| 14 | 0 | 8 | 1 of 1 | RESIDENTIAL |
|---|---|---|---|---|
| Map | Parcel | Lot | CARD | |

# Town of Nahant

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 827,600 | / | 827,600 |
| USE VALUE: | 827,600 | / | 827,600 |
| ASSESSED: | 827,600 | / | 827,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 72 | | SPRING RD, NAHANT |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ALLARD, TUCKER & |
| Owner 2: | HARRINGTON, KAYLA MELANIE JT/RO |
| Owner 3: | |
| Street 1: | 72 SPRING RD |
| Street 2: | |
| Twn/City: | NAHANT |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01908 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CONLIN, LUKE D; CONLIN MEGAN - CONLIN, D |
| Owner 2: | 72 SPRING RD REALTY TRUST - |
| Street 1: | 72 SPRING RD |
| Twn/City: | NAHANT |
| St/Prov: | MA Cntry |
| Postal: | 01908 |

## NARRATIVE DESCRIPTION

This parcel contains .147 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1952, having primarily WOOD SHING Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 1 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 | 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 | 0.147 | 408,200 | | 419,400 | 827,600 |
| Total Card | 0.147 | 408,200 | | 419,400 | 827,600 |
| Total Parcel | 0.147 | 408,200 | | 419,400 | 827,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.79 | /Parcel: 525.79

**Legal Description**

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

| | |
|---|---|
| User Acct | |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/20/26 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 14-0-8

!257!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2027 | 101 | NC | 408,200 | 0 | .147 | 419,400 | 827,600 | | Year End Roll | 9/21/2026 |
| 2026 | 101 | FV | 358,200 | 0 | .147 | 419,400 | 777,600 | | Year End Roll | 9/12/2025 |
| 2026 | 101 | NC | 358,200 | 0 | .147 | 419,400 | 777,600 | | Year End Roll | 8/26/2025 |
| 2025 | 101 | FV | 313,200 | 0 | .147 | 419,400 | 732,600 | | Year End Roll | 9/5/2024 |
| 2025 | 101 | NC | 313,200 | 0 | .147 | 419,400 | 732,600 | | Year End Roll | 8/21/2024 |
| 2024 | 101 | FV | 313,200 | 0 | .147 | 401,500 | 714,700 | 714,700 | Year End Roll | 9/12/2023 |
| 2024 | 101 | NC | 313,200 | 0 | .147 | 401,500 | 714,700 | 714,700 | Year End Roll | 9/5/2023 |
| 2023 | 101 | FV | 278,400 | 0 | .147 | 356,900 | 635,300 | 635,300 | Final Value | 8/10/2022 |

**PRINT**

| Date | Time |
|---|---|
| 10/21/26 | 13:15:26 |

**LAST REV**

| Date | Time |
|---|---|
| 04/20/26 | 17:27:32 |
| 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. 257

