18	0	68	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	766,400	/	766,400
USE VALUE:	766,400	/	766,400
ASSESSED:	766,400	/	766,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		BREEZY HILL TR, NAHANT

OWNERSHIP

Unit #:

Owner 1:	MULKERN, PATRICE MARIE;TRSTE &
Owner 2:	BARBARA A MULKERN IRREVOC TRU
Owner 3:	
Street 1:	60 BREEZY HILL TERR
Street 2:	PO BOX 96
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	MULKERN, BARBARA A;TRUSTEE -
Owner 2:	MULKERN FAMILY TRUST OF 2013 -
Street 1:	PO BOX 96
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .08 ACRES of land mainly classified as ONE FAM with a COMMENT Building built about 2008, having primarily BOARD+BATT Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

THE BARBARA A MULKERN IRREVOCABLE THE MULKERN

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	0.080	460,500		305,900	766,400
Total Card	0.080	460,500		305,900	766,400
Total Parcel	0.080	460,500		305,900	766,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.46 | /Parcel: 368.46

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
0			03/31/26

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 18-0-68

!450!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	460,500	0	.08	305,900	766,400		Year End Roll	9/21/2026
2026	101	FV	438,700	0	.08	305,900	744,600		Year End Roll	9/12/2025
2026	101	NC	438,700	0	.08	305,900	744,600		Year End Roll	8/26/2025
2025	101	FV	417,000	0	.08	305,900	722,900		Year End Roll	9/5/2024
2025	101	NC	417,000	0	.08	305,900	722,900		Year End Roll	8/21/2024
2024	101	FV	417,000	0	.08	267,700	684,700	684,700	Year End Roll	9/12/2023
2024	101	NC	417,000	0	.08	267,700	684,700	684,700	Year End Roll	9/5/2023
2023	101	FV	395,300	0	.08	267,700	663,000	663,000	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	14:32:40

LAST REV

Date	Time
04/16/26	11:04:31

apro

450

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.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULKERN, BARBAR	43164-425		1/5/2026	CONVENIENCE	1	No	No		NEW TRUST:
MULKERN, JOHN M	DEATH-CERT		11/28/2025	CONVENIENCE	1	No	No		JOHN MULKERN DECEASED 11/28/2025
MULKERN, JOHN M	32560-514		6/14/2013	FAMILY	1	No	No		
MULKERN JOHN M	29742-65		9/3/2010	CONVENIENCE	1	No	No		
	06611 0087		7/13/1979			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2025	R-25-00104	EXISTING	10,500	C				REMOVE DECKING BOA
2/15/2017	E-17-00007	ELECTRIC		C				Install security s
6/9/2015	R-15-0193	FENCE	2,800	C				ERECTING SECTIONS
3/23/2012	R-12-0107	STAIRS	2,000	C	3/23/2012			ADD STAIRS OFF DEC
1/20/2010	08-R-0240	CERT/OCC	120,000	C	1/20/2010			CERT OF OCCUPANCY
8/8/2008	08-R-0240	NEW DWEL	120,000	C				NEW DWELLING
6/4/2007	5206	DEMOLITI	20,000	C				DEMO 101

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2026	PERMIT VISIT	122	PATRIOT
3/8/2016	PERMIT VISIT	122	PATRIOT
2/11/2011	PERMIT VISIT	197	PATRIOT
7/28/2010	CHG@HEARING	828	SHEILA
4/9/2010	MEASURED	197	PATRIOT
11/4/2009	INFO AT DOOR	828	SHEILA
1/20/2009	PERMIT VISIT	122	PATRIOT
1/16/2008	PERMIT VISIT	197	PATRIOT
11/14/2000	FULL L/M	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		3500		SQUARE FE	SITE		0	40.	2.19	MF	1.00		ACCESS	-5					305,900						305,900	

Total AC/HA:	0.08035	Total SF/SM:	3500	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD FAIR	Total:	305,900	Spl Credit		Total:	305,900

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	12 - BOARD+BATT		
Sec Wall:	2 - CLAPBOAR	30	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	2008	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:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GV - Good-VG	3.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		3.4	%

CALC SUMMARY

Basic $ / SQ:	175.00
Size Adj.:	1.15152395
Const Adj.:	1.00749993
Adj $ / SQ:	203.028
Other Features:	99478
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476687
Depreciation:	16207
Depreciated Total:	460479

COMMENTS

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:	2	HB					

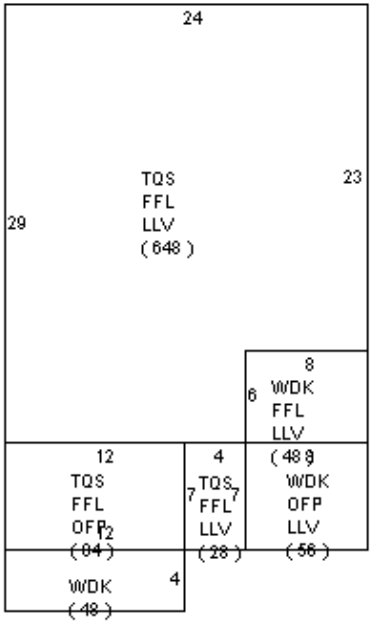
REMODELING

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

RES BREAKDOWN

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

SKETCH



Sum Area By Label :
TQS = 760
FFL = 808
LLV = 780
WDK = 152
OFP = 140

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
78	23-0-18		3/30/2005	485,000
73	25A-0-274		11/22/2005	470,000
73	25B-0-89		3/28/2005	775,000
72.6	22-0-117		8/23/2005	500,000
71.4	22-0-7		6/26/2006	571,000
71	25A-0-397		10/27/2006	385,000
WtAv$/SQ:		AvRate:	73.16	Ind.Val 2975800.000

Juris. Factor:		Before Depr:	203.03
Special Features:	0	Val/Su Net:	187.96
Final Total:	460500	Val/Su SzAd	334.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	808	203.030	164,047
LLV	LOWR LEVEL	780	119.030	92,840
TQS	3/4 STORY	570	203.030	115,726
WDK	WOOD DECK	152	7.370	1,120
OFP	OPEN PORCH	140	24.830	3,476

Net Sketched Area:	2,450			Total:	377,209
Size Ad	1378	Gross Area	2640	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

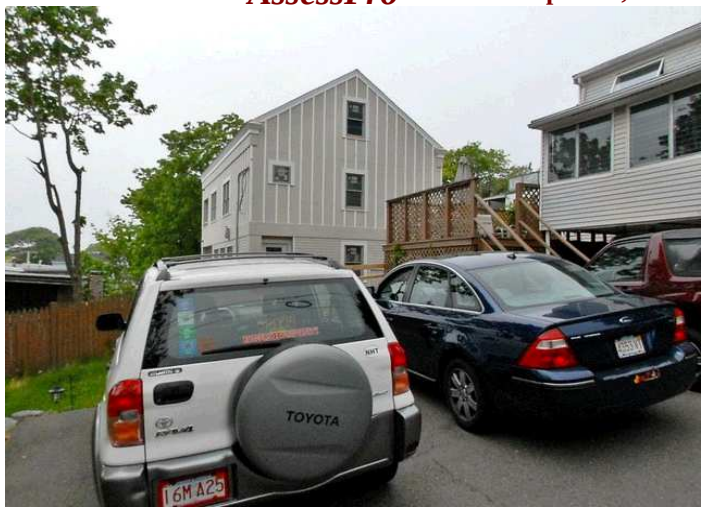
SPEC FEATURES/YARD ITEMS

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:	

PARCEL ID

18-0-68

IMAGE

AssessPro Patriot Properties, Inc