

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	KARMACHARYA RAKESH
Owner 2:	MANANDHAR MONICA
Owner 3:	
Street 1:	60 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	WAUGH - SUSAN M
Owner 2:	-
Street 1:	60 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 6.14 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily BRICK VENR Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 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 Infl	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									6,690						6,700	
101	ONE FAM		4.08		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									24,480						24,500	Wetland

Total AC/HA:	6.13955	Total SF/SM:	267438.81	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	831,170	Spl Credit	Total:	831,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	313,700	12,100	6.140	831,200	1,157,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	363.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	310,700	12100	6.14	828,000	1,150,800	1,150,800	Create Final value 2019	6/4/2019
2018	101	FV	310,700	12100	6.14	828,000	1,150,800	1,150,800	Year End Roll	9/28/2017
2017	101	FV	304,300	12100	6.14	828,000	1,144,400	1,144,400	Year End Roll	9/29/2016
2016	101	FV	301,400	12100	6.14	776,000	1,089,500	1,089,500	Year End Roll	1/14/2016
2015	101	FV	236,200	12100	6.14	720,800	969,100	969,100	Year End	10/2/2014
2014	101	FV	217,400	12100	6.14	711,200	940,700	940,700	Year End Roll	1/23/2014
2013	101	FV	212,700	12100	6.14	691,200	916,000	916,000	Year End Roll	10/25/2012
2012	101	FV	311,500	12100	6.14	571,200	894,800	894,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WAUGH,SUSAN M	64524-354		11/18/2014		1200000	No	No			
WAUGH JOHN S TR	56159-92		12/28/2010	FAMILY		1	No	No		
WAUGH JOHN S	22803-146		1/6/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/7/2016	6616	MANUAL	3,032	C				Insulate attic and
11/25/1992	176	ADDITION	55,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
1/12/1996	MEAS+INSPCTD	606	
5/3/1994	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	
7/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	107 5 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:	

PRINT

Date	Time
09/30/19	16:11:40

LAST REV

Date	Time
06/07/17	13:34:23

apro 211

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: 26 - WOOD, 25%, Roof Struct: 1 - GABLE, Roof Cover: 6 - WOODSHINGL, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1960, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

COMMENTS

COMMON DRIVE. 5/17 EST SIDE + REAR= ACCESS.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 9, BRs: 3, Baths: 3, HB

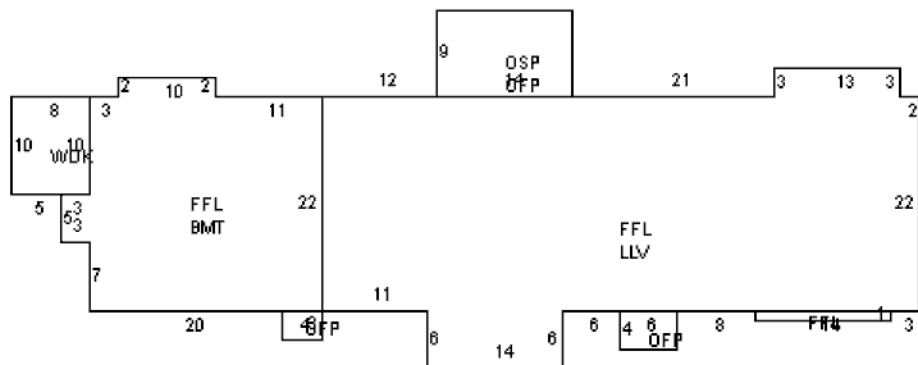
REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 3, 3

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD, 40%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 29.0%, Functional: , Economic: , Special: , Override: , Total: 29.7%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 92.00, Size Adj.: 1.04069769, Const Adj.: 1.05625796, Adj \$ / SQ: 101.131, Other Features: 55613, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 446190, Depreciation: 132519, Depreciated Total: 313672

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 917836.8098, Juris. Factor: , Val/Su Fin: 98.68, Special Features: 0, Val/Su Net: 69.99, Final Total: 313700, Val/Su SzAd: 151.99

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,482, Total: 390,577, Size Ad: 2064, Gross Area: 4482, FinArea: 3179

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, LLV LOWR LEVEL, BMT BASEMENT, OFP OPEN PORCH, OSP SCRPN PORCH, WDK WOOD DECK

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID

168 3 0

IMAGE

AssessPro Patriot Properties, Inc

