



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 9  |        | STONEHEDGE, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | MANANDHAR MANOJ     |
| Owner 2:  | MANANDHAR KIRAN L   |
| Owner 3:  |                     |
| Street 1: | 9 STONEHEDGE        |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-5201 Type:    |

**PREVIOUS OWNER**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | MASON TR - WILLIAM C  |
| Owner 2:  | MASON TR - VIRGINIA J |
| Street 1: | 9 STONEHEDGE          |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry              |
| Postal:   | 01773-5201            |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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: |      |             |     |         |      |        |
| 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     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 6.78       | 1.000 | R3    |             |           |        |   |        |   |        |   | 542,400         |           |   |           |        |      | 542,400   |       |
| 101      | ONE FAM     |          | 0.963       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |             |           |        |   |        |   |        |   | 28,890          |           |   |           |        |      | 28,890    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|----------------|---------------------------------------|-----------|------------|-----------------|-------------------|-----------|
| 101                     | 200,500        |                                       | 2.800     | 571,300    | 771,800         | 2569              | 0         |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | GIS Ref   |
|                         |                |                                       |           |            |                 |                   | Insp Date |
|                         |                |                                       |           |            |                 |                   | 11/12/08  |
| Total Card              |                | 200,500                               | 2.800     | 571,300    | 771,800         | Entered Lot Size  |           |
| Total Parcel            |                | 200,500                               | 2.800     | 571,300    | 771,800         | Total Land:       |           |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 303.86 |           |            | /Parcel: 303.86 | 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  | 200,500    | 0         | 2.8       | 571,300    | 771,800     | 771,800       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 200,500    | 0         | 2.8       | 540,900    | 741,400     | 741,400       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 198,500    | 0         | 2.8       | 525,700    | 724,200     | 724,200       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 192,000    | 0         | 2.8       | 488,900    | 680,900     | 680,900       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 190,000    | 0         | 2.8       | 440,900    | 630,900     | 630,900       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 186,000    | 0         | 2.8       | 428,900    | 614,900     | 614,900       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 186,000    | 0         | 2.8       | 468,900    | 654,900     | 654,900       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 190,000    | 0         | 2.8       | 476,100    | 666,100     | 666,100       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| MASON TR,WILLIA | 1526-133  |      | 5/18/2018  |            | 729900     | No | No  |       |                 |       |
| MASON VIRGINIA  | 1228-171  |      | 10/13/2000 | CONVENIENC |            | 1  | No  | No    |                 |       |
| WILLIAM C. MASO | 953-75    |      | 1/19/1982  | FAMILY     |            | 0  | No  | No    |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 5/29/2018 | 7083   | KITCHEN  | 200,000 | O   |            |          |          | Remodel kitchen, b |
| 6/18/2014 | 5783   | RENOVATI | 6,000   | C   | 1/6/2015   |          |          | Reconstruct deck,  |
| 6/17/2014 | 5782   | ROOF     | 9,000   | C   |            |          |          | strip and re-roof  |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 5/18/2015  | PERMIT VISIT | 619 | DH        |
| 11/12/2008 | MEAS/EXT INS | 25  | D ERSKINE |
| 12/2/2002  | ABATE-INSPEC | 600 | PA        |
| 12/13/1995 | ENTRY DENIED | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA