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CONLIN, LUKE D; | 42606-52 | | 3/10/2025 | | 875,000 | No | No | | |
| ALLARD, ROBERT | 37124-563 | | 11/1/2018 | | 535,000 | No | No | | 72 SPRING RD REALTY TRUST |
| DRAGON, ANNA , | 33522-327 | | 9/3/2014 | | 390,000 | No | No | | |
| DRAGON JAMES C, | 22760-424 | | 4/30/2004 | CONVENIENCE | 1 | No | No | | |
| | 08172 0460 | | 2/20/1986 | FAMILY | | No | No | | |
| DRAGON ANNA | 03968 0077 | | 4/2/1953 | | | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/23/2025 | R-25-00039 | OTHER | 7,500 | C | | | | WIDEN DRIVEWAY BY |
| 4/22/2025 | 25-00142 | OTHER | 7,500 | C | | | | WIDEN DRIVEWAY BY |
| 4/4/2023 | R-23-00050 | ROOF | 6,800 | C | | | | Strip and Reshingl |
| 3/20/2023 | E-23-00033 | UNKNOWN | | C | | | | ELECTRIC OVEN |
| 5/4/2022 | R-22-00073 | SIDING | 39,000 | C | | | | RESIDING HOUSE - R |
| 6/8/2020 | R-20-00065 | FENCE | 7,400 | C | | | | We are adding a fe |
| 5/30/2017 | E-17-00026 | ELECTRIC | | C | | | | New service |
| 12/22/2016 | G-16-00063 | GAS | | C | | | | |
| 12/22/2016 | P-16-00092 | PLUMBING | | C | | | | |
| 12/12/2016 | E-16-00117 | ELECTRIC | | C | | | | Rewire kitchen rem |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/20/2026 | PERMIT VISIT | 122 | PATRIOT |
| 4/21/2025 | MLS | 122 | PATRIOT |
| 1/25/2024 | PERMIT VISIT | 122 | PATRIOT |
| 1/6/2023 | PERMIT VISIT | 122 | PATRIOT |
| 1/28/2021 | PERMIT VISIT | 122 | PATRIOT |
| 1/9/2017 | PERMIT VISIT | 122 | PATRIOT |
| 3/25/2015 | PERMIT REVIE | 122 | PATRIOT |
| 7/31/2012 | MEASURED | 336 | PATRIOT |
| 12/18/2006 | MEAS DENIED | 197 | PATRIOT |

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 | | 6409 | | SQUARE FE | SITE | | 0 | 47. | 1.39 | MA | 1.00 | | | | | | | | 419,366 | | | | | | 419,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14713 | Total SF/SM: | 6409 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | MOD AVE | Total: | 419,366 | Spl Credit | | Total: | 419,400 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - COLONIAL |
| Sty Ht: | 2A - 2A |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 1 - WOOD SHING |
| Sec Wall: | % |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | BLUE |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - AVERAGE | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | NG18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - PLASTER | | |
| Sec Int Wall: | % | | |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - CONCRETE | | |
| 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: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

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

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | VERY GOOD |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

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

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | VG - Very Good | 11. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 11.2 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.13596606 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 206.519 |
| Other Features: | 104000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 459725 |
| Depreciation: | 51489 |
| Depreciated Total: | 408235 |

## COMMENTS

EST UAT FLA. est k 100%.

## 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 | | |

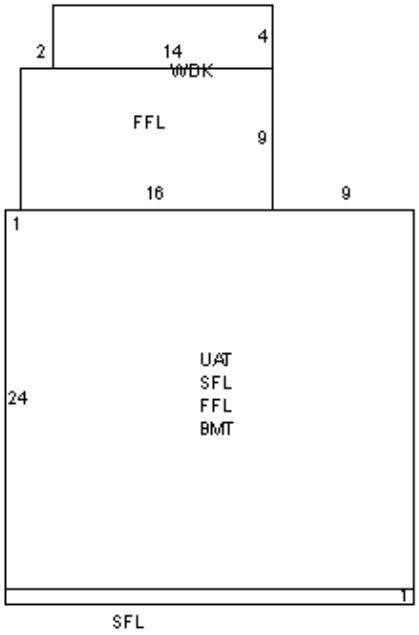
## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| 73.2 | 14-0-15 | | 5/30/2006 | 450,000 |
| 70.1 | 14-0-17 | | 7/5/2006 | 419,900 |

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | 71.65 | Ind.Val | 245500.0000 |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 206.52 |
| Special Features: | 0 | Val/Su Net: | 181.10 |
| Final Total: | 408200 | Val/Su SzAd | 287.87 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 768 | 206.520 | 158,606 |
| SFL | 2ND FLOOR | 650 | 206.520 | 134,237 |
| BMT | BASEMENT | 624 | 61.960 | 38,660 |
| UAT | UNF ATTIC | 156 | 151.790 | 23,679 |
| WDK | WOOD DECK | 56 | 9.670 | 541 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 2,254 | | Total: | 355,723 |
| Size Ad | 1418 | Gross Area | 2722 | FinArea | 1574 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

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

## SPEC FEATURES/YARD ITEMS

PARCEL ID 14-0-8

| 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: |