| 7 | 0 | 9 | 1 of 1 | RESIDENTIAL |
|---|---|---|---|---|
| Map | Parcel | Lot | CARD | |

# Town of Nahant

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 708,200 | / | 708,200 |
| USE VALUE: | 708,200 | / | 708,200 |
| ASSESSED: | 708,200 | / | 708,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | SUMMER STREET CT, NAHANT |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WILSON, JAMES G |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 SPINNEY PATH |
| Street 2: | |
| Twn/City: | NAHANT |
| St/Prov: | MA Cntry Own Occ: SH |
| Postal: | 01908 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ESLER, MARIE - |
| Owner 2: | - |
| Street 1: | 8 SUMMER STREET COURT |
| Twn/City: | NAHANT |
| St/Prov: | MA Cntry |
| Postal: | 01908 |

## NARRATIVE DESCRIPTION

This parcel contains .068 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1723, having primarily WOOD SHING Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 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 |
|---|---|---|---|---|---|
| 101 | 0.068 | 294,400 | 3,600 | 410,200 | 708,200 |
| Total Card | 0.068 | 294,400 | 3,600 | 410,200 | 708,200 |
| Total Parcel | 0.068 | 294,400 | 3,600 | 410,200 | 708,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.85 | /Parcel: 500.85

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/22/26 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 7-0-9

!1341!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2027 | 101 | NC | 294,400 | 3600 | .068 | 410,200 | 708,200 | | Year End Roll | 9/21/2026 |
| 2026 | 101 | FV | 271,900 | 3600 | .068 | 410,200 | 685,700 | | Year End Roll | 9/12/2025 |
| 2026 | 101 | NC | 271,900 | 3600 | .068 | 410,200 | 685,700 | | Year End Roll | 8/26/2025 |
| 2025 | 101 | FV | 187,200 | 3600 | .068 | 410,200 | 601,000 | | Year End Roll | 9/5/2024 |
| 2025 | 101 | NC | 187,200 | 3600 | .068 | 410,200 | 601,000 | | Year End Roll | 8/21/2024 |
| 2024 | 101 | FV | 187,200 | 3600 | .068 | 394,400 | 585,200 | 585,200 | Year End Roll | 9/12/2023 |
| 2024 | 101 | NC | 187,200 | 3600 | .068 | 394,400 | 585,200 | 585,200 | Year End Roll | 9/5/2023 |
| 2023 | 101 | FV | 164,300 | 3600 | .068 | 347,100 | 515,000 | 515,000 | Final Value | 8/10/2022 |

**PRINT**

| Date | Time |
|---|---|
| 10/21/26 | 20:23:19 |

**LAST REV**

| Date | Time |
|---|---|
| 08/10/26 | 11:52:17 |
| apro | |

PAT ACCT. 1341

## 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

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ESLER, MARIE, | 42514-584 | | 1/2/2025 | | 760,000 | No | No | | |
| ABBOTT, TIMOTHY | 28013-136 | | 8/29/2008 | COURT/DIV/ES | | No | No | | MARITAL SEPARATION AGREEMENT IN SALEM DOCKET# |
| NICKERSON,ANNA | 13914-0214 | | 12/31/1996 | | 144,500 | No | No | | |
| | 05098 0300 | | 8/29/1963 | | | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/12/2025 | E-25-00117 | UNKNOWN | | C | | | | INSTALL A NEW 15 A |
| 3/11/2025 | R-25-00022 | REPAIR | 34,482 | C | | | | REPLACING EXISTING |
| 3/7/2025 | 25-00081 | REPAIR | 34,482 | C | | | | REPLACING EXISTING |
| 2/14/2025 | E-25-00013 | UNKNOWN | 7,500 | C | | | | 100 AMP UNDERGROUN |
| 2/13/2025 | 25-00060 | UNKNOWN | 7,500 | C | | | | 100 AMP UNDERGROUN |
| 3/1/2022 | R-22-00020 | SOLAR | 12,461 | C | | | | Install roof-mount |
| 2/22/2022 | E-22-00019 | SOLR-ELE | | C | | | | Install roof-mount |
| 11/2/2020 | R-20-00195 | ROOF | 9,400 | C | | | | Strip and Reshingl |
| 2/12/2018 | G-18-00006 | GAS | | C | | | | |
| 2/12/2018 | P-18-00007 | PLUMBING | | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/22/2026 | PERMIT VISIT | 122 | PATRIOT |
| 1/9/2023 | PERMIT VISIT | 122 | PATRIOT |
| 1/25/2021 | PERMIT VISIT | 122 | PATRIOT |
| 1/16/2018 | PERMIT VISIT | 122 | PATRIOT |
| 1/30/2008 | MEASURED FULL L/M | 364 | PATRIOT |
| 3/19/2001 | | 159 | ANNEMARIE |
| 6/16/1992 | INSPECTED | 163 | PATRIOT |
| 2/13/1991 | LEFT NOTICE | 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 | | 2961 | | SQUARE FE | SITE | | 0 | 52. | 2.66 | MO | 1.00 | | | | | | | | 410,192 | | | | | | 410,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.06798 | Total SF/SM: | 2961 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | MD OCEAN | Total: | 410,192 | Spl Credit |
| Total: | 410,200 | | | | | | | | | | |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - OLD STYLE | | |
| Sty Ht: | 2 - 2 | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - MASONRY | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 1 - WOOD SHING | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - HIP | | |
| Roof Cover: | 1 - ASPHALT | | |
| Color: | red | | |
| View / Desir: | | | |

