21B	0	14	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	794,500	/	794,500
USE VALUE:	794,500	/	794,500
ASSESSED:	794,500	/	794,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		RANGE RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	KENWORTHY, SCOT D &
Owner 2:	KENWORTHY, PATRICIA A T/E
Owner 3:	
Street 1:	21 RANGE RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	KENWORTHY SCOT D -
Owner 2:	-
Street 1:	55 MARMION RD
Twn/City:	MELROSE
St/Prov:	MA Cntry
Postal:	02176

NARRATIVE DESCRIPTION

This parcel contains .08 ACRES of land mainly classified as 3 FAMLY with a MULTI-CONV Building built about 1919, having primarily WOOD SHING Exterior and 2985 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 6 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
105	0.080	472,700		321,800	794,500
Total Card	0.080	472,700		321,800	794,500
Total Parcel	0.080	472,700		321,800	794,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.20 | /Parcel: 266.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/20/26

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 21B-0-14

!599!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	105	NC	472,700	0	.08	321,800	794,500		Year End Roll	9/21/2026
2026	105	FV	460,900	0	.08	321,800	782,700		Year End Roll	9/12/2025
2026	105	NC	460,900	0	.08	321,800	782,700		Year End Roll	8/26/2025
2025	105	FV	422,400	0	.08	321,800	744,200		Year End Roll	9/5/2024
2025	105	NC	422,400	0	.08	321,800	744,200		Year End Roll	8/21/2024
2024	105	FV	422,400	0	.08	281,600	704,000	704,000	Year End Roll	9/12/2023
2024	105	NC	422,400	0	.08	281,600	704,000	704,000	Year End Roll	9/5/2023
2023	105	FV	383,100	0	.08	281,600	664,700	664,700	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	15:35:31

LAST REV

Date	Time
04/20/26	17:13:11
apro	

PAT ACCT. 599

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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENWORTHY SCOT	20948-168		6/3/2003	FAMILY	100	No	No		
	08642 0420		11/24/1986		235,000	No	No		
BORDONARO S	07445 0081		6/25/1984		140,000	No	No		
DORAN CONSU	03346 0198		6/25/1984			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2024	E-24-00131	UNKNOWN	300	C				30 AMP 2 POLE FEED
8/10/2022	E-22-00078	ELECTRIC		C				Rewire unit 2
5/10/2022	P-22-00026	RESIDENT		C				
4/8/2022	R-22-00053	EXISTING	9,000	C				REMODEL 2ND FLOOR
11/16/2004	4772	GENERAL	15,000	C				KIT,BTH, ETC

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2026	PERMIT VISIT	122	PATRIOT
1/3/2023	PERMIT VISIT	122	PATRIOT
12/15/2016	MEASURED	197	PATRIOT
12/1/2005	MEASURED	197	PATRIOT
1/10/2005	PERMIT VISIT	122	PATRIOT
10/27/2000	LEFT NOTICE	159	ANNEMARIE
1/16/1991	LEFT NOTICE	159	ANNEMARIE
8/31/1990	MEASURED	159	ANNEMARIE
3/10/1987	CONV	999	CONVERSION

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
105	3 FAMLY		3487		SQUARE FE	SITE		0	40.	2.31	MF	1.00								321,845						321,800	

Total AC/HA:	0.08005	Total SF/SM:	3487	Parcel LUC:	105 3 FAMLY	Prime NB Desc	MOD FAIR	Total:	321,845	Spl Credit	Total: 321,800

EXTERIOR INFORMATION

Type:	12 - MULTI-CONV		
Sty Ht:	2A - 2A		
(Liv) Units:	3	Total:	3
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

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

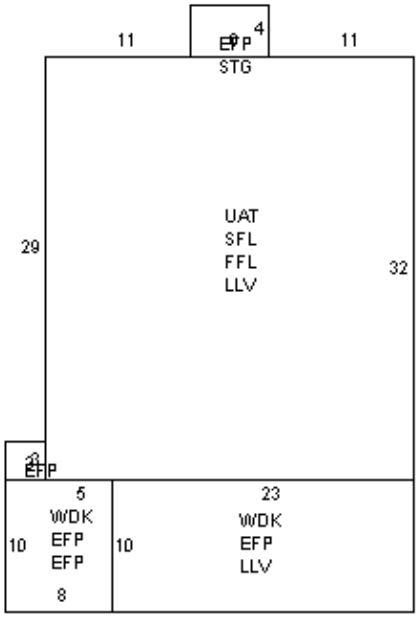
OTHER FEATURES

Kits:	2	Rating:	GOOD
A Kits:	1	Rating:	AVERAGE
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

INCLUDES LOT 16 LOC=BAYSIDE, UPPER FLRS GOOD COND.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1919	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	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	16	BRs:	6	Baths:	1	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	1
2	4	2	1
Totals			
4	16	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	25	%
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:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25	%

CALC SUMMARY

Basic $ / SQ:	155.00
Size Adj.:	1.03498173
Const Adj.:	1.00709689
Adj $ / SQ:	161.561
Other Features:	201750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630235
Depreciation:	157559
Depreciated Total:	472676

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	182200.0000

Juris. Factor:		Before Depr:	161.56
Special Features:	0	Val/Su Net:	122.65
Final Total:	472700	Val/Su SzAd	270.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	LOWR LEVEL	1,126	94.710	106,649
FFL	1ST FLOOR	896	161.560	144,758
SFL	2ND FLOOR	851	161.560	137,520
EFP	ENCL PORCH	423	25.270	10,689
WDK	WOOD DECK	310	6.690	2,075
UAT	UNF ATTIC	224	118.750	26,599
STG	STORAGE	24	8.060	193
	Net Sketched Area:	3,854	Total:	428,483
Size Ad	1747.2000	Gross Area	4571	FinArea	2985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0
SFL	95				0
UAT	100	FLA	100	G	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

21B-0-14

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:	

IMAGE

AssessPro Patriot Properties, Inc