25C	4	306	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	*Town of Nahant*

	Total Card	/	Total Parcel
APPRAISED:	515,600	/	515,600
USE VALUE:	515,600	/	515,600
ASSESSED:	515,600	/	515,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		LENNOX RD, NAHANT

OWNERSHIP

Unit #: 4

Owner 1:	AYERS, JOSEPH L TRUSTEE	
Owner 2:	THE JOSEPH L AYERS TRUST	
Owner 3:		
Street 1:	LENNOX RD CONDO UNIT 4	
Street 2:	78A LENNOX RD, UNIT #4	
Twn/City:	NAHANT	
St/Prov:	MA	Cntry:
Postal:	01908	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	AYERS, JOSEPH -
Owner 2:	LENNOX RD CONDO UNIT 4 -
Street 1:	78A LENNOX RD, UNIT #4
Twn/City:	NAHANT
St/Prov:	MA
Cntry:	
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1920, having primarily WOOD SHING Exterior and 1452 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:	C					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	515,600			515,600
Total Card	0.000	515,600			515,600
Total Parcel	0.000	515,600			515,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.10 | /Parcel: 355.10

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 01/23/25

Entered Lot Size
Total Land:
Land Unit Type:

Parcel ID 25C-4-306

!1073!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	102	NC	515,600	0	.		515,600		Year End Roll	9/21/2026
2026	102	FV	503,300	0	.		503,300		Year End Roll	9/12/2025
2026	102	NC	503,300	0	.		503,300		Year End Roll	8/26/2025
2025	102	FV	488,700	0	.		488,700		Year End Roll	9/5/2024
2025	102	NC	488,700	0	.		488,700		Year End Roll	8/21/2024
2024	102	FV	469,600	0	.		469,600	469,600	Year End Roll	9/12/2023
2024	102	NC	469,600	0	.		469,600	469,600	Year End Roll	9/5/2023
2023	102	FV	442,000	0	.		442,000	442,000	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:38:04

LAST REV

Date	Time
03/03/25	15:20:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AYERS, JOSEPH ,	C016-017	LC	4/2/2014	CONVENIENCE	1	No	No		
AYERS, JOSEPH &	DEATH-CERT		5/8/2004	CONVENIENCE	1	No	No		NANCY JEAN AYERS DECEASED 5/8/2014
AYERS J + GOLDS	3 C16-12		5/17/1996	CONVENIENCE	1	No	No		
SHORT BEACH COR	003 C-16		3/29/1983		59,000	No	No		
LEBLANC EUG	00234 0000		12/30/1981		85,000	No	No		
SHORT BEACH	00234 0000		12/30/1981			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2023	R-23-00175	OTHER	8,100	O				Rooftop installati
7/17/2023	E-23-00102	UNKNOWN		O				SERVICE CONDUCTOR
11/2/2022	E-22-00107	UNKNOWN		C				Bathroom and Den
10/20/2022	G-22-00046	RESIDENT		C				
10/20/2022	P-22-00069	RESIDENT		C				
10/19/2022	R-22-00207	UNKNOWN	60,000	C				Remodel basement a
3/2/2021	P-21-00008	RESIDENT		C				
3/2/2021	G-21-00017	RESIDENT		C				
5/17/2018	R-18-00063	SIDING	2,500	C				Replace old shingl
12/31/2013	g-13-3119	WATER HE	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	PERMIT VISIT	122	PATRIOT
1/17/2024	PERMIT VISIT	122	PATRIOT
1/3/2023	PERMIT VISIT	122	PATRIOT
12/11/2018	PERMIT VISIT	122	PATRIOT
12/11/2016	MEASURED	197	PATRIOT
1/7/2004	PERMIT VISIT	122	PATRIOT
10/17/2000	FULL L/M	159	ANNEMARIE
2/11/1998	PERMIT VISIT	197	PATRIOT
3/10/1987	CONV	999	CONVERSION

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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:	

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
102	CONDO		0		SQUARE FE	SITE		0	0.	0.00	LR																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	LENNOX RD	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT		
Color:	NATR		
View / Desir:	E - AVERAGE		

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	1 - DRYWALL		
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:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	33.919998169
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	28.	%
Functional:			%
Economic:			%
Special:	NC - NEWCON	0.0	%
Override:			%
	Total:	28.2	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.29090905
Const Adj.:	1.50924504
Adj $ / SQ:	487.075
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718085
Depreciation:	202500
Depreciated Total:	515585

COMMENTS

BP#3518-CHANGE GAR/REC RM CONDO UNIT #4 EST 100% 1-98. BATH AND BMT RENO IN PROG 1-23. NO SOLAR 1-25 RECHK 1-26.

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	
Totals			
1	6	3	

SKETCH

Undisplayed Areas:
FFL: 550
SFL: 550
GAR: 242
BMT: 440
EFP: 148
WDK: 200

8

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	462.72
Special Features:	0	Val/Su Net:	242.07
Final Total:	515600	Val/Su SzAd	468.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	550	487.070	267,891
SFL	2ND FLOOR	550	487.070	267,891
BMT	BASEMENT	440	254.250	111,871
GAR	GARAGE	242	47.790	11,565
WDK	WOOD DECK	200	10.560	2,113
EFP	ENCL PORCH	148	57.760	8,548

Net Sketched Area:	2,130			Total:	669,879
Size Ad	1100	Gross Area	2130	FinArea	1452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	V	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

25C-4-306

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:	
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