



Patriot
Properties Inc.

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 CONTEMPORARY Building built about 1960, having primarily BRICK VENTR Exterior and 3179 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									7,805						7,800	
101	ONE FAM		4.08		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									28,560						28,600	Wetland

Total AC/HA:	6.13955	Total SF/SM:	267439	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,078,765	SpI Credit	Total:	1,078,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.140	523,500	14,300	1,078,800	1,616,600
Total Card	6.140	523,500	14,300	1,078,800	1,616,600
Total Parcel	6.140	523,500	14,300	1,078,800	1,616,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		508.48	/Parcel: 508.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	480,100	13400	6.14	1,048,400	1,541,900		Year End Roll	12/2/2024
2024	101	FV	474,400	13400	6.14	1,023,200	1,511,000		Year end	11/9/2023
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 va	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2016	6616	MANUAL	3,032	C				Insulate attic and
11/25/1992	176	ADDITION	55,000	C	5/3/1994			

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	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:20:17

LAST REV

Date	Time
06/07/17	13:34:23
apro	
211	

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