11	0	44	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	805,300	/	805,300
USE VALUE:	805,300	/	805,300
ASSESSED:	805,300	/	805,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		COPPER BEECH LN, NAHANT

OWNERSHIP

Unit #:

Owner 1:	WALTON JR, JOHN R & CATHERIN M;
Owner 2:	WALTON FAMILY TRUST
Owner 3:	
Street 1:	2 COPPER BEECH LANE
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	WALTON, CATHERINE M & -
Owner 2:	WALTON, JOHN R -
Street 1:	2 COPPER BEECH LANE
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .176 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1952, having primarily WOOD SHING Exterior and 2027 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 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	0.176	368,200		437,100	805,300
Total Card	0.176	368,200		437,100	805,300
Total Parcel	0.176	368,200		437,100	805,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.29 | /Parcel: 397.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/10/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 11-0-44

!92!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	368,200	0	.176	437,100	805,300		Year End Roll	9/21/2026
2026	101	FV	347,000	0	.176	437,100	784,100		Year End Roll	9/12/2025
2026	101	NC	347,000	0	.176	437,100	784,100		Year End Roll	8/26/2025
2025	101	FV	321,400	0	.176	437,100	758,500		Year End Roll	9/5/2024
2025	101	NC	321,400	0	.176	437,100	758,500		Year End Roll	8/21/2024
2024	101	FV	304,700	0	.176	418,500	723,200	723,200	Year End Roll	9/12/2023
2024	101	NC	304,700	0	.176	418,500	723,200	723,200	Year End Roll	9/5/2023
2023	101	FV	285,600	0	.176	372,000	657,600	657,600	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	12:06:56

LAST REV

Date	Time
04/10/25	14:09:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 92

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALTON, CATHERI	39544-413		2/18/2021	FAMILY	100	No	No		WALTON FAMILY TRUST
QUINN, RICHARD	17556-3		8/21/2001	CHD>SALE	260,000	No	No		
BETTS RUTH I	11112-345		1/17/1992	FAMILY	1	No	No		
	03690 0251		9/14/1949			Yes	No		

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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2024	R-24-00172	ROOF	10,450	C				Strip & Reroof
10/24/2017	R-17-00182	WINDOWS	2,285	C				REPLACE 2 OCTAGON
5/4/2016	G-16-00016	GAS		C				
5/4/2016	P-16-00024	PLUMBING		C				
3/30/2015	R-15-0074	ADDITION	28,000	C				ADD 10 TO RIGHT SI
9/26/2001	4273	ADDITION	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2025	PERMIT VISIT	122	PATRIOT
3/7/2016	PERMIT VISIT	122	PATRIOT
3/11/2014	MEASURED	197	PATRIOT
7/18/2012	MEASURED	336	PATRIOT
1/23/2007	MEASURED	364	PATRIOT
1/15/2003	PERMIT VISIT	122	PATRIOT
3/1/2002	PERMIT VISIT	122	PATRIOT
7/10/2000	FULL L/M	159	ANNEMARIE
7/22/1993	PERMIT VISIT	122	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		7667		SQUARE FE	SITE		0	47.	1.21	MG	1.00								437,103						437,100	

Total AC/HA:	0.17601	Total SF/SM:	7667	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD GOOD	Total:	437,103	Spl Credit		Total: 437,100

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	NG17	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:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
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:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	FAIR

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
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:	175.00
Size Adj.:	0.97493833
Const Adj.:	1.00749993
Adj $ / SQ:	171.894
Other Features:	63400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490883
Depreciation:	122721
Depreciated Total:	368162

COMMENTS

X-FIX=SHOWER STALL IN BMT, NEW ROOF, WINDOWS, FULL DORMER 1/02.

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: 6		BRs: 3			Baths: 1				HB		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

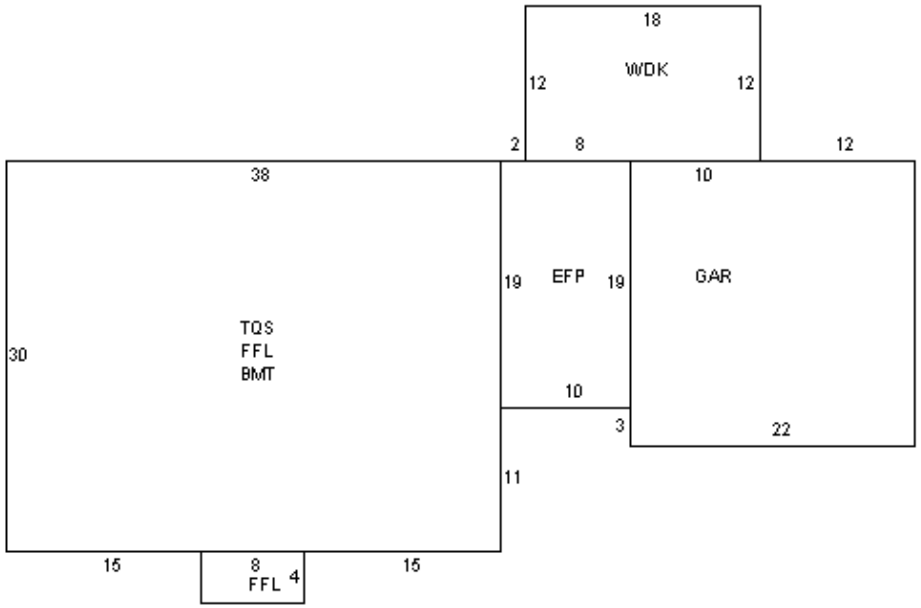
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.89
Special Features:	0	Val/Su Net:	90.76
Final Total:	368200	Val/Su SzAd	181.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,172	171.890	201,460
BMT	BASEMENT	1,140	51.570	58,788
TQS	3/4 STORY	855	171.890	146,969
GAR	GARAGE	484	25.400	12,291
WDK	WOOD DECK	216	6.980	1,507
EFP	ENCL PORCH	190	34.040	6,468

Net Sketched Area:	4,057			Total:	427,483
Size Ad	2027	Gross Area	4342	FinArea	2027

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 11-0-44

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:	