



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'BRIEN TR JOSEPH A
Owner 2:	O'BRIEN TR VIRGINIA B
Owner 3:	O'BRIEN REALTY TRUST
Street 1:	4 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4814 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN JOSEPH A TR -
Owner 2:	OBRIEN VIRGINIA B TR -
Street 1:	4 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4814

NARRATIVE DESCRIPTION

This Parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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		45738		SQUARE FE	PRIME SITE		0	6.78	1.524	R3									472,711						472,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	296,500	1,300	1.050	472,700	770,500	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 345.21						/Parcel: 345.21

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/17/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	296,500	1300	1.05	472,700	770,500	770,500	Year End Roll	9/28/2017
2017	101	FV	257,800	0	1.05	446,200	704,000	704,000	Year End Roll	9/29/2016
2016	101	FV	253,100	0	1.05	433,000	686,100	686,100	Year End Roll	1/14/2016
2015	101	FV	250,700	0	1.05	400,900	651,600	651,600	Year End	10/2/2014
2014	101	FV	234,100	0	1.05	359,100	593,200	593,200	Year End Roll	1/23/2014
2013	101	FV	229,400	0	1.05	348,600	578,000	578,000	Year End Roll	10/25/2012
2012	101	FV	234,100	0	1.05	383,500	617,600	617,600	Year End	1/26/2012
2011	101	FV	238,900	0	1.05	389,700	628,600	628,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OBRIEN JOSEPH A	54201-83		1/25/2010	FAMILY		1	No	No		
OBRIEN, JOSEPH A	54201-105		1/25/2010	FAMILY		1	No	No		
OBRIEN JOSEPH A	28858-434		6/5/1998	CONVENIENC		1	No	No		
WEST NEWTON SAV	11184-326		8/19/1966		24500	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/8/2007	3787	RENOVATI	66,000	C	5/20/2008			remove sunroom & b

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
5/26/2008	CERT OF OCC	10	EARL MIDGLEY
5/20/2008	MEAS+INSPCTD	100	B MORGAN
9/27/2001	M&L COMPLETE	613	M COLE
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

