



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRISWOLD TR PAMELA VERON
Owner 2:	PAMELA VERON GRISWOLD FAM TRST
Owner 3:	
Street 1:	82 VIRGINIA ROAD UNIT 407
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GRISWOLD - PAMELA V
Owner 2:	-
Street 1:	82 VIRGINIA ROAD UNIT 407
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 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	353,600		0.000		353,600	MINUTEMAN COMMON CONDOS UNIT B407
Total Card		353,600	0.000		353,600	Entered Lot Size
Total Parcel		353,600	0.000		353,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 282.88		/Parcel: 282.88		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	332,800	0	.		332,800	332,800	Create Final value 2019	6/4/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRISWOLD,PAMELA	72465-179		4/17/2019	FAMILY	100	No	No			
POST TR,DOUGLAS	65055-213		9/10/2015		320000	No	No			
GUBER DOROTHY J	56385-590		1/31/2011		288000	No	No			
MINUTEMAN COMMO	50802-562		2/29/2008		359900	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
5/10/2016	SALES INSP	618	G BOURGAULT
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	23:11:15

LAST REV

Date	Time
05/14/19	12:56:21

blakeley
2785

USER DEFINED

Prior Id # 1:	5 3 15
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 %:
Jurisdct:		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:
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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:	B 407
Floor:	2 - 2ND 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.:	1.21600008
Const Adj.:	0.93844807
Adj \$ / SQ:	193.996
Other Features:	42013
Grade Factor:	1.12
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	366446
Depreciation:	12826
Depreciated Total:	353620

COMMENTS

Master Deed 7/26/07 BK 49841 PG 211.

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		1	1		1			2	2		1	
Lvl 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	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
FFL: 1250.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,250	194.000	242,495	
Net Sketched Area:		1,250	Total:	242,495	
Size Ad	1250	Gross Area	1250	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 103 3 0 B 407