

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COYLE ANNE B
Owner 2:	
Owner 3:	
Street 1:	82 VIRGINIA RD
Street 2:	UNIT 102
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	161,800		0.000		161,800	MINUTEMAN COMMON CONDO UNIT A102
Total Card	161,800		0.000		161,800	Entered Lot Size
Total Parcel	161,800		0.000		161,800	Total Land:
Source: OverRide	Total Value per SQ unit /Card: 126.70		/Parcel: 126.70			Land Unit 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	161,800	0	.		161,800	161,800	Create Final value 2019	6/4/2019
2018	102	FV	161,800	0	.		161,800	161,800	Year End Roll	9/28/2017
2017	102	FV	138,600	0	.		138,600	138,600	Year End Roll	9/29/2016
2016	102	FV	138,600	0	.		138,600	138,600	Year End Roll	1/14/2016
2015	102	FV	138,600	0	.		138,600	138,600	Year End	10/2/2014
2014	102	FV	138,600	0	.		138,600	138,600	Year End Roll	1/23/2014
2013	102	FV	138,600	0	.		138,600	138,600	Year End Roll	10/25/2012
2012	102	FV	138,600	0	.		138,600	138,600	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	50112-559		9/18/2007	SALE RESTRIC	149000	No	No			AFFORDABLE UNIT
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	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

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

PRINT

Date	Time
09/30/19	23:08:07

LAST REV

Date	Time
05/01/12	10:07:22

brennanp  
2772

USER DEFINED

Prior Id # 1:	5 3 2
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:	

