4A	0	17	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	661,700	/	661,700
USE VALUE:	661,700	/	661,700
ASSESSED:	661,700	/	661,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
370		NAHANT RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	FGL CONSORTIUM, LLC
Owner 2:	C/O VANDERSLICE, R & D
Owner 3:	
Street 1:	368 NAHANT RD
Street 2:	PO BOX 70
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: SH
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	MEUSE, VIRGINIA S G -
Owner 2:	WELLS FARGO BANKNA (Mortgagor) -
Street 1:	370 NAHANT RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .101 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1832, having primarily VINYL Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 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	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	0.101	234,800		426,900	661,700
Total Card	0.101	234,800		426,900	661,700
Total Parcel	0.101	234,800		426,900	661,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.63 | /Parcel: 437.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 4A-0-17

!1226!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	234,800	0	.101	426,900	661,700		Year End Roll	9/21/2026
2026	101	FV	225,900	0	.101	426,900	652,800		Year End Roll	9/12/2025
2026	101	NC	225,900	0	.101	426,900	652,800		Year End Roll	8/26/2025
2025	101	FV	215,200	0	.101	426,900	642,100		Year End Roll	9/5/2024
2025	101	NC	215,200	0	.101	426,900	642,100		Year End Roll	8/21/2024
2024	101	FV	215,200	0	.101	412,000	627,200	627,200	Year End Roll	9/12/2023
2024	101	NC	215,200	0	.101	412,000	627,200	627,200	Year End Roll	9/5/2023
2023	101	FV	204,400	0	.101	404,500	608,900	608,900	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	19:36:45

LAST REV

Date	Time
12/28/21	12:46:23
apro	

TAX DISTRICT

PAT ACCT. 1226

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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELLS FARGO BAN	33668-422		11/13/2014	BANK SALE	305,000	No	No		BID WON BY ROBERT VANDERSLICE TO FGL CONSORTI
MEUSE, VIRGINIA	26945-76		6/15/2007	INTRA-CORP	442,500	No	No		MORTGAGE PURPOSES
MEUSE, ROBERT A	DEATH -CERT		2/1/2006	FAMILY		No	No		ROBERT A MEUSE DECEASED 2/1/06
GOUE RICHARD S	9905 293		2/24/1989	FAMILY	136,600	No	No		
	03656 0451		4/4/1949			Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2017	P-17-00072	PLUMBING		C				
9/5/2017	E-17-00069	ELECTRIC		C				200 amp service up
6/13/2017	R-17-00096	DECK	7,500	C				DECK
5/8/2017	P-17-00028	PLUMBING		C				
4/11/2017	R-17-00038	REPAIR	10,000	C				Repair siding rear
3/21/2017	E-17-00014	KITCHEN		C				kitchen remodel, b
1/9/2017	R-17-00005	ROOF	4,500	C				STRIP AND REROOF
12/15/2016	R-16-00210	EXISTING	25,000	C				Replace rubber roo
8/8/2007	5241	WINDOWS	16,000	C				WINDOWS & MINOR IN

ACTIVITY INFORMATION

Date	Result	By	Name
2/2/2018	PERMIT VISIT	336	PATRIOT
1/20/2017	PERMIT VISIT	122	PATRIOT
12/15/2016	FIELDREV CHG	500	BOA
2/5/2010	MEAS+INSPCTD	197	PATRIOT
1/18/2008	MEASURED FULL L/M	336	PATRIOT
2/26/2001		159	ANNEMARIE
4/19/1991	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		4408		SQUARE FE	SITE		0	57.	1.70	XV	1.00		FRNTAG	-10					426,939						426,900	

Total AC/HA:	0.10119	Total SF/SM:	4408	Parcel LUC:	101	ONE FAM	Prime NB Desc	TRAF VG	Total:	426,939	Spl Credit		Total:	426,900

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	green
View / Desir:	

BATH FEATURES

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

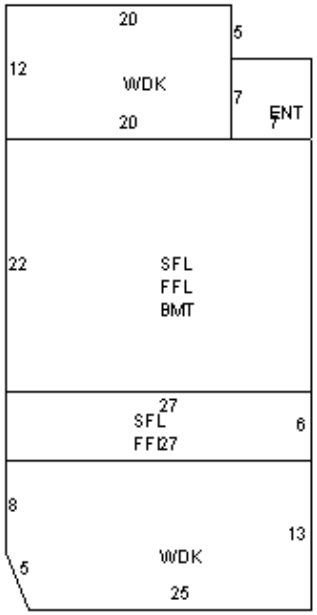
OTHER FEATURES

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

COMMENTS

100% 1-18 int est.

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:	D - FAIR		
Year Blt:	1832	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG19	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:	2 - SOFTWOO	25 %	
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - BELOW AVG		
Insulation:	5 - MINIMAL		
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	

DEPRECIATION

Phys Cond:	GV - Good-VG	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.2 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10264540
Const Adj.:	0.90363657
Adj $ / SQ:	179.350
Other Features:	69000
Grade Factor:	0.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290561
Depreciation:	55788
Depreciated Total:	234773

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
77.2	25A-0-397		10/27/2006	385,000
76.7	25A-0-274		11/22/2005	470,000
75.4	19-0-19		7/5/2006	285,000
74.5	25B-0-22		10/28/2005	429,000
74	22-0-7		6/26/2006	571,000
73	22-0-117		8/23/2005	500,000
WtAv$/SQ:		AvRate:	75.13	Ind.Val 550600.0000

Juris. Factor:	1.00	Before Depr:	138.46
Special Features:	0	Val/Su Net:	85.66
Final Total:	234800	Val/Su SzAd	155.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	756	179.350	135,589
SFL	2ND FLOOR	756	179.350	135,589
BMT	BASEMENT	594	53.810	31,960
WDK	WOOD DECK	586	5.730	3,358
ENT	ENTRY	49	17.940	879

Net Sketched Area:	2,741			Total:	307,375
Size Ad	1512	Gross Area	2741	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 4A-0-17

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:	