



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		CONANT RD, LINCOLN
Unit #:		
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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	348,800	12,100	6.140	799,200	1,160,100
Total Card 348,800 12,100 6.140 799,200 1,160,100					
Total Parcel 348,800 12,100 6.140 799,200 1,160,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 364.90		/Parcel: 364.90	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/17
-----------	----------

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	319,500	12100	6.14	831,200	1,162,800	1,162,800	Year End Roll	10/15/2020
2020	101	FV	313,700	12100	6.14	831,200	1,157,000	1,157,000	Year End Roll	9/26/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WAUGH,SUSAN M	64524-354		11/18/2014		1,200,000	No	No	
WAUGH JOHN S TR	56159-92		12/28/2010	FAMILY		1	No	No
WAUGH JOHN S	22803-146		1/6/1993	FAMILY		No	No	

**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	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

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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

**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	9.6	1.000	R5									768,000						768,000	
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:	799,170	Spl Credit		Total:	799,200
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

