998	FV	8,883,000	0	3.647	566,300	9,449,300	9,449,300	Year End Roll	9/29/2016
2016	998	FV	8,883,000	0	3.647	551,100	9,434,100	9,434,100	Year End Roll	1/14/2016
2015	998	FV	8,883,000	0	3.647	514,300	9,397,300	9,397,300	Year End	10/2/2014
2014	998	FV	8,883,000	0	3.647	466,300	9,349,300	9,349,300	Year End Roll	1/23/2014
2013	998	FV	8,655,400	0	3.5	449,900	9,105,300	9,105,300	Year End Roll	10/25/2012
2012	998	FV	7,789,900	0	3.5		7,789,900	7,789,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MINUTEMAN COMMO	49841-211		7/28/2007	OTHER	0	No	No			MASTER DEED
SMITH LAWRENCE	44521-358		1/21/2005	INTRA-CORP	1000000	No	No			
FLANNERY, DONAL	27378-178		6/11/1997	CONVENIENC	250000	No	No			
FLANNERY, DONAL	18315-472		7/14/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2018	7183	SIDING	132,600	C				Replace rotted woo
5/23/2013	5428	ROOF	55,320	C				strip & re-roof bu
4/15/2010	4419	ROOF	2,000	C				repair/replace roo
5/22/2006	3442	NEW HOME	178,400	C	6/30/2006			
5/22/2006	3441	NEW HOME	178,400	C	3/17/2009			cert of occupancy-
5/22/2006	3440	NEW HOME	178,400	C	12/18/2008			
5/22/2006	3439	NEW HOME	178,400	C	3/17/2009			condo unit 409 bld
5/22/2006	3438	NEW HOME	178,400	C	5/29/2009			
5/22/2006	3437	NEW HOME	178,400	C				cert. of occ. 2-14
5/22/2006	3436	NEW HOME	178,400	C	3/17/2009			condo unit #406 BI

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2007	PERMIT VISIT	100	
6/28/2005	MEAS/EXT INS	600	
5/10/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
6/12/2001	MEAS/EXT INS	615	
5/31/2000	MEAS/EXT INS	610	
5/11/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

