



**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	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	Own Occ: Y
Postal:	01773-3913	Type:

**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 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	10.5	1.000	R5									840,000						840,000	
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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	405,500	13,400	6.140	871,200	1,290,100
Total Card	405,500	13,400	6.140	871,200	1,290,100
Total Parcel	405,500	13,400	6.140	871,200	1,290,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		405.79	/Parcel: 405.79

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

GIS Ref
GIS Ref
Insp Date
05/08/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,800	12100	6.14	799,200	1,160,100	1,160,100	Year End Roll	10/19/2021
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

**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	

**TAX DISTRICT**

**PAT ACCT.**

**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

