

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SOUTHWICK AV, NAHANT

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	RANGE RD LLC				
Owner 2:					
Owner 3:					
Street 1:	17 OLD FARM RD				
Street 2:					
Twn/City:	READING				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01867			Type:	

PREVIOUS OWNER

Owner 1:	ONE RANGE ROAD, LLC - GOODSELL, DANA		
Owner 2:	aka BAYSIDE FUNCTION ROOM -		
Street 1:	1 SOUTHWICK AVE		
Twn/City:	NAHANT		
St/Prov:	MA	Cntry	
Postal:	01908		

NARRATIVE DESCRIPTION

This parcel contains .565 ACRES of land mainly classified as RST/BAR with a RESTAURANT Building built about 1900, having primarily BRICK VNR Exterior and 4954 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

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: VE & BUFFER						
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	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	RST/BAR		24616		SQUARE FE	SITE		0	65.	0.35	OF	1.00		EAS	MNT	-40				561,009						561,000	
Total AC/HA:	0.56511			Total SF/SM:	24616		Parcel LUC:	326	RST/BAR		Prime NB Desc	OCEAN FR								Total:	561,009		Spl Credit			Total:	561,000

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

Database: AssessPro - APNahant25

apro

2027

