13	0	37	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	889,900	/	889,900
USE VALUE:	889,900	/	889,900
ASSESSED:	889,900	/	889,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DALPOZZAL VICTOR J
Owner 2:	
Owner 3:	
Street 1:	c/o 6 SUNSET RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: SH
Postal:	01908 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .273 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily CLAPBOARD Exterior and 2464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 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	0.273	393,100		496,800	889,900
Total Card	0.273	393,100		496,800	889,900
Total Parcel	0.273	393,100		496,800	889,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.16 | /Parcel: 361.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/10/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 13-0-37

!216!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	393,100	0	.273	496,800	889,900		Year End Roll	9/21/2026
2026	101	FV	388,800	0	.273	496,800	885,600		Year End Roll	9/12/2025
2026	101	NC	388,800	0	.273	496,800	885,600		Year End Roll	8/26/2025
2025	101	FV	365,700	0	.273	496,800	862,500		Year End Roll	9/5/2024
2025	101	NC	365,700	0	.273	496,800	862,500		Year End Roll	8/21/2024
2024	101	FV	365,700	0	.273	475,600	841,300	841,300	Year End Roll	9/12/2023
2024	101	NC	365,700	0	.273	475,600	841,300	841,300	Year End Roll	9/5/2023
2023	101	FV	325,300	0	.273	422,800	748,100	748,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	12:58:32

LAST REV

Date	Time
08/12/21	11:49:36
apro	

PAT ACCT. 216

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
DALPOZZAL ELEAN	13315 297		12/7/1995	FAMILY		No	No		
DALPOZZAL ELEAN	13315 296		12/7/1995	FAMILY		No	No		
DALPOZZAL, ELAE	12752 0395		9/21/1994	FAMILY		No	No		
	06022 0329		10/26/1973			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2006	4989	BATH	8,000	C				REHAB BATH
8/10/1999	3982	ROOF	12,000	C	5/17/2000			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2014	CHG@HEARING	828	SHEILA
3/10/2014	MEASURED	336	PATRIOT
1/16/2014	MEASURED	197	PATRIOT
7/26/2012	MEASURED	336	PATRIOT
1/25/2007	PERMIT VISIT	197	PATRIOT
11/27/2000	FULL L/M	159	ANNEMARIE
8/4/1992	NO CHG@HEARI	122	PATRIOT
4/27/1992	INSPECTED	163	PATRIOT
1/18/1991	LEFT NOTICE	159	ANNEMARIE

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		11899		SQUARE FE	SITE		0	47.	0.89	XG	1.00								496,779						496,800	

Total AC/HA:	0.27316	Total SF/SM:	11899	Parcel LUC:	101	ONE FAM	Prime NB Desc	MIX GOOD	Total:	496,779	Spl Credit		Total: 496,800

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	15	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

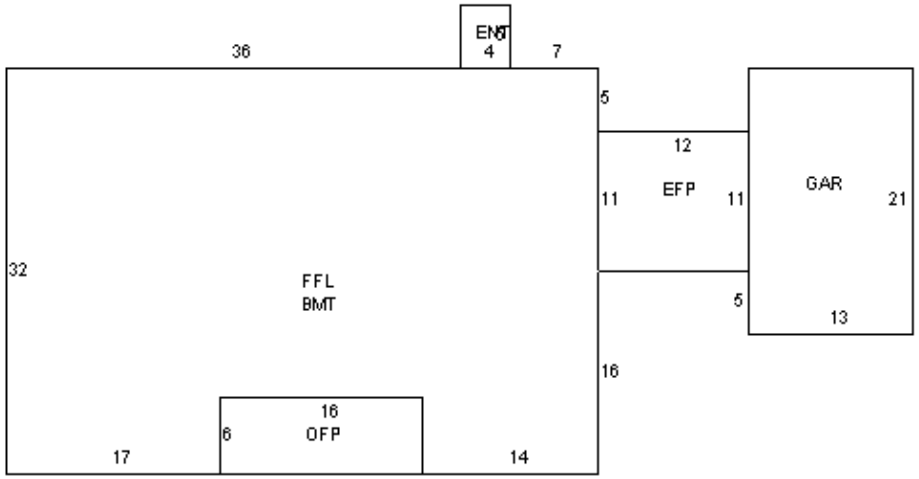
BMT SINK EST 100% 1/07;. BP #276 DATED 8/8/1952 = 101;. .

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:	8	BRs:	3	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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	2	1
1	3	1	1
Totals			
2	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	3 - HARDWOO	25	%
Bsmnt Flr:	5 - LINO/VINYL		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	1.13977265
Const Adj.:	0.98687112
Adj $ / SQ:	185.593
Other Features:	126612
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524134
Depreciation:	131034
Depreciated Total:	393101

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	241000.0000

Juris. Factor:		Before Depr:	185.59
Special Features:	0	Val/Su Net:	117.80
Final Total:	393100	Val/Su SzAd	279.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,408	84.910	119,552
FFL	1ST FLOOR	1,408	185.590	261,316
GAR	GARAGE	273	29.800	8,136
EFP	ENCL PORCH	132	40.190	5,305
OFP	OPEN PORCH	96	29.610	2,842
ENT	ENTRY	20	18.560	371

Net Sketched Area:	3,337			Total:	397,522
Size Ad	1408	Gross Area	3337	FinArea	2464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	75	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

13-0-37

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:	