25C	0	249B	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,190,600	/	1,190,600
USE VALUE:	1,190,600	/	1,190,600
ASSESSED:	1,190,600	/	1,190,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		LITTLE NAHANT RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	MURPHY, JUDITH
Owner 2:	
Owner 3:	
Street 1:	88 LITTLE NAHANT RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	SPENCER, DANA A & - DOSS-SPENCER, MONA
Owner 2:	88 LITTLE NAHANT RD RLTY TRUST -
Street 1:	88 LITTLE NAHANT RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .108 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1910, having primarily VINYL Exterior and 2061 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	RES 2	100	water	1	TYPCL
o				Sewer		
n				Electri		
Census:	2011			Exmpt		
Flood Haz:	C					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.108	702,100	9,200	479,300	1,190,600
Total Card	0.108	702,100	9,200	479,300	1,190,600
Total Parcel	0.108	702,100	9,200	479,300	1,190,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 577.68 | /Parcel: 577.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/11/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25C-0-249B

!1006!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	702,100	9200	.108	479,300	1,190,600		Year End Roll	9/21/2026
2026	101	FV	678,000	9200	.108	479,300	1,166,500		Year End Roll	9/12/2025
2026	101	NC	678,000	9200	.108	479,300	1,166,500		Year End Roll	8/26/2025
2025	101	FV	634,400	9200	.108	437,300	1,080,900		Year End Roll	9/5/2024
2025	101	NC	634,400	9200	.108	437,300	1,080,900		Year End Roll	8/21/2024
2024	101	FV	634,400	9200	.108	420,400	1,064,000	1,064,000	Year End Roll	9/12/2023
2024	101	NC	634,400	9200	.108	420,400	1,064,000	1,064,000	Year End Roll	9/5/2023
2023	101	FV	590,700	9200	.108	395,200	995,100	995,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:12:12

LAST REV

Date	Time
03/24/22	16:46:45
apro	

USER DEFINED

Prior Id # 1:	
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPENCER, DANA A	B569-C93577		7/2/2020		945,000	No	No		
DOSS, MONA G &,	B496-C86226		2/14/2014	FAMILY	1	No	No		
DOSS, MONA G,	B465-C83190	LC	6/11/2009	CONVENIENCE	100	No	No		
MEYER ELEANOR E	82-40945	LC	11/1/2002		477,000	No	No		
WILD ET UX	182-40945		3/31/1971			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2021	R-21-00106	OTHER	3,000	C				Residential weathe
8/3/2011	R-11-0192	ACCESORY	5,000	C	8/3/2011			REPAIR GARAGE
11/17/2010	10-R-0376	WINDOWS	2,000	C	11/17/2010			1 WINDOW REPLACED
11/27/2007	07-R0008	GENERAL	16,500	C				KIT,DECK,SIDING, F
8/29/2007	5255	WINDOWS	25,000	C				20 WINDOW REPLACEM
10/1/1993	3092	MANUAL	1,500	C				FENCING

ACTIVITY INFORMATION

Date	Result	By	Name
2/11/2022	INFO AT DOOR	197	PATRIOT
2/19/2021	INFO FM PLAN	122	PATRIOT
1/12/2012	PERMIT VISIT	122	PATRIOT
1/13/2009	PERMIT VISIT	122	PATRIOT
1/15/2008	PERMIT VISIT	197	PATRIOT
7/26/2005	MEASURED FULL L/M	163	PATRIOT
10/17/2000		159	ANNEMARIE
6/24/1994	PERMIT VISIT	122	PATRIOT
6/15/1990	MEAS+INSPCTD	159	ANNEMARIE

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4696		SQUARE FE	SITE		0	57.	1.79	MV	1.00								479,302						479,300	

Total AC/HA:	0.10781	Total SF/SM:	4696	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD VGD	Total:	479,302	Spl Credit		Total:	479,300

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	grey
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	25	%
Partition:	E - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	2 - TYPICAL		
Insulation:	3 - GOOD		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	EXCELLENT
A Bath:		Rating:	
3/4 Bath:	2	Rating:	VERY GOOD
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	1	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	EX - Excellent	6.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96875304
Const Adj.:	1.16643333
Adj $ / SQ:	203.397
Other Features:	161846
Grade Factor:	1.19
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750135
Depreciation:	48009
Depreciated Total:	702126

COMMENTS

WINDOWS 100% 1-08, roof deck,dormer etc 100% 1-09 interior est.

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: 8		BRs: 4			Baths: 1				HB		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

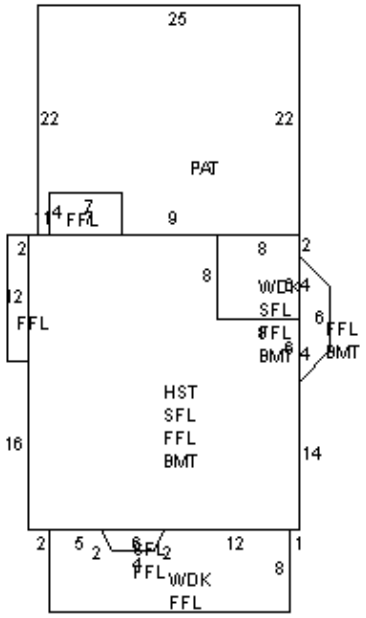
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
81	22-0-7		6/26/2006	571,000
75.3	24-0-6		7/29/2005	563,500
75.1	25A-0-12		7/19/2006	729,000
73.6	5-0-30		5/31/2005	875,000
72.7	8-0-8		8/31/2005	625,000
72.4	25A-0-274		11/22/2005	470,000

WtAv$/SQ:		AvRate:	75.01	Ind.Val	2130400.000

Juris. Factor:		Before Depr:	241.64
Special Features:	0	Val/Su Net:	196.34
Final Total:	702100	Val/Su SzAd	340.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	991	203.400	201,567
BMT	BASEMENT	755	61.020	46,070
SFL	2ND FLOOR	738	203.400	150,107
PAT	PATIO	522	4.620	2,410
HST	HALF STORY	332	203.400	67,528
WDK	WOOD DECK	238	7.980	1,899

Net Sketched Area:	3,576			Total:	469,581
Size Ad	2061	Gross Area	3908	FinArea	2061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 25C-0-249B

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	324	G	VG	1940	35.49	T	20	101			9,200			9,200

More: N	Total Yard Items:	9,200	Total Special Featues:		Total: 9,200