



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 COLONIAL Building built about 1964, having primarily WOOD SHING Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		45738		SQUARE FE	PRIME SITE		0	9.98	1.52	R3									695,822						695,800	

Total AC/HA:	1.05000	Total SF/SM:	45738	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	695,822	SpI Credit	Total:	695,800
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.050	389,000	2,500	695,800	1,087,300
Total Card	1.050	389,000	2,500	695,800	1,087,300
Total Parcel	1.050	389,000	2,500	695,800	1,087,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		487.14	/Parcel: 487.14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	367,400	2400	1.05	675,600	1,045,400		Year End Roll	12/2/2024
2024	101	FV	362,300	2400	1.05	662,400	1,027,100		Year end	11/9/2023
2023	101	FV	359,800	2400	1.05	610,100	972,300	972,300	Year end	11/3/2022
2022	101	FV	322,900	1300	1.05	551,500	875,700	875,700	Year End Roll	10/19/2021
2021	101	FV	317,600	1300	1.05	488,000	806,900	806,900	Year End Roll	10/15/2020
2020	101	FV	314,900	1300	1.05	488,000	804,200	804,200	Year End Roll	9/26/2019
2019	101	FV	296,500	1300	1.05	472,700	770,500	770,500	Create Final va	6/4/2019
2018	101	FV	296,500	1300	1.05	472,700	770,500	770,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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		24,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2007	3787	RENOVATI	66,000	C	5/26/2008			remove sunroom & b

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
5/26/2008	CERT OF OCC	10	MARK R
5/20/2008	MEAS+INSPCTD	100	
9/27/2001	M&L COMPLETE	613	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	117 9 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:	

PRINT

Date	Time
09/26/25	14:43:27

LAST REV

Date	Time
06/07/17	11:13:54

apro 465

!465!

