

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		SPOUTING HORN RD, NAHANT

OWNERSHIP

Owner 1:	SEVINOR, SHELDON J TRUSTEE			
Owner 2:	S H REALTY TRUST			
Owner 3:				
Street 1:	P.O. BOX 172			
Street 2:				
Twn/City:	NAHANT			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01908		Type:	

PREVIOUS OWNER

Owner 1:	SEVINOR, JARED- TRUSTEE - S H REALTY TRU		
Owner 2:	C/O SHELDON SEVINOR MD -		
Street 1:	P.O. BOX 172		
Twn/City:	NAHANT		
St/Prov:	MA	Cntry	
Postal:	01908		

NARRATIVE DESCRIPTION

This parcel contains 1.329 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1968, having primarily BRICK VNR Exterior and 5532 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 1 HalfBath, 7 Rooms, and 2 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: V2 (EL 28)						
D				Topo		
s				Street		
t				Gas:		

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 Infln	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 FEET			0	115.	0.53	OE	1.00								1,839,989						1,840,000	
101	ONE FAM		0.64049		ACRES	EXCESS		0	150,000.	0.75	OE	1.00		WETLND	-25					72,055						72,100	
Total AC/HA:	1.32920			Total SF/SM:	57900		Parcel LUC:	101	ONE FAM		Prime NB Desc	OCEAN EX								Total:	1,912,044		Spl Credit			Total:	1,912,100

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

Database: AssessPro - APNahant25

apro

2027