## BATH FEATURES

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

## OTHER FEATURES

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

## COMMENTS

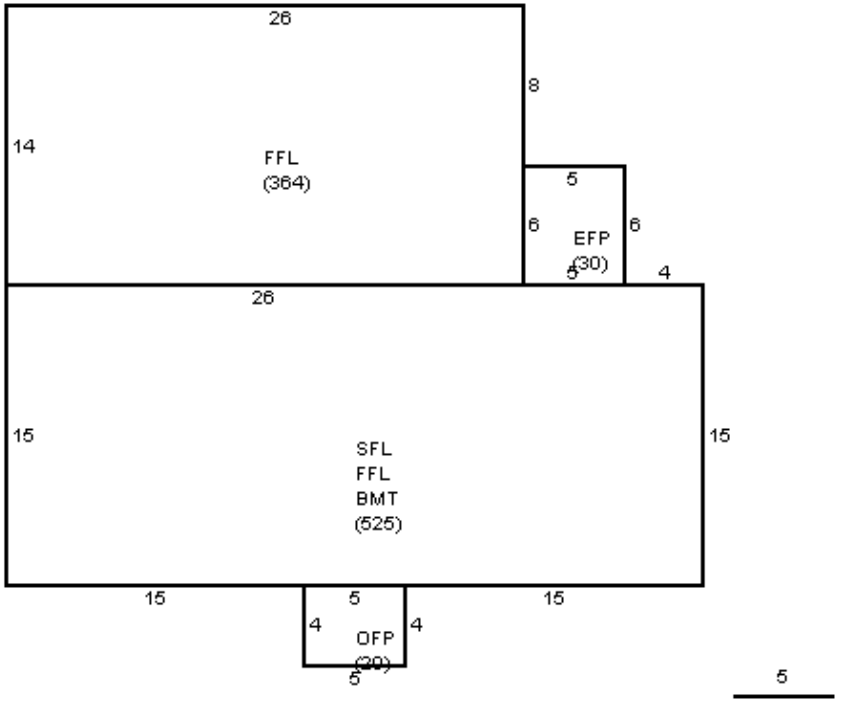
replacement windows,front landing,roof,gar repairs 100% 1-18 picked up a/c. JAMES G WILSON REG VOTED AT 17 SPINNEY PATH 1/1/25.

## 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: | 5 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - AVERAGE | | |
| Year Blt: | 1723 | 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 | 5 | 3 | 1 |
| Totals | | | |
| 1 | 5 | 3 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - PLASTER | | |
| Sec Int Wall: | | | % |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 2 - SOFTWOOD | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 4 - FAIR | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 1 - FORCED H/A | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 25. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 25 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.13748229 |
| Const Adj.: | 0.99930596 |
| Adj $ / SQ: | 204.605 |
| Other Features: | 68995 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 392570 |
| Depreciation: | 98142 |
| Depreciated Total: | 294427 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| 70.5 | 25A-0-274 | | 11/22/2005 | 470,000 |

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | 70.5 | Ind.Val | 6385900.000 |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 204.60 |
| Special Features: | 0 | Val/Su Net: | 148.01 |
| Final Total: | 294400 | Val/Su SzAd | 208.20 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 889 | 204.600 | 181,894 |
| BMT | BASEMENT | 525 | 61.380 | 32,225 |
| SFL | 2ND FLOOR | 525 | 204.600 | 107,417 |
| EFP | ENCL PORCH | 30 | 47.970 | 1,439 |
| OFP | OPEN PORCH | 20 | 29.980 | 600 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,989 | | | Total: | 323,575 |
| Size Ad | 1414 | Gross Area | 1989 | FinArea | 1414 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 7-0-9

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | GARAGE | D | Y | 1 | 10X21 | F | FA | 1940 | 30.27 | T | 44 | 101 | | | 3,600 | | | 3,600 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,600 | Total Special Featues: | |
| Total: | 3,600 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc