15A	0	52	1 of 1
Map	Parcel	Lot	CARD

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	40,900	/	40,900
USE VALUE:	40,900	/	40,900
ASSESSED:	40,900	/	40,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
	REAR	FOX HILL RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	TOWN OF NAHANT
Owner 2:	
Owner 3:	
Street 1:	TOWN HALL
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: O
Postal:	01908 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .13 ACRES of land mainly classified as VAC(TAXTTL)

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
936	0.130			40,900	40,900
Total Card	0.130			40,900	40,900
Total Parcel	0.130			40,900	40,900

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

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/28/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 15A-0-52

!281!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	936	NC		0	.13	40,900	40,900		Year End Roll	9/21/2026
2026	936	FV		0	.13	40,900	40,900		Year End Roll	9/12/2025
2026	936	NC		0	.13	40,900	40,900		Year End Roll	8/26/2025
2025	936	FV		0	.13	40,900	40,900		Year End Roll	9/5/2024
2025	936	NC		0	.13	40,900	40,900		Year End Roll	8/21/2024
2024	936	FV		0	.13	39,100	39,100	39,100	Year End Roll	9/12/2023
2024	936	NC		0	.13	39,100	39,100	39,100	Year End Roll	9/5/2023
2023	936	FV		0	.13	34,800	34,800	34,800	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	13:24:39

LAST REV

Date	Time
04/25/18	11:35:59
apro	

TAX DISTRICT

PAT ACCT. 281

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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2014	VACANT LOT	197	PATRIOT
12/20/2006	VACANT LOT	197	PATRIOT
8/15/2000	VACANT LOT	159	ANNEMARIE
10/3/1990	VACANT LOT	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
936	VAC(TAXTTL)		5658		SQUARE FE	SITE		0	47.	0.15	MG	1.00		PAPER	-90					40,878						40,900	

Total AC/HA:	0.12989	Total SF/SM:	5658	Parcel LUC:	936	VAC(TAXTTL)	Prime NB Desc	MOD GOOD	Total:	40,878	Spl Credit		Total: 40,900

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

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

COMMENTS

SKETCH

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					

GENERAL INFORMATION

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	9400.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:				Total:	
Size Ad		Gross Area		FinArea	

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 15A-0-52

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:	