22	0	7	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	822,900	/	822,900
USE VALUE:	822,900	/	822,900
ASSESSED:	822,900	/	822,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		FOX HILL RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	GREENE, ERIC &
Owner 2:	GREENE, BRIANNA T/E
Owner 3:	
Street 1:	91 FOX HILL RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	SZUCS, MICHAEL A & -
Owner 2:	JAREMKO, KELLIE M - T/E
Street 1:	91 FOX HILL RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .146 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1910, having primarily WOOD SHING Exterior and 2244 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 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	0.146	403,500	800	418,600	822,900
Total Card	0.146	403,500	800	418,600	822,900
Total Parcel	0.146	403,500	800	418,600	822,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.71 | /Parcel: 366.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 22-0-7

!691!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	403,500	800	.146	418,600	822,900		Year End Roll	9/21/2026
2026	101	FV	390,500	800	.146	418,600	809,900		Year End Roll	9/12/2025
2026	101	NC	390,500	800	.146	418,600	809,900		Year End Roll	8/26/2025
2025	101	FV	370,800	800	.146	418,600	790,200		Year End Roll	9/5/2024
2025	101	NC	370,800	800	.146	418,600	790,200		Year End Roll	8/21/2024
2024	101	FV	370,800	800	.146	400,800	772,400	772,400	Year End Roll	9/12/2023
2024	101	NC	370,800	800	.146	400,800	772,400	772,400	Year End Roll	9/5/2023
2023	101	FV	380,600	800	.146	356,300	737,700	737,700	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	16:11:35

LAST REV

Date	Time
04/20/23	12:04:46

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. 691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SZUCS, MICHAEL	39662-30		3/18/2021		720,000	No	No		
BOZARJIAN, JOHN	35970-318		6/26/2017		598,000	No	No		
HOULIHAN JAMES	25817-157		6/26/2006		571,000	No	No		
FLYNN	09611 0001		7/14/1988		240,000	No	No		
FLYNN SARA	03980 0555		5/28/1953			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2017	G-17-00014	GAS		C				
4/24/2017	P-17-00022	PLUMBING		C				
9/10/2007	5259	DECK	79,000	C				32`X10` DECK + INT
12/1/2004	4773	ROOF	5,000	C				
11/3/1999	4027	BATH	2,800	C	5/22/2000			1/2/ BATH ADDITION
2/9/1999	3914	SIDING	16,000	C	5/22/2000			NEW WINDOWS/FRONT
7/11/1996	3463	MANUAL	2,335	C				FENCE
8/1/1994	3220	MANUAL	7,000					ADD DECK
8/1/1993	3066	MANUAL	12,000					KITCHEN
6/1/1992	2918	MANUAL	4,250					BATH RENO

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	INFO AT DOOR	336	PATRIOT
1/16/2008	PERMIT VISIT	197	PATRIOT
12/1/2005	MEASURED	197	PATRIOT
1/13/2005	PERMIT VISIT	122	PATRIOT
8/29/2000	FULL L/M	159	ANNEMARIE
6/28/1995	PERMIT VISIT	197	PATRIOT
6/24/1994	PERMIT VISIT	122	PATRIOT
7/6/1993	PERMIT VISIT	122	PATRIOT
1/16/1991	LEFT NOTICE	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		6356		SQUARE FE	SITE		0	47.	1.40	MG	1.00								418,619						418,600	

Total AC/HA:	0.14591	Total SF/SM:	6356	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD GOOD	Total:	418,619	Spl Credit		Total:	418,600

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1910	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:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:	5 - LINO/VINYL		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
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	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06568623
Const Adj.:	0.99930596
Adj $ / SQ:	191.690
Other Features:	92750
Grade Factor:	1.09
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537950
Depreciation:	134488
Depreciated Total:	403463

COMMENTS

94 BP 100% COMP 6-95 NVC 1-97 KITCHEN 100% 7-94. ASKING $692,000 1/15/21.

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: 4			Baths: 1				HB 1		

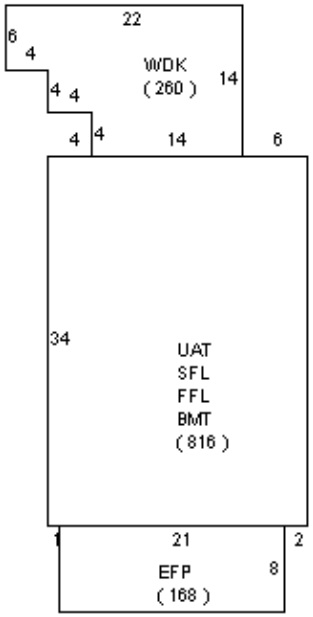
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
91.9	22-0-7		6/26/2006	571,000
74.9	17-0-20		12/18/2006	1,012,500
74.4	25A-0-274		11/22/2005	470,000
71.9	25B-0-22		10/28/2005	429,000
71.3	25A-0-12		7/19/2006	729,000
68	12C-0-46		10/24/2005	1,000,000
WtAv$/SQ:		AvRate:	75.4	Ind.Val 1532700.000

Juris. Factor:		Before Depr:	208.94
Special Features:	0	Val/Su Net:	131.01
Final Total:	403500	Val/Su SzAd	247.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	816	79.070	64,523
FFL	1ST FLOOR	816	191.690	156,419
SFL	2ND FLOOR	816	191.690	156,419
WDK	WOOD DECK	260	6.760	1,759
UAT	UNF ATTIC	204	76.680	15,642
EFP	ENCL PORCH	168	35.830	6,020

Net Sketched Area:	3,080			Total:	400,782
Size Ad	1632	Gross Area	3692	FinArea	2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 22-0-7

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	10x10	A	AV	2017	8.00	T	2	101			800			800

More: N	Total Yard Items:	800	Total Special Featues:		Total: 800