16	0	14	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,031,300	/	1,031,300
USE VALUE:	1,031,300	/	1,031,300
ASSESSED:	1,031,300	/	1,031,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		SUNSET RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	HORRIGAN, ELLEN P &
Owner 2:	HORRIGAN, DAVID T/E
Owner 3:	
Street 1:	20 SUNSET RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	JOYCE, FAITH H TRUSTEE -
Owner 2:	G N FINTONIS&S L FINTONIS TRTS -
Street 1:	c/o 20 SUNSET RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .229 ACRES of land mainly classified as ONE FAM with a SPLIT LEVL Building built about 1952, having primarily WOOD SHING Exterior and 3078 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 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	0.229	561,300	400	469,600	1,031,300
Total Card	0.229	561,300	400	469,600	1,031,300
Total Parcel	0.229	561,300	400	469,600	1,031,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.06 | /Parcel: 335.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/10/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 16-0-14

!309!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	561,300	400	.229	469,600	1,031,300		Year End Roll	9/21/2026
2026	101	FV	561,300	400	.229	469,600	1,031,300		Year End Roll	9/12/2025
2026	101	NC	561,300	400	.229	469,600	1,031,300		Year End Roll	8/26/2025
2025	101	FV	539,500	400	.229	469,600	1,009,500		Year End Roll	9/5/2024
2025	101	NC	539,500	400	.229	469,600	1,009,500		Year End Roll	8/21/2024
2024	101	FV	537,500	400	.229	449,700	987,600	987,600	Year End Roll	9/12/2023
2024	101	NC	537,500	400	.229	449,700	987,600	987,600	Year End Roll	9/5/2023
2023	101	FV	488,000	400	.229	399,700	888,100	888,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	13:34:45

LAST REV

Date	Time
03/04/25	14:04:18
apro	

TAX DISTRICT | PAT ACCT. 309

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
JOYCE, FAITH H	34602-15		12/18/2015		610,000	No	No		
FINTONIS, GEORG	31947-397		11/23/2012	CONVENIENCE	10	No	No		
BARILE FRANCIS	14035 0280		3/31/1997	CHD>SALE	226,000	No	No		
	07776 0091		5/31/1985		150,000	No	No		
GREENLAW JO	03871 0285		1/18/1952			Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2023	R-23-00130	EXISTING	26,850	C				Demo bathroom, ins
8/3/2022	R-22-00137	FENCE	8,000	C				Replacement of exi
11/22/2021	R-21-00262	POOL	88,000	O				Installation of in
6/11/2021	R-21-00117	RETAININ	30,000	O				Repair and alterat
10/30/2019	G-19-00043	RESIDENT		O				
6/6/2016	R-16-00069	FENCE	3,000	C				Installation of 4-
2/11/2016	P-16-00003	PLUMBING		C				
2/11/2016	E-16-00019	ELECTRIC		C				1ST FLOOR REMODEL
2/4/2016	R-16-00009	NEW	30,000	C				Interior Alteratio
6/18/2010	10-R-0209	EXT RENO	2,000	C	6/18/2010			REPLACE PERGOLA

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2025	PERMIT VISIT	122	PATRIOT
1/16/2024	PERMIT VISIT	122	PATRIOT
1/6/2023	PERMIT VISIT	122	PATRIOT
2/10/2022	PERMIT VISIT	197	PATRIOT
1/17/2017	PERMIT VISIT	122	PATRIOT
12/22/2010	PERMIT VISIT	122	PATRIOT
4/27/2010	PERMIT VISIT	197	PATRIOT
1/25/2007	PERMIT VISIT	197	PATRIOT
1/19/2006	PERMIT VISIT	122	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		9974		SQUARE FE	SITE		0	47.	1.00	MA	1.00								469,636						469,600	

Total AC/HA:	0.22897	Total SF/SM:	9974	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD AVE	Total:	469,636	Spl Credit		Total:	469,600

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVL		
Sty Ht:	1A - 1A		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	16 - STONE VE	20	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	grey		
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

COMMENTS

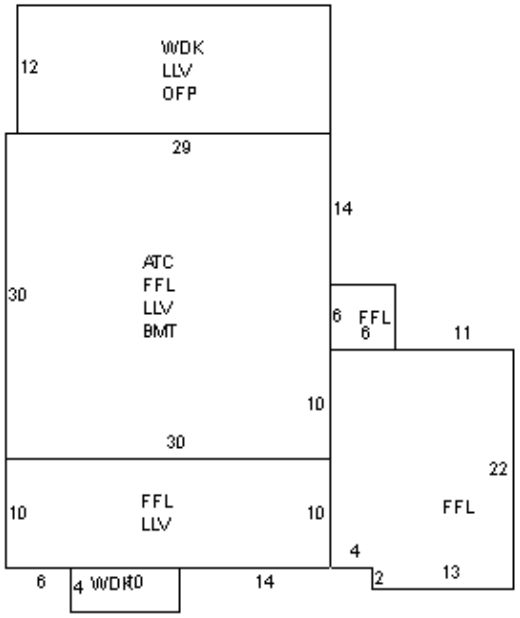
INCLUDES LOT A FY92 LAND CORRECTIO FY98 LAND CORRECTION FROM9,569 SF TO 9974 SF NEW KITCHEN SINCE SALE sub bmt, add unf 1-06 100% 1-07 100% 1/10. no pool 1-22 may reconsider rechk 1-23.

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:		HB					

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG18	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	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	A - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	3 - HARDWOO	25	%
Bsmnt Flr:			
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:	VG - Very Good	11.	%
Functional:			%
Economic:			%
Special:	NC - NEWCON	0.0	%
Override:			%
	Total:	11.2	%

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	0.99645281
Const Adj.:	1.05894089
Adj $ / SQ:	174.105
Other Features:	95127
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632095
Depreciation:	70795
Depreciated Total:	561301

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
71.8	14-0-15		5/30/2006	450,000
67.3	15A-0-10		6/28/2006	470,000
67	14-0-17		7/5/2006	419,900

WtAv$/SQ:		AvRate:	68.7	Ind.Val	375700.0000

Juris. Factor:	1.00	Before Depr:	174.11
Special Features:	0	Val/Su Net:	110.04
Final Total:	561300	Val/Su SzAd	292.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,602	174.110	278,917
LLV	LOWR LEVEL	1,548	95.210	147,391
BMT	BASEMENT	900	52.230	47,008
WDK	WOOD DECK	388	6.900	2,677
OFP	OPEN PORCH	348	17.620	6,131
ATC	ATTIC	315	174.110	54,843

Net Sketched Area:	5,101			Total:	536,967
Size Ad	1917	Gross Area	5686	FinArea	3078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 16-0-14

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
2	SHED/FR	D	Y	1	6X8	V	VG	1980	12.00	T	27.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400