

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CIULLO COREY MICHAEL
Owner 2:	CIULLO NICOLE HEIFNER
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:	FASCIANO - CHRISTOPHER J
Owner 2:	FASCIANO - REBECCA S
Street 1:	8 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1964, having primarily CLAPBOARD Exterior and 4871 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	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	9.98	1.55	R3									693,208						693,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	904,100		693,200	1,597,300
Total Card		1.030	904,100	693,200	1,597,300
Total Parcel		1.030	904,100	693,200	1,597,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		327.91	/Parcel: 327.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	855,100	0	1.03	673,100	1,528,200		Year End Roll	12/2/2024
2024	101	FV	843,500	0	1.03	659,900	1,503,400		Year end	11/9/2023
2023	101	FV	837,700	0	1.03	607,800	1,445,500	1,445,500	Year end	11/3/2022
2022	101	FV	755,200	0	1.03	549,400	1,304,600	1,304,600	Year End Roll	10/19/2021
2021	101	FV	708,500	0	1.03	486,200	1,194,700	1,194,700	Year End Roll	10/15/2020
2020	101	FV	702,700	0	1.03	486,200	1,188,900	1,188,900	Year End Roll	9/26/2019
2019	101	FV	638,500	0	1.03	470,900	1,109,400	1,109,400	Create Final va	6/4/2019
2018	101	FV	638,500	0	1.03	470,900	1,109,400	1,109,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FASCIANO,CHRIST	80965-160		11/18/2022		1,475,000	No	No		
CREATIVE DEVELO	30162-345		5/12/1999		759,000	No	No		
WALLWORK EDWIN	29206-123		9/28/1998	CHD>SALE	380,000	No	No		
WEST NEWTON SAV	11292-181		2/19/1967		31,500	No	No		

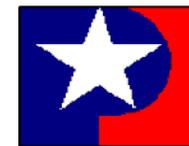
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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	7/1/1999			2nd floor
7/29/1998	1474	GARAGE	24,000	C	3/7/2000			GARAGE, BREEZWAY 3

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
3/7/2000	MEAS+INSPCTD	600	
2/27/1999	MEAS/EXT INS	602	
4/3/1996	MEAS+INSPCTD	606	
4/28/1994	FIELDREV CHG	600	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117 10 0
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:	
CivilDistrict:	
Ratio:	

!427!

PRINT
 Date Time
 09/26/25 14:39:57

LAST REV
 Date Time
 12/01/22 14:21:31
 blakeley
 427

PAT ACCT.

