20	0	21	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	1,255,700	/	1,255,700
USE VALUE:	1,255,700	/	1,255,700
ASSESSED:	1,255,700	/	1,255,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BAY VIEW AV, NAHANT

OWNERSHIP

Unit #:

Owner 1:	MCGINLEY, GRACE E &
Owner 2:	MCGINLEY JR, JAMES P TEN/COMM
Owner 3:	
Street 1:	19 BAY VIEW AVE
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	BURKE, GRACE -
Owner 2:	-
Street 1:	19 BAY VIEW AVE
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .275 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1952, having primarily CLAPBOARD Exterior and 3005 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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	0.275	757,200	300	498,200	1,255,700
Total Card	0.275	757,200	300	498,200	1,255,700
Total Parcel	0.275	757,200	300	498,200	1,255,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.87 | /Parcel: 417.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/08/22

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 20-0-21

!536!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	757,200	300	.275	498,200	1,255,700		Year End Roll	9/21/2026
2026	101	FV	720,800	300	.275	498,200	1,219,300		Year End Roll	9/12/2025
2026	101	NC	720,800	300	.275	498,200	1,219,300		Year End Roll	8/26/2025
2025	101	FV	684,900	300	.275	498,200	1,183,400		Year End Roll	9/5/2024
2025	101	NC	684,900	300	.275	498,200	1,183,400		Year End Roll	8/21/2024
2024	101	FV	684,900	300	.275	477,000	1,162,200	1,162,200	Year End Roll	9/12/2023
2024	101	NC	684,900	300	.275	477,000	1,162,200	1,162,200	Year End Roll	9/5/2023
2023	101	FV	651,800	300	.275	424,000	1,076,100	1,076,100	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	15:09:38

LAST REV

Date	Time
03/25/22	14:19:42

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. 536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE, GRACE,	32810-136		9/10/2013	CONVENIENCE	1	No	No		
VENTRE, JOAN &,	23696-152		12/1/2004		445,000	No	No		
VENTRE JOAN S,	04P1335-AD1	P	11/6/2004	COURT/DIV/ES		No	No		
	04158 0389		4/26/1955			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2014	P-14-0104	ACCESORY	150	C				2ND METER.
5/31/2013	R-13-0181	DRIVEWAY	4,000	C				DRIVEWAY & FENCE
3/31/2011	R-11-0062	ROOF	35,000	C	3/31/2011			ADD ROOF DECK
9/25/2006	5094	ADDITION	75,000	C				ADD SFL & REHAB FF

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2022	MEASURED	197	PATRIOT
2/4/2015	PERMIT REVIE	122	PATRIOT
1/14/2014	PERMIT VISIT	122	PATRIOT
1/11/2012	PERMIT VISIT	122	PATRIOT
1/22/2010	PERMIT VISIT	122	PATRIOT
1/14/2009	PERMIT VISIT	122	PATRIOT
1/17/2008	PERMIT VISIT	197	PATRIOT
1/25/2007	MEASURED	197	PATRIOT
3/22/2006	MEAS+INSPCTD	197	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		12000		SQUARE FE	SITE		0	47.	0.88	MA	1.00								498,198						498,200	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD AVE	Total:	498,198	Spl Credit		Total: 498,200

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BEIGE
View / Desir:	

BATH FEATURES

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

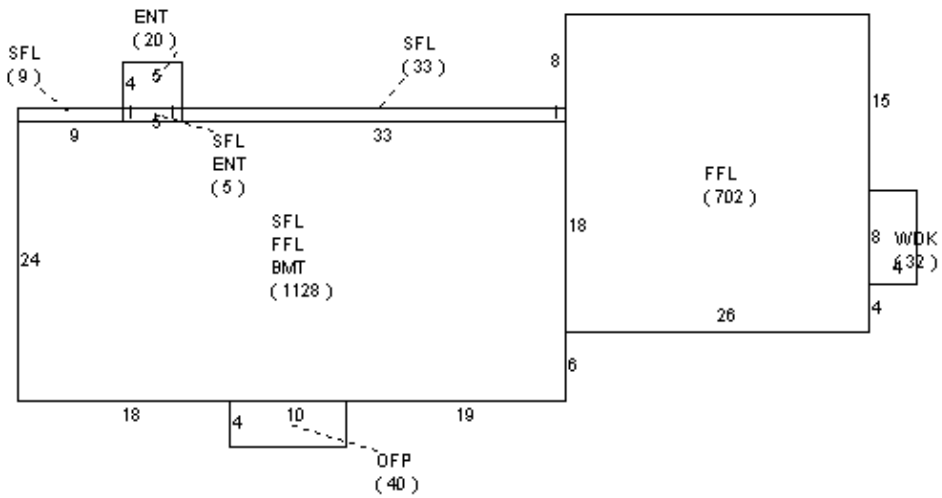
OTHER FEATURES

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

COMMENTS

INC 22+23 REBUILT RANCH TO COLONIAL. .

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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: 7		BRs: 3			Baths: 2				HB 1		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	VG - Very Good	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.2 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.85291183
Const Adj.:	1.00999999
Adj $ / SQ:	155.059
Other Features:	138052
Grade Factor:	1.30
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	852722
Depreciation:	95505
Depreciated Total:	757217

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
78	8-0-8		8/31/2005	625,000
72.9	24-0-6		7/29/2005	563,500
71.1	22-0-7		6/26/2006	571,000
71	22-0-117		8/23/2005	500,000
70.1	22-0-135		1/26/2007	397,500
70.1	19-0-19		7/5/2006	285,000

WtAv$/SQ:		AvRate:	72.2	Ind.Val	2056300.000

Juris. Factor:		Before Depr:	200.80
Special Features:	0	Val/Su Net:	179.01
Final Total:	757200	Val/Su SzAd	251.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,830	155.060	283,759
SFL	2ND FLOOR	1,175	155.060	182,195
BMT	BASEMENT	1,128	46.520	52,472
OFP	OPEN PORCH	40	30.300	1,212
WDK	WOOD DECK	32	12.370	396
ENT	ENTRY	25	15.510	388

Net Sketched Area:	4,230			Total:	520,422
Size Ad	3005	Gross Area	4230	FinArea	3005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 20-0-21

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	8X10	A	AV	1980	8.00	T	55.5	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300

IMAGE

AssessPro Patriot Properties, Inc