25D	0	B1	1 of 1	INDUSTRIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	3,250,300	/	3,250,300
USE VALUE:	3,250,300	/	3,250,300
ASSESSED:	3,250,300	/	3,250,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		NAHANT RD- CAUSEWAY, NAHANT

OWNERSHIP

Unit #:

Owner 1:	MASSACHUSETTS, COMMONWEALTH
Owner 2:	GINNY DIONNE -BOTUME HOUSE
Owner 3:	DCR MAINTENANCE BLDG
Street 1:	4 WOODLAND RD
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry Own Occ: Y
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	-
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6.8 ACRES of land mainly classified as COMMASS-MDC with a GARAGE Building built about 1960, having primarily BRICK VENR Exterior and 10804 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	NR	NAT RES	100	water		
o				Sewer		
n				Electri		
Census:	2011			Exmpt		
Flood Haz:	VE					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
920	6.800	434,300	28,500	2,787,500	3,250,300
Total Card	6.800	434,300	28,500	2,787,500	3,250,300
Total Parcel	6.800	434,300	28,500	2,787,500	3,250,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.84 | /Parcel: 300.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/14/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25D-0-B1

!1503!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	920	NC	434,300	28500	6.8	2,787,500	3,250,300		Year End Roll	9/21/2026
2026	920	FV	434,300	28500	6.8	2,787,500	3,250,300		Year End Roll	9/12/2025
2026	920	NC	434,300	28500	6.8	2,787,500	3,250,300		Year End Roll	8/26/2025
2025	920	FV	434,300	28500	6.8	2,687,200	3,150,000		Year End Roll	9/5/2024
2025	920	NC	434,300	28500	6.8	2,687,200	3,150,000		Year End Roll	8/21/2024
2024	920	FV	434,300	28500	6.8	2,687,200	3,150,000	3,150,000	Year End Roll	9/12/2023
2024	920	NC	434,300	28500	6.8	2,687,200	3,150,000	3,150,000	Year End Roll	9/5/2023
2023	920	FV	368,800	28500	6.8	2,647,000	3,044,300	3,044,300	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	21:21:11

LAST REV

Date	Time
03/03/25	12:21:35
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. 1503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	005514-754		2/6/1963			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2024	E-24-00012	UNKNOWN		C				installing 1 level
8/5/2016	E-16-00075	ELECTRIC		C				Retrofit Lighting

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2025	PERMIT VISIT	122	PATRIOT
6/15/2022	FIELDREV CHG	828	SHEILA
9/11/2013	FIELDREV CHG	828	SHEILA
1/15/1982	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
920	COMMASS-M		43560		SQUARE FE	SITE		0	110.	0.46	OV	1.00								2,207,490						2,207,500	
920	COMMASS-M		5.8		ACRES	EXCESS		0	100,000.	1.00	OV	1.00								580,000						580,000	

Total AC/HA:	6.80000	Total SF/SM:	296208	Parcel LUC:	920	COMMASS-MDC	Prime NB Desc	OCEAN VG	Total:	2,787,490	Spl Credit		Total:	2,787,500

EXTERIOR INFORMATION

Type:	30 - GARAGE		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	8 - BRICK VENR		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	14 - ASPHL TIL	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	7 - UNIT HTRS		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	60.00
Size Adj.:	0.98883748
Const Adj.:	0.94320196
Adj $ / SQ:	55.960
Other Features:	10000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628575
Depreciation:	220001
Depreciated Total:	408573

COMMENTS

DCR GAR BASEBALL FIELD TENNIS COURTS
MAP
25D REVISED FY14- CLOSED 25D-0-5 SH.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB	4				

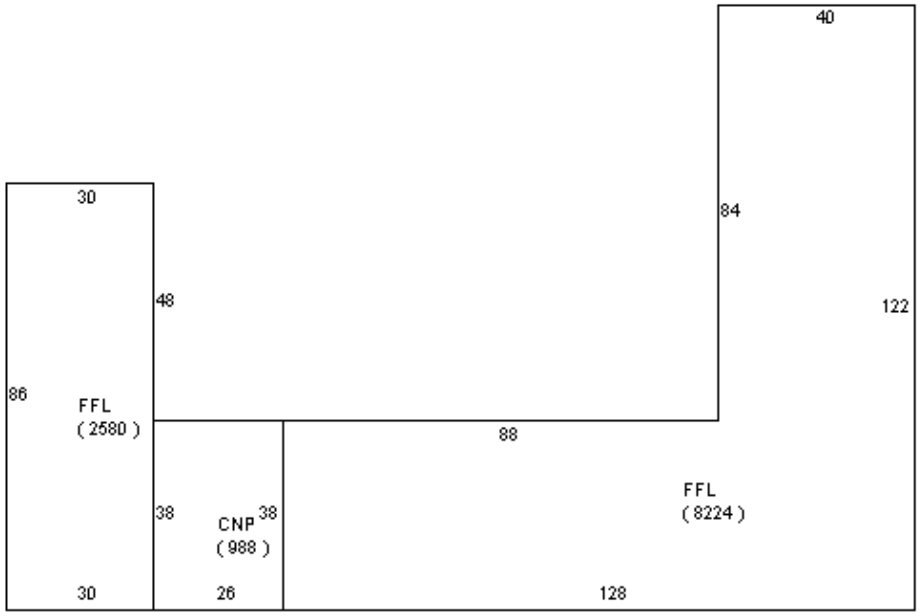
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	55.96
Special Features:	25700	Val/Su Net:	36.83
Final Total:	434300	Val/Su SzAd	40.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	10,804	55.960	604,596
CNP	CANOPY	988	14.150	13,978

Net Sketched Area:	11,792			Total:	618,574
Size Ad	10804	Gross Area	11792	FinArea	10804

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 25D-0-B1

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
85	PAVING	D	Y	1	25000	A	AV	1960	1.00	T	75	920			6,300			6,300
27	TENNIS C	D	Y	1	5	A	AV	1960	16,000.00	T	75	920			20,000			20,000
99	RQT BALL	D	S	1	2	F	FR	1960	19,800.00	B	35	920			25,700			25,700
71	TANK-IG	D	Y	1	1000	A	AV	1960	0.55	T	75	920			100			100
71	TANK-IG	D	Y	1	5000	A	AV	1960	0.55	T	75	920			700			700
69	PUMP-SIN	D	Y	1	2	A	AV	1960	1,400.00	T	75	920			700			700
89	FENCE-8	D	Y	1	110	A	AV	1960	11.00	T	75	920			300			300
87	FENCE-4	D	Y	1	600	A	FR	1960	6.00	T	90	920			400			400

More:	N	Total Yard Items:	28,500	Total Special Featues:	25,700	Total:	54,200