



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LINWAY RD, LINCOLN

OWNERSHIP

Owner 1:	FASCIANO CHRISTOPHER J
Owner 2:	FASCIANO REBECCA S
Owner 3:	
Street 1:	8 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CREATIVE DEVELOPMENT ASSOC LLP -
Owner 2:	-
Street 1:	6 HAMILTON PLACE
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

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:				Topo		
D				Street	1	PAVED
s				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44866		SQUARE FE	PRIME SITE		0	6.78	1.548	R3									470,938						470,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	638,500		1.030	470,900	1,109,400	3050	0			
							GIS Ref			
							GIS Ref			
Total Card					638,500	1.030	470,900	1,109,400	Entered Lot Size	
Total Parcel					638,500	1.030	470,900	1,109,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		227.75	/Parcel:	227.75	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	638,500	0	1.03	470,900	1,109,400	1,109,400	Year End Roll	9/28/2017
2017	101	FV	621,800	0	1.03	444,500	1,066,300	1,066,300	Year End Roll	9/29/2016
2016	101	FV	598,700	0	1.03	431,300	1,030,000	1,030,000	Year End Roll	1/14/2016
2015	101	FV	593,200	0	1.03	399,400	992,600	992,600	Year End	10/2/2014
2014	101	FV	555,000	0	1.03	357,700	912,700	912,700	Year End Roll	1/23/2014
2013	101	FV	544,000	0	1.03	347,300	891,300	891,300	Year End Roll	10/25/2012
2012	101	FV	555,000	0	1.03	382,000	937,000	937,000	Year End	1/26/2012
2011	101	FV	584,700	0	1.03	388,300	973,000	973,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CREATIVE DEVELO	30162-345		5/12/1999		759000	No	No			
WALLWORK EDWIN	29206-123		9/28/1998	CHD>SALE	380000	No	No			
WEST NEWTON SAV	11292-181		2/19/1967		31500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2008	4052	ADDITION	40,000	C	5/26/2009			+covered porch to
2/11/2005	3123	FINISH B	28,050	C	6/4/2005			
10/7/1998	1544	ADDITION	135,000	C	2/27/1999			2nd floor
7/29/1998	1474	GARAGE	24,000	C	2/27/1999			GARAGE, BREEZWAY 3

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2009	PERMIT VISIT	25	D ERSKINE
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
3/7/2000	MEAS+INSPCTD	600	PA
2/27/1999	MEAS/EXT INS	602	D TUCKER
4/3/1996	MEAS+INSPCTD	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.02998	Total SF/SM:	44865.93	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	470,938	Spl Credit:		Total:	470,900
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