25C	0	68	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,360,900	/	1,360,900
USE VALUE:	1,360,900	/	1,360,900
ASSESSED:	1,360,900	/	1,360,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GOODING, ELIZABETH TOWE
Owner 2:	
Owner 3:	
Street 1:	81 LITTLE NAHANT RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	FINKENAUR ROBERT G + -
Owner 2:	CAROL A -
Street 1:	81 LITTLE NAHANT RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .18 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1920, having primarily VINYL Exterior and 1840 Square Feet, with 1 Unit, 2 Baths, 0 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	0.180	331,900		1,029,000	1,360,900
Total Card	0.180	331,900		1,029,000	1,360,900
Total Parcel	0.180	331,900		1,029,000	1,360,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 739.82 | /Parcel: 739.82

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
0			01/11/22

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25C-0-68

!1051!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	331,900	0	.18	1,029,000	1,360,900		Year End Roll	9/21/2026
2026	101	FV	307,800	0	.18	1,029,000	1,336,800		Year End Roll	9/12/2025
2026	101	NC	307,800	0	.18	1,029,000	1,336,800		Year End Roll	8/26/2025
2025	101	FV	292,800	0	.18	982,200	1,275,000		Year End Roll	9/5/2024
2025	101	NC	292,800	0	.18	982,200	1,275,000		Year End Roll	8/21/2024
2024	101	FV	292,800	0	.18	982,200	1,275,000	1,275,000	Year End Roll	9/12/2023
2024	101	NC	292,800	0	.18	982,200	1,275,000	1,275,000	Year End Roll	9/5/2023
2023	101	FV	261,100	0	.18	963,500	1,224,600	1,224,600	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:29:30

LAST REV

Date	Time
01/26/22	11:12:05
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. 1051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINKENAUR ROBER	368-364323		11/23/1999	CONVENIENCE	100	No	No		
	0263-56973		4/17/1987	CHD>SALE	200,000	No	No		
LAWLOR LEON	00161 0000		8/4/1966			Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	R-21-00256	ROOF	3,600	C				Strip & Reroof
5/18/2004	4668	RETAININ	19,000	C				
6/1/1991	2772	MANUAL	6,000					RENO BATH
3/1/1990	2651	MANUAL	5,900					REPL WIND

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2022	PERMIT VISIT	122	PATRIOT
12/11/2016	MEASURED	197	PATRIOT
7/26/2005	MEASURED	163	PATRIOT
1/4/2005	PERMIT VISIT	122	PATRIOT
10/23/2000	FULL L/M	159	ANNEMARIE
12/7/1992	ABATEMENT	500	BOA
6/17/1992	3RD ATTEMPT	163	PATRIOT
1/2/1991	LEFT NOTICE	159	ANNEMARIE
6/26/1990	MEASURED	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		7847		SQUARE FE	SITE		0	110.	1.19	OV	1.00								1,028,950						1,029,000	

Total AC/HA:	0.18014	Total SF/SM:	7847	Parcel LUC:	101	ONE FAM	Prime NB Desc	OCEAN VG	Total:	1,028,950	Spl Credit		Total:	1,029,000

EXTERIOR INFORMATION

Type:	2 - BUNGALOW
Sty Ht:	1A - 1A
(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:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	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:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
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:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	25. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25 %

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01315570
Const Adj.:	0.99989998
Adj $ / SQ:	162.089
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442555
Depreciation:	110639
Depreciated Total:	331916

COMMENTS

BP1987 WF 100% 1/91 ret. wall 100% 1-05.

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		

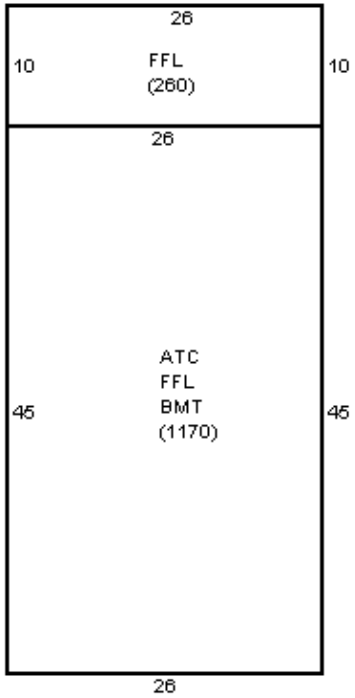
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,430	162.090	231,787
BMT	BASEMENT	1,170	48.630	56,893
ATC	ATTIC	410	162.090	66,375
Net Sketched Area:		3,010	Total:	355,055
Size Ad	1839.5	Gross Area	3770	FinArea 1840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
79.3	25C-0-260		6/26/2006	480,000
78.5	18-0-1		7/3/2006	375,000
77	25A-0-397		10/27/2006	385,000
75.4	17-0-20		12/18/2006	1,012,500
74.9	25C-0-184		2/28/2007	290,000
74.2	21A-0-116A		9/7/2006	515,000
WtAv$/SQ:		AvRate:	76.55	Ind.Val 644500.0000

Juris. Factor:		Before Depr:	162.09
Special Features:	0	Val/Su Net:	110.27
Final Total:	331900	Val/Su SzAd	180.43

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 25C-0-68

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:

IMAGE

AssessPro Patriot Properties, Inc