



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALDRON ELLEN S
Owner 2:	WALDRON MATTHEW S
Owner 3:	WALDRON JENNIFER
Street 1:	82 VIRGINIA RD UNIT 103
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WALDRON - ELLEN S
Owner 2:	-
Street 1:	82 VIRGINIA RD UNIT 103
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 Bdms.

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	355,400		0.000		355,400	MINUTEMAN COMMON CONDOS UNIT A103
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 281.39						/Parcel: 281.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	334,500	0	.		334,500	334,500	Create Final value 2019	6/4/2019
2018	102	FV	334,500	0	.		334,500	334,500	Year End Roll	9/28/2017
2017	102	FV	307,300	0	.		307,300	307,300	Year End Roll	9/29/2016
2016	102	FV	301,300	0	.		301,300	301,300	Year End Roll	1/14/2016
2015	102	FV	286,200	0	.		286,200	286,200	Year End	10/2/2014
2014	102	FV	280,200	0	.		280,200	280,200	Year End Roll	1/23/2014
2013	102	FV	264,200	0	.		264,200	264,200	Year End Roll	10/25/2012
2012	102	FV	264,200	0	.		264,200	264,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALDRON, ELLEN S	71034-413		5/21/2018	CONVENIENC		1	No	No		
WALDRON, WILLIAM	67409-589		7/5/2016	CONVENIENC		1	No	No		
Donlon-McAuliff	59886-43		8/30/2012		280000	No	No			
MINUTEMAN COMMO	49882-459		8/1/2007		350000	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	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

User Acct
GIS Ref
GIS Ref
Insp Date

PRINT	Date	Time
	09/30/19	23:08:22
LAST REV	Date	Time
	06/08/18	11:07:53
	blakeley	
	2773	

USER DEFINED

Prior Id # 1:	5 3 3
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:	

EXTERIOR INFORMATION

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:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:	

SPEC FEATURES/YARD ITEMS

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:										Total:				

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	A 103
Floor:	1 - 1ST FLOOR
% Own:	
Name:	9 - MINUTEMAN

DEPRECIATION

Phys Cond:	AV - Average	3.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.5%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.21068883
Const Adj.:	0.93844807
Adj \$ / SQ:	193.149
Other Features:	42017
Grade Factor:	1.12
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	368321
Depreciation:	12891
Depreciated Total:	355430

COMMENTS

Master Deed 7/26/07 BK 49841 PG 211. 5/21/18
MATTHEW & JENNIFER WALDRON JOINT
TENANTS WITH RIGHT OF SURVIVORSHIP.
ELLEN WALDRON RETAINS A LIFE ESTATE.

RESIDENTIAL GRID

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		1	1	1				2	2		1	
Lower												
Totals	RM	5	BR	2	Baths	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	281.39	
Special Features:	0	Val/Su Net:	281.39	
Final Total:	355400	Val/Su SzAd:	281.39	

PARCEL ID 103 3 0 A 103**SKETCH**

UnSketched SubAreas:
FFL: 1263,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,263	193.150	243,947	
Net Sketched Area:		1,263	Total:	243,947	
Size Ad	1263	Gross Area	1263	FinArea	1263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc