

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		POND STREET CT, NAHANT

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	HYDE III FREDERICK J, & HYDE, MARI				
Owner 2:	MUNNELLY, MARIE A JT TEN W/SURV				
Owner 3:					
Street 1:	11 POND STREET CT				
Street 2:					
Twn/City:	NAHANT				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01908			Type:	

PREVIOUS OWNER

Owner 1: HYDE III FREDERICK J, & - HYDE, EDWARD J &			
Owner 2: HYDE MARIE A -			
Street 1: 11 POND STREET CT			
Twn/City: NAHANT			
St/Prov: MA		Cntry:	
Postal: 01908			

NARRATIVE DESCRIPTION

This parcel contains .134 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1967, having primarily WOOD SHING Exterior and 1575 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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:		

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 Infln	Infl Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		5850		SQUARE FEET SITE			0	47.	1.50	MG	1.00								411,485						411,500	
Total AC/HA:	0.13430			Total SF/SF:	5850		Parcel LUC:	101	ONE FAM		Prime NB Desc	MOD GOOD								Total:	411,485		Spl Credit		Total:	411,500	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - APNahant25

apro

2027

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	0.134	286,800		411,500	698,300		
Total Card	0.134	286,800		411,500	698,300	Entered Lot Size	
Total Parcel	0.134	286,800		411,500	698,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		443.37	/Parcel: 443.37	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2027	101	NC	286,800	0	.134	411,500	698,300		Year End Roll	9/21/2026	PRINT DateTime 10/21/2611:49:4			
2026	101	FV	280,000	0	.134	411,500	691,500		Year End Roll	9/12/2025				
2026	101	NC	280,000	0	.134	411,500	691,500		Year End Roll	8/26/2025				
2025	101	FV	266,200	0	.134	411,500	677,700		Year End Roll	9/5/2024	LAST REV DateTime 05/06/2414:52:2			
2025	101	NC	266,200	0	.134	411,500	677,700		Year End Roll	8/21/2024				
2024	101	FV	266,200	0	.134	394,000	660,200	660,200	Year End Roll	9/12/2023				
2024	101	NC	266,200	0	.134	394,000	660,200	660,200	Year End Roll	9/5/2023				
2023	101	FV	238,700	0	.134	350,200	588,900	588,900	Final Value	8/10/2022				

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2024	PERMIT VISIT	122	PATRIOT
2/27/2014	MEASURED	197	PATRIOT
7/8/2012	MEASURED	336	PATRIOT
1/16/2007	MEASURED	364	PATRIOT
11/29/2000	LEFT NOTICE	159	ANNEMARIE
3/27/1991	MEAS+INSPCTD	159	ANNEMARIE
12/10/1981	CONV	999	CONVERSION

Sign: VERIFICATION OF VISIT NOT DATA _/_/_/

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

