25C	0	250	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,227,500	/	1,227,500
USE VALUE:	1,227,500	/	1,227,500
ASSESSED:	1,227,500	/	1,227,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		WILSON RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	FERRARA, VINCENT C &
Owner 2:	FERRARA, VINCENT M JT/ROS
Owner 3:	
Street 1:	191 WILSON RD.
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	ZOLNER, MARY P -
Owner 2:	-
Street 1:	191 WILSON RD.
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .149 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1952, having primarily CLAPBOARD Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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	0.149	718,200	800	508,500	1,227,500
Total Card	0.149	718,200	800	508,500	1,227,500
Total Parcel	0.149	718,200	800	508,500	1,227,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 637.33 | /Parcel: 637.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/11/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25C-0-250

!1007!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	718,200	800	.149	508,500	1,227,500		Year End Roll	9/21/2026
2026	101	FV	699,500	800	.149	508,500	1,208,800		Year End Roll	9/12/2025
2026	101	NC	699,500	800	.149	508,500	1,208,800		Year End Roll	8/26/2025
2025	101	FV	657,900	800	.149	508,500	1,167,200		Year End Roll	9/5/2024
2025	101	NC	657,900	800	.149	508,500	1,167,200		Year End Roll	8/21/2024
2024	101	FV	657,900	800	.149	488,900	1,147,600	1,147,600	Year End Roll	9/12/2023
2024	101	NC	657,900	800	.149	488,900	1,147,600	1,147,600	Year End Roll	9/5/2023
2023	101	FV	592,000	800	.149	430,300	1,023,100	1,023,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:12:36

LAST REV

Date	Time
03/24/22	16:46:12
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. 1007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOLNER, MARY P,	B521-C88715		8/14/2015		699,000	No	No		
WEBER ROGER ALL	414-76610		11/3/2003		870,000	No	No		
BACKMAN, GARETT	318 66198		11/3/1995		305,000	No	No		
	56364 0260		10/3/1986		180,000	No	No		
WOOD ROSAMO	00095 0000		3/31/1954			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2014	E-14-0441	ELECTRIC	674	C				LOW VOLTAGE ALARM
3/22/2005	4798	SIDING	5,300	C				SIDING - 1 SIDE
10/1/1994	3259	MANUAL	9,000					ROOF/TRIM

ACTIVITY INFORMATION

Date	Result	By	Name
3/11/2022	MEASURED	197	PATRIOT
2/4/2015	PERMIT REVIE	122	PATRIOT
8/11/2005	MEASURED	163	PATRIOT
10/19/2000	FULL L/M	159	ANNEMARIE
6/14/1995	PERMIT VISIT	122	PATRIOT
7/11/1990	INSPECTED	159	ANNEMARIE
6/12/1990	BOA CORRECTI	500	BOA

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		6502		SQUARE FE	SITE		0	52.	1.50	MO	1.00		TOPO	-5	GDVIEW	15			508,483						508,500	

Total AC/HA:	0.14927	Total SF/SM:	6502	Parcel LUC:	101	ONE FAM	Prime NB Desc	MD OCEAN	Total:	508,483	Spl Credit		Total:	508,500

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	3 - 3
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GREY
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

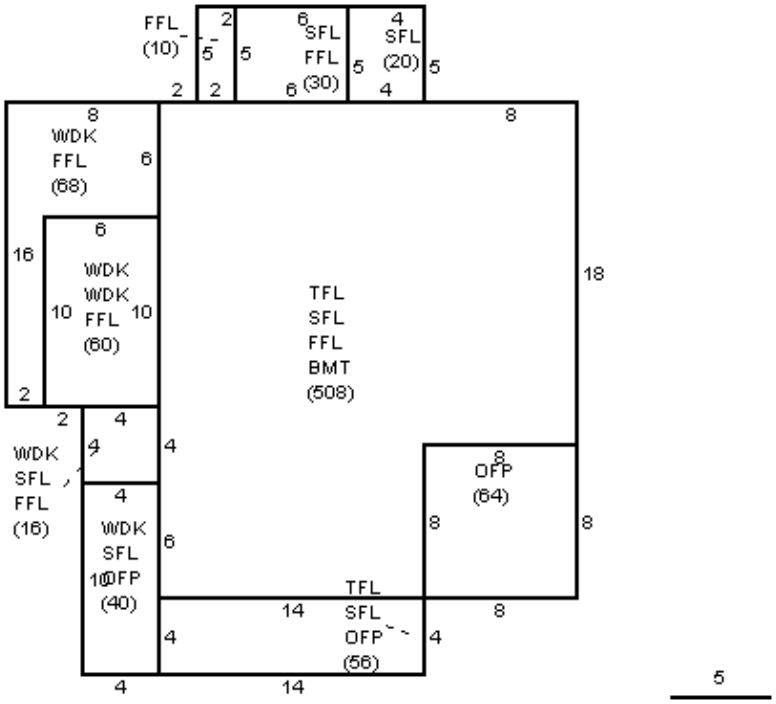
EXTENSIVE RENOVATION 1987 SKETCH CORR FY93BP NVC 6/95, ROOF DECK EST 8X12.

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: 6		BRs: 3			Baths: 2				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - DRYWALL	
Sec Int Wall:		%
Partition:	L - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	4 - CARPET	25 %
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal		% Sprinkled

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	185.00
Size Adj.:	0.99460018
Const Adj.:	0.95712495
Adj $ / SQ:	176.112
Other Features:	126484
Grade Factor:	1.54
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765846
Depreciation:	49014
Depreciated Total:	716832

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
70.5	14-0-15		5/30/2006	450,000
70.1	17-0-34		10/27/2006	700,000
69.3	25A-0-12		7/19/2006	729,000
67.4	22-0-7		6/26/2006	571,000
67.4	21A-0-94		2/27/2006	429,500
67.2	21B-0-60		5/16/2006	760,000
WtAv$/SQ:		AvRate: 68.65	Ind.Val	727000.0000

Juris. Factor:		Before Depr:	271.04
Special Features:	1400	Val/Su Net:	253.07
Final Total:	718200	Val/Su SzAd	372.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	692	176.110	121,869
SFL	2ND FLOOR	670	176.110	117,995
TFL	3RD FLOOR	564	176.110	99,327
BMT	BASEMENT	508	52.830	26,839
WDK	WOOD DECK	244	6.530	1,593
OFP	OPEN PORCH	160	21.980	3,517

Net Sketched Area:	2,838			Total:	371,140
Size Ad	1926	Gross Area	2838	FinArea	1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

25C-0-250

IMAGE

AssessPro Patriot Properties, Inc

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
2	SHED/FR	D	Y	1	8X10	A	AV	1970	8.00	T	70.5	101			200			200
96	WHIRL PL	D	S	1	1	A	AV	1987	1,500.00	B	6.4	101			1,400			1,400
22	WOOD DK	M	Y	1	8X12	G	GD	1987	10.10	T	33.8	101			600			600

More: N	Total Yard Items:	800	Total Special Featues:	1,400	Total: 2,200