



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 Influ	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	12.4	1.000	R5									992,000						992,000	
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	474,400	13,400	6.140	1,023,200	1,511,000
Total Card	474,400	13,400	6.140	1,023,200	1,511,000
Total Parcel	474,400	13,400	6.140	1,023,200	1,511,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		475.27	/Parcel: 475.27

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
2023	101	FV	405,500	13400	6.14	871,200	1,290,100	1,290,100	Year end	11/3/2022
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

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

EXTERIOR INFORMATION

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

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

COMMENTS

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

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

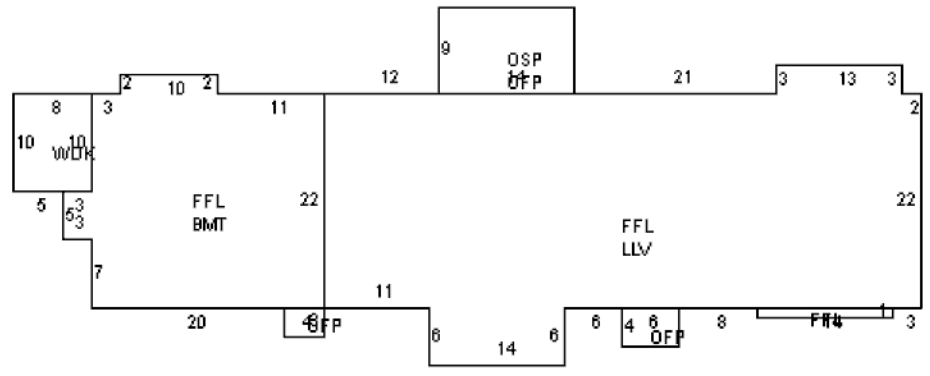
Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

RESIDENTIAL GRID

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						

SKETCH**INTERIOR INFORMATION**

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

Phys Cond:	AV	- Average	31 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

INTERIOR INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	1.04069769
Const Adj.:	1.05625796
Adj \$ / SQ:	164.887
Other Features:	55613
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	687488
Depreciation:	213121
Depreciated Total:	474367

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	917836.8098
Juris. Factor:		Before Depr:	164.89	
Special Features:	0	Val/Su Net:	105.85	
Final Total:	474400	Val/Su SzAd:	229.84	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,064	164.890	340,326	
LLV	LOWR LEVEL	1,487	175.190	260,511	
BMT	BASEMENT	563	41.220	23,208	
OFP	OPEN PORCH	162	15.000	2,430	
OSP	SCRN PORCH	126	22.500	2,835	
WDK	WOOD DECK	80	32.060	2,565	
Net Sketched Area:		4,482	Total:	631,875	
Size Ad	2064	Gross Area	4482	FinArea	3179

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75 A		0

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
3	GARAGE	D	Y	1	704	A	AV	1960	36.00	T	60	101			10,100			10,100
2	SHED/FR	D	Y	1	8X10	A	AV	1993	15.00	T	60	101			500			500
19	PATIO	D	Y	1	20x33	A	AV	1960	14.00	T	70	101			2,800			2,800

More:	N	Total Yard Items:	13,400	Total Special Features:		Total:	13,400
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IMAGE**AssessPro** Patriot Properties, Inc