16	0	6	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	697,000	/	697,000
USE VALUE:	697,000	/	697,000
ASSESSED:	697,000	/	697,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MOLETI, FRANCES A; LIFE TEN
Owner 2:	
Owner 3:	
Street 1:	20 SPRING RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	MOLETI, LEO F & -
Owner 2:	MOLETI, FRANCES A; LIFE TEN -
Street 1:	20 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 SPLIT LEVL Building built about 1959, having primarily WOOD SHING Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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	277,300	200	419,500	697,000
Total Card	0.147	277,300	200	419,500	697,000
Total Parcel	0.147	277,300	200	419,500	697,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.42 | /Parcel: 425.42

Legal Description

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/06/20

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 16-0-6

!351!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	277,300	200	.147	419,500	697,000		Year End Roll	9/21/2026
2026	101	FV	274,000	200	.147	419,500	693,700		Year End Roll	9/12/2025
2026	101	NC	274,000	200	.147	419,500	693,700		Year End Roll	8/26/2025
2025	101	FV	261,100	200	.147	419,500	680,800		Year End Roll	9/5/2024
2025	101	NC	261,100	200	.147	419,500	680,800		Year End Roll	8/21/2024
2024	101	FV	261,100	200	.147	401,700	663,000	663,000	Year End Roll	9/12/2023
2024	101	NC	261,100	200	.147	401,700	663,000	663,000	Year End Roll	9/5/2023
2023	101	FV	235,000	200	.147	357,000	592,200	592,200	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	13:52:26

LAST REV

Date	Time
04/22/20	16:07:52
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. 351

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLETI, LEO F &	16109-503		3/28/2007	CONVENIENCE		No	No		LEO MOLETI DECEASED MARCH 28, 2007-SH
MOLETI LEO F +,	16109-503		12/20/1999	CONVENIENCE	1	No	No		
	04101 0493		9/15/1954			Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2019	R-19-00056	FENCE	3,000	C				partial fence alon
11/14/2014	E-14-0473	ELECTRIC	800	C				REPLACE EXISTING S
12/1/1993	3115	MANUAL	2,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2020	PERMIT VISIT	122	PATRIOT
3/25/2015	PERMIT REVIE	122	PATRIOT
4/7/2010	MEAS+INSPCTD	197	PATRIOT
2/11/2008	MEASURED	197	PATRIOT
8/7/2000	LEFT NOTICE	159	ANNEMARIE
6/24/1994	PERMIT VISIT	122	PATRIOT
7/27/1992	CHG@HEARING	122	PATRIOT
5/11/1992	INSPECTED	163	PATRIOT
1/16/1991	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		6420		SQUARE FE	SITE		0	47.	1.39	MA	1.00								419,521						419,500	

Total AC/HA:	0.14738	Total SF/SM:	6420	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD AVE	Total:	419,521	Spl Credit		Total:	419,500

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVL		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	2 - CLAPBOAR	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	4 - CARPET		
Sec Floors:	5 - LINO/VINYL	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	32.	%
Functional:			%
Economic:	L - LOCATN	5.0	%
Special:			%
Override:			%
	Total:	35.4	%

CALC SUMMARY

Basic $ / SQ:	165.00
Size Adj.:	1.22499990
Const Adj.:	0.99600005
Adj $ / SQ:	201.317
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429201
Depreciation:	151937
Depreciated Total:	277264

COMMENTS

LOC=ENZO`S SINK,WATER FOUNTAIN IN BMT
100% 7-94 NVC.

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: 5		BRs: 2			Baths: 1				HB		

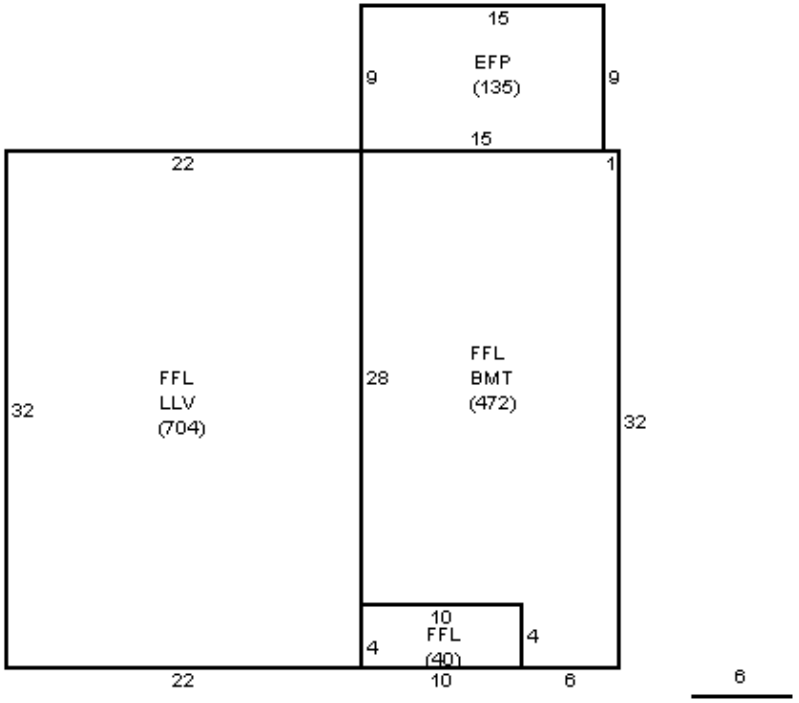
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
70.8	14-0-17		7/5/2006	419,900
70	15A-0-10		6/28/2006	470,000
69.1	14-0-15		5/30/2006	450,000

WtAv$/SQ:		AvRate:	69.96	Ind.Val	190400.0000

Juris. Factor:		Before Depr:	201.32
Special Features:	0	Val/Su Net:	109.73
Final Total:	277300	Val/Su SzAd	228.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,216	201.320	244,801
LLV	LOWR LEVEL	704	91.600	64,486
BMT	BASEMENT	472	60.390	28,506
EFP	ENCL PORCH	135	40.060	5,408

Net Sketched Area:	2,527			Total:	343,201
Size Ad	1216	Gross Area	2527	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 16-0-6

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	7X12	A	AV	1960	8.00	T	75	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:	
				Total:	200