25C	0	32A	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,232,400	/	1,232,400
USE VALUE:	1,232,400	/	1,232,400
ASSESSED:	1,232,400	/	1,232,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	214 WILSON RD NAHANT MA LLC
Owner 2:	c/o SEAPORT LANDING
Owner 3:	
Street 1:	152 LYNNWAY
Street 2:	PENTHOUSE SUITE 3A
Twn/City:	LYNN
St/Prov:	MA Cntry Own Occ: SH
Postal:	01902 Type:

PREVIOUS OWNER

Owner 1:	RESNICK, JACK H; TRUSTEE - JADG IRREVOCA
Owner 2:	c/o SEAPORT LANDING -
Street 1:	152 LYNNWAY
Twn/City:	LYNN
St/Prov:	MA Cntry
Postal:	01902

NARRATIVE DESCRIPTION

This parcel contains .131 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily COMP CLAP Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 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:	V2 (EL 30)					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.131	370,300		862,100	1,232,400
Total Card	0.131	370,300		862,100	1,232,400
Total Parcel	0.131	370,300		862,100	1,232,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 651.20 | /Parcel: 651.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
0			01/23/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25C-0-32A

!1025!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	370,300	0	.131	862,100	1,232,400		Year End Roll	9/21/2026
2026	101	FV	365,200	0	.131	862,100	1,227,300		Year End Roll	9/12/2025
2026	101	NC	365,200	0	.131	862,100	1,227,300		Year End Roll	8/26/2025
2025	101	FV	344,800	0	.131	822,900	1,167,700		Year End Roll	9/5/2024
2025	101	NC	344,800	0	.131	822,900	1,167,700		Year End Roll	8/21/2024
2024	101	FV	344,800	0	.131	822,900	1,167,700	1,167,700	Year End Roll	9/12/2023
2024	101	NC	344,800	0	.131	822,900	1,167,700	1,167,700	Year End Roll	9/5/2023
2023	101	FV	302,900	0	.131	807,200	1,110,100	1,110,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:19:50

LAST REV

Date	Time
03/03/25	13:58:23
apro	

PAT ACCT. 1025

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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESNICK, JACK H	B571-93721		8/18/2020	CONVENIENCE	1	No	No		
RESNICK, JACK H	B512- C87891	LC	10/10/2014	CONVENIENCE	1	No	No		
RESNICK, JACK H	296-63599		8/31/1993	FAMILY	100	No	No		
ROSS, DOLORES D	230-50453		10/1/1992	FAMILY	239,000	No	No		
	00230 0000		12/31/1980		84,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2019	R-19-00098	INSULATI	9,930	C				Insulate attic and
4/30/2019	R-19-00057	SIDING	18,000	C				Strip off old wood
4/25/2019	E-19-00032	SIDING		C				Siding
11/30/2018	R-18-00240	ROOF	15,000	C				-Roof replacement
7/16/2013	R-13-0231	SOLR-ELE	2,000	C				PHOTOVOLTAIC SOLR
7/14/2008	08-R-0211	ROOF	4,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	PERMIT VISIT	122	PATRIOT
2/11/2022	PERMIT VISIT	197	PATRIOT
2/1/2021	PERMIT VISIT	122	PATRIOT
4/28/2020	PERMIT VISIT	122	PATRIOT
12/11/2018	PERMIT VISIT	122	PATRIOT
2/10/2018	ENTRY DENIED	336	PATRIOT
7/25/2017	CHG@HEARING	828	SHEILA
1/13/2014	PERMIT VISIT	122	PATRIOT
2/13/2012	FIELDREV CHG	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		5692		SQUARE FE	SITE		0	110.	1.38	OV	1.00		TOPO	-10					862,055						862,100	

Total AC/HA:	0.13067	Total SF/SM:	5692	Parcel LUC:	101	ONE FAM	Prime NB Desc	OCEAN VG	Total:	862,055	Spl Credit		Total:	862,100

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	20 - COMP CLAP		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	grey		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
Sec Floors:			%
Bsmnt Flr:	15 - CARPET		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	11.	%
Functional:			%
Economic:			%
Special:	NC - NEWCON	0.0	%
Override:			%
	Total:	11.2	%

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	1.26086950
Const Adj.:	0.96040004
Adj $ / SQ:	199.805
Other Features:	94500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417037
Depreciation:	46708
Depreciated Total:	370328

COMMENTS

INCL 34B. 2 BR IN BMTW/ FAIR KITCHEN- VERY LOW CEILINGS, GAS FPL NOT WORKING- BOA ISNPECTED 2/13/2012. NEW ROOF: 100% 1-09. NDS INSPECTION.

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:	1	HB					

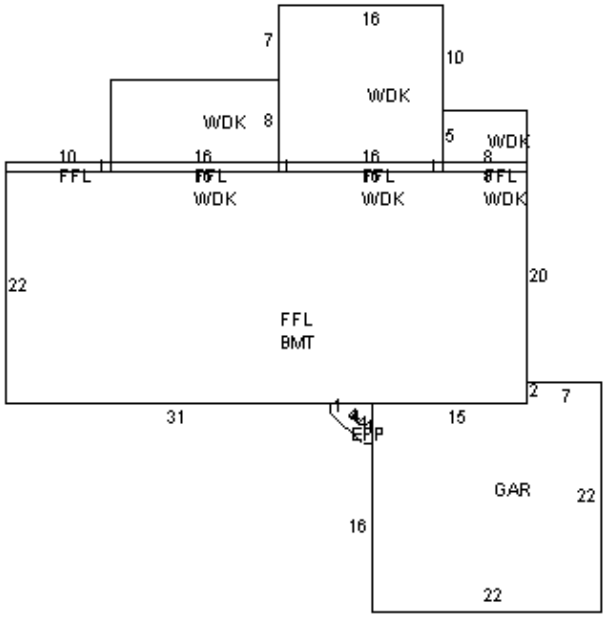
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
78.4	22-0-35		1/17/2007	377,000
77.4	25B-0-22		10/28/2005	429,000
76.9	24-0-9		9/2/2005	470,000
76.4	25A-0-274		11/22/2005	470,000
75.4	22-0-117		8/23/2005	500,000
75.1	3A-0-67		8/11/2006	475,000
WtAv$/SQ:		AvRate:	76.6	Ind.Val 2821000.000

Juris. Factor:	1.00	Before Depr:	199.80
Special Features:	0	Val/Su Net:	121.25
Final Total:	370300	Val/Su SzAd	322.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,150	199.800	229,776
BMT	BASEMENT	990	79.050	78,257
GAR	GARAGE	454	24.620	11,177
WDK	WOOD DECK	448	6.190	2,774
EFP	ENCL PORCH	12	46.100	553

Net Sketched Area:	3,054			Total:	322,537
Size Ad	1150	Gross Area	3164	FinArea	1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90	RRM	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 25C-0-32A

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	