3A	0	13	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,027,600	/	1,027,600
USE VALUE:	1,027,600	/	1,027,600
ASSESSED:	1,027,600	/	1,027,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		WHARF ST, NAHANT

OWNERSHIP

Unit #:

Owner 1:	EDWARDS, H WARREN III & EDWARD
Owner 2:	EDWARDS FAMILY 2026 REV TRUST
Owner 3:	
Street 1:	35 WHARF ST
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	EDWARDS, H WARREN III & -
Owner 2:	EDWARDS, SUSAN N -
Street 1:	35 WHARF ST
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .557 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1900, having primarily VINYL Exterior and 2112 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:	A2 (EL 10)					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.557	423,400	300	603,900	1,027,600
Total Card	0.557	423,400	300	603,900	1,027,600
Total Parcel	0.557	423,400	300	603,900	1,027,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.55 | /Parcel: 486.55

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 3A-0-13

!1129!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	423,400	300	.557	603,900	1,027,600		Year End Roll	9/21/2026
2026	101	FV	409,000	300	.557	603,900	1,013,200		Year End Roll	9/12/2025
2026	101	NC	409,000	300	.557	603,900	1,013,200		Year End Roll	8/26/2025
2025	101	FV	388,600	300	.557	603,900	992,800		Year End Roll	9/5/2024
2025	101	NC	388,600	300	.557	603,900	992,800		Year End Roll	8/21/2024
2024	101	FV	388,600	300	.557	578,200	967,100	967,100	Year End Roll	9/12/2023
2024	101	NC	388,600	300	.557	578,200	967,100	967,100	Year End Roll	9/5/2023
2023	101	FV	368,200	300	.557	514,000	882,500	882,500	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:56:49

LAST REV

Date	Time
04/07/26	10:24:40

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. 1129

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS, H WARR	43263-57		3/10/2026	CONVENIENCE	1	No	No		EDWARDS FAMILY 2026 REVOCABLE TRUST
	06204 0690		12/15/1975			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2003	4487	ADDITION	45,000	C				DORMER, BATH, WINT

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	INFO AT DOOR	336	PATRIOT
2/11/2008	MEASURED	197	PATRIOT
1/9/2004	PERMIT VISIT	122	PATRIOT
1/13/2003	PERMIT VISIT	122	PATRIOT
3/1/2002	PERMIT VISIT	122	PATRIOT
1/4/2001	FULL L/M	159	ANNEMARIE
6/12/1995	PERMIT VISIT	122	PATRIOT
4/13/1993	INFO@HEARING	828	SHEILA
2/21/1991	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		24259		SQUARE FE	SITE		0	47.	0.53	MA	1.00		WET	-10					603,944						603,900	

Total AC/HA:	0.55691	Total SF/SM:	24259	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD AVE	Total:	603,944	Spl Credit		Total: 603,900

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1T - 1T
(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:	TAN
View / Desir:	

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:	

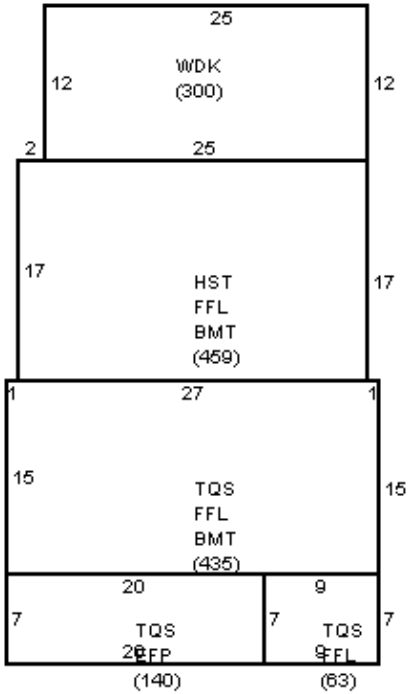
OTHER FEATURES

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

COMMENTS

WETLAND FAULTY CLAPPER VALV/DITCH
DORMER/ROOF/SIDING/WINDOWS 100% 1-04
EST INTERIOR.

SKETCH



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	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	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	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	4 - CARPET
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

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05645645
Const Adj.:	0.99000001
Adj $ / SQ:	188.261
Other Features:	92800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476813
Depreciation:	53403
Depreciated Total:	423410

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
77	21A-0-94		2/27/2006	429,500
73.7	21A-0-116A		9/7/2006	515,000
73.5	14-0-17		7/5/2006	419,900
73.1	17-0-34		10/27/2006	700,000
73.1	19-0-19		7/5/2006	285,000
72.4	14-0-15		5/30/2006	450,000
WtAv$/SQ:		AvRate:	73.8	Ind.Val 397500.0000

Juris. Factor:		Before Depr:	188.26
Special Features:	0	Val/Su Net:	141.18
Final Total:	423400	Val/Su SzAd	254.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	957	188.260	180,165
BMT	BASEMENT	894	70.600	63,114
TQS	3/4 STORY	479	188.260	90,083
WDK	WOOD DECK	300	6.600	1,980
HST	HALF STORY	230	188.260	43,206
EFP	ENCL PORCH	140	39.030	5,465

Net Sketched Area:	2,999			Total:	384,013
Size Ad	1665	Gross Area	3388	FinArea	2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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	9X21	F	FR	1975	7.20	T	78.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

PARCEL ID

3A-0-13

IMAGE

AssessPro Patriot Properties, Inc