



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: TIMBERLAKE MILDRED  
 Owner 2:  
 Owner 3:  
 Street 1: 82 VIRGINIA RD UNIT 101  
 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	359,200		0.000		359,200	MINUTEMAN COMMON CONDOS UNIT A101
Total Card		359,200	0.000		359,200	Entered Lot Size
Total Parcel		359,200	0.000		359,200	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 281.28		/Parcel: 281.28		Land Unit Type:

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

**PREVIOUS OWNER**

Owner 1: DIRRANE - MARY  
 Owner 2: DIRRANE - MICHAEL  
 Street 1: 82 VIRGINIA RD UNIT 101  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	338,100	0			338,100	338,100	Create Final value 2019	6/4/2019
2018	102	FV	338,100	0			338,100	338,100	Year End Roll	9/28/2017
2017	102	FV	309,000	0			309,000	309,000	Year End Roll	9/29/2016
2016	102	FV	303,000	0			303,000	303,000	Year End Roll	1/14/2016
2015	102	FV	287,800	0			287,800	287,800	Year End	10/2/2014
2014	102	FV	281,800	0			281,800	281,800	Year End Roll	1/23/2014
2013	102	FV	265,600	0			265,600	265,600	Year End Roll	10/25/2012
2012	102	FV	265,600	0			265,600	265,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIRRANE, MARY	68418-353		11/16/2016		399000	No	No			
NISBET, WILLIAM	67776-575		8/9/2016		310000	No	No			
MINUTEMAN COMMO	51679-109		9/15/2008		310000	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:						
D				Topo		
s				Street		
t				Traffic		

**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	

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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