3B	0	43	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,605,700	/	1,605,700
USE VALUE:	1,605,700	/	1,605,700
ASSESSED:	1,605,700	/	1,605,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CLIFF ST, NAHANT

OWNERSHIP

Unit #:

Owner 1:	FARR JR, FRANCIS B &
Owner 2:	FARR, ANNE HOLLANDA T/E
Owner 3:	
Street 1:	15 CLIFF ST
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	FARR FRANCIS B JR -
Owner 2:	-
Street 1:	15 CLIFF STREET
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .909 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1876, having primarily ALUMINUM Exterior and 4886 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	RES 1	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	0.909	664,200		941,500	1,605,700
Total Card	0.909	664,200		941,500	1,605,700
Total Parcel	0.909	664,200		941,500	1,605,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.61 | /Parcel: 328.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
0			12/09/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 3B-0-43

!1181!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	664,200	0	.909	941,500	1,605,700		Year End Roll	9/21/2026
2026	101	FV	638,500	0	.909	941,500	1,580,000		Year End Roll	9/12/2025
2026	101	NC	638,500	0	.909	941,500	1,580,000		Year End Roll	8/26/2025
2025	101	FV	621,300	0	.909	941,500	1,562,800		Year End Roll	9/5/2024
2025	101	NC	621,300	0	.909	941,500	1,562,800		Year End Roll	8/21/2024
2024	101	FV	621,300	0	.909	869,500	1,490,800	1,490,800	Year End Roll	9/12/2023
2024	101	NC	621,300	0	.909	869,500	1,490,800	1,490,800	Year End Roll	9/5/2023
2023	101	FV	676,900	0	.909	933,500	1,610,400	1,610,400	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	19:18:05

LAST REV

Date	Time
03/03/26	08:33:28

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. 1181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARR FRANCIS B	27736-414		4/30/2008	CONVENIENCE	1	No	No		
	06861 0549		9/11/1981		169,000	No	No		
BUTLER THOM	06655 0793		11/26/1979			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/1999	3946	ROOF	7,500	C	5/19/2000			
3/1/1990	2749	MANUAL	14,000					REBLD PRCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	MEASURED	336	PATRIOT
3/20/2008	MEASURED	197	PATRIOT
1/17/2001	FULL L/M	159	ANNEMARIE
7/22/1993	PERMIT VISIT	122	PATRIOT
3/6/1991	MEAS+INSPCTD	159	ANNEMARIE
12/10/1981	CONV	999	CONVERSION

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		30000		SQUARE FE	SITE		0	65.	0.48	ME	1.00		TOPO	-10					935,994						936,000	
101	ONE FAM		0.22		ACRES	EXCESS		0	25,000.	1.00	ME	1.00								5,500						5,500	

Total AC/HA:	0.90871	Total SF/SM:	39583	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD EXC	Total:	941,494	Spl Credit		Total:	941,500

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	3 - 3		
(Liv) Units:	1	Total:	1
Foundation:	3 - MASONRY		
Frame:	1 - WOOD		
Prime Wall:	3 - ALUMINUM		
Sec Wall:			%
Roof Struct:	5 - MANSARD		
Roof Cover:	1 - ASPHALT		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1876	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG19	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:	2 - SOFTWOO	25	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	s		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FA - Fair-Avg	36.	%
Functional:	L - LAYOUT	10.	%
Economic:			%
Special:			%
Override:			%
	Total:	43.12	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.75817519
Const Adj.:	1.01737344
Adj $ / SQ:	138.843
Other Features:	104100
Grade Factor:	1.41
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1167762
Depreciation:	503539
Depreciated Total:	664223

COMMENTS

WALK OUT BMT X-FIXT= BMT SINK MAIL ADDRESS (FRANCE). ASKING $1,599,000 - 6/15/22.

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:	11	BRs:	5	Baths:	1	HB					

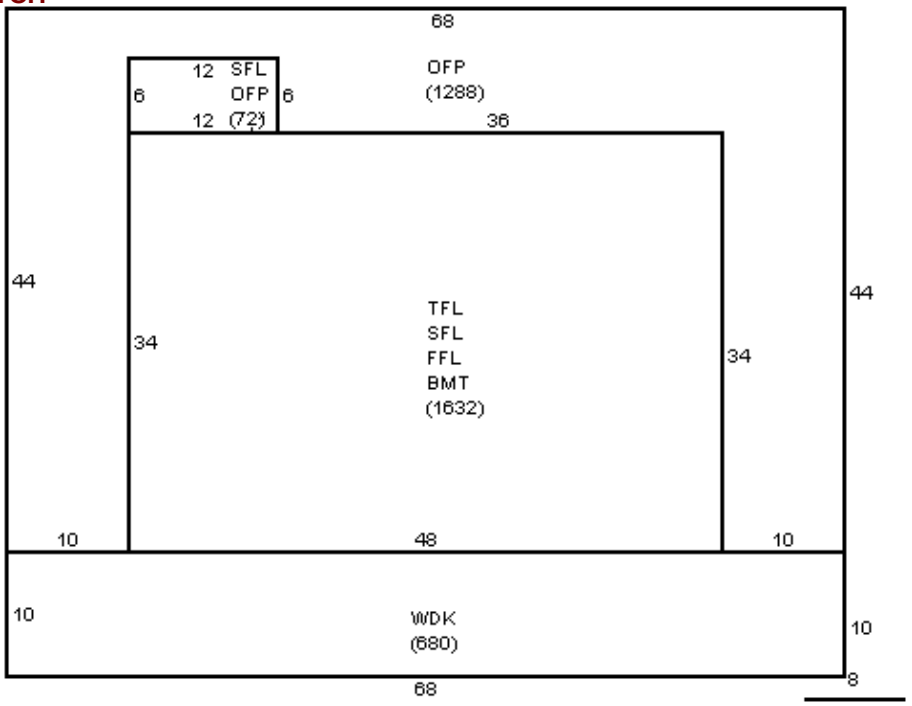
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
67.6	22-0-7		6/26/2006	571,000
67.3	3A-0-12		1/20/2006	995,000
66.4	25C-0-C		6/9/2006	500,000
65.7	21A-0-116A		9/7/2006	515,000
65.6	21B-0-60		5/16/2006	760,000
65.5	17-0-20		12/18/2006	1,012,500
WtAv$/SQ:		AvRate:	66.35	Ind.Val 898800.0000

Juris. Factor:	1.00	Before Depr:	196.05
Special Features:	0	Val/Su Net:	78.35
Final Total:	664200	Val/Su SzAd	138.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,704	138.840	236,588
BMT	BASEMENT	1,632	52.070	84,972
FFL	1ST FLOOR	1,632	138.840	226,591
TFL	3RD FLOOR	1,469	104.130	152,949
OFP	OPEN PORCH	1,360	12.850	17,473
WDK	WOOD DECK	680	6.400	4,354

Net Sketched Area:	8,477			Total:	722,927
Size Ad	4804.7999	Gross Area	8640	FinArea	4886

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0
TFL	90	UNF	50	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 3B-0-43

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