25C	0	190	1 of 1	RESIDENTIAL
Map	Parcel	Lot	CARD	

Town of Nahant

	Total Card	/	Total Parcel
APPRAISED:	741,700	/	741,700
USE VALUE:	741,700	/	741,700
ASSESSED:	741,700	/	741,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		LENNOX RD, NAHANT

OWNERSHIP

Unit #:

Owner 1:	KOVALOVSKY, CHRISTOPHER &
Owner 2:	LEE, SHEENA JT TEN/ROS
Owner 3:	
Street 1:	57 LENNOX RD
Street 2:	
Twn/City:	NAHANT
St/Prov:	MA Cntry Own Occ: Y
Postal:	01908 Type:

PREVIOUS OWNER

Owner 1:	GAYNOR, ROBERT E & BRENDA L - TRUSTEES
Owner 2:	NYSTROM REALTY TRUST -
Street 1:	57 LENNOX RD
Twn/City:	NAHANT
St/Prov:	MA Cntry
Postal:	01908

NARRATIVE DESCRIPTION

This parcel contains .104 ACRES of land mainly classified as ONE FAM with a OLD STYLE Building built about 1920, having primarily WOOD SHING Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 1 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	0.104	343,800	4,800	393,100	741,700
Total Card	0.104	343,800	4,800	393,100	741,700
Total Parcel	0.104	343,800	4,800	393,100	741,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.14 | /Parcel: 411.14

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/04/21

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 25C-0-190

!991!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2027	101	NC	343,800	4800	.104	393,100	741,700		Year End Roll	9/21/2026
2026	101	FV	332,000	4800	.104	393,100	729,900		Year End Roll	9/12/2025
2026	101	NC	332,000	4800	.104	393,100	729,900		Year End Roll	8/26/2025
2025	101	FV	314,700	4800	.104	393,100	712,600		Year End Roll	9/5/2024
2025	101	NC	314,700	4800	.104	393,100	712,600		Year End Roll	8/21/2024
2024	101	FV	314,700	4800	.104	376,400	695,900	695,900	Year End Roll	9/12/2023
2024	101	NC	314,700	4800	.104	376,400	695,900	695,900	Year End Roll	9/5/2023
2023	101	FV	297,500	4800	.104	334,600	636,900	636,900	Final Value	8/10/2022

PRINT

Date	Time
10/21/26	18:06:32

LAST REV

Date	Time
02/04/21	16:22:07

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. 991

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAYNOR, ROBERT	B541-C90752		8/18/2017		482,000	No	No		
GAYNOR, ROBERT	B468-C83425	LC	9/4/2009	CONVENIENCE	1	No	No		
GAYNOR, ROBERT	B379-C83269		7/13/2009	FAMILY	1	No	No		
GAYNOR, ROBERT	72529	LC	11/14/2000	FAMILY	1	No	No		BK 379, DOC 374684
GAYNOR, ROBERT	288-62053		4/9/1992	FAMILY	1	No	No		
GAYNOR ROBERT E	284-61159		6/22/1991	FAMILY	1	No	No		
	00206 0000		11/11/1975			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2020	R-20-00133	INSULATI	6,324	C				Insulating walls f
10/10/2017	R-17-00171	FENCE	6,830	C				A white PVC fence
6/16/2017	E-17-00040	ELECTRIC		C				Replacing existing
6/6/2014	P-14-0203	BATH	5,500	C				2ND FLOOR LAV NEW
7/30/2013	P-13-0259	PLUMBING	2,500	C				PLUMB WASHER
8/1/1994	3229	MANUAL	3,000					REMOD LVRM

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2021	PERMIT VISIT	122	PATRIOT
1/16/2018	PERMIT VISIT	122	PATRIOT
2/19/2015	PERMIT VISIT	336	PATRIOT
1/9/2014	PERMIT VISIT	122	PATRIOT
8/4/2005	MEASURED	163	PATRIOT
3/1/2002	PERMIT VISIT	122	PATRIOT
10/19/2000	FULL L/M	159	ANNEMARIE
4/3/1998	MEASURED	197	PATRIOT
5/24/1991	INSPECTED	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		4549		SQUARE FE	SITE		0	47.	1.84	MA	1.00								393,141						393,100	

Total AC/HA:	0.10443	Total SF/SM:	4549	Parcel LUC:	101	ONE FAM	Prime NB Desc	MOD AVE	Total:	393,141	Spl Credit
Total:	393,100										

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	GREY
View / Desir:	

BATH FEATURES

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

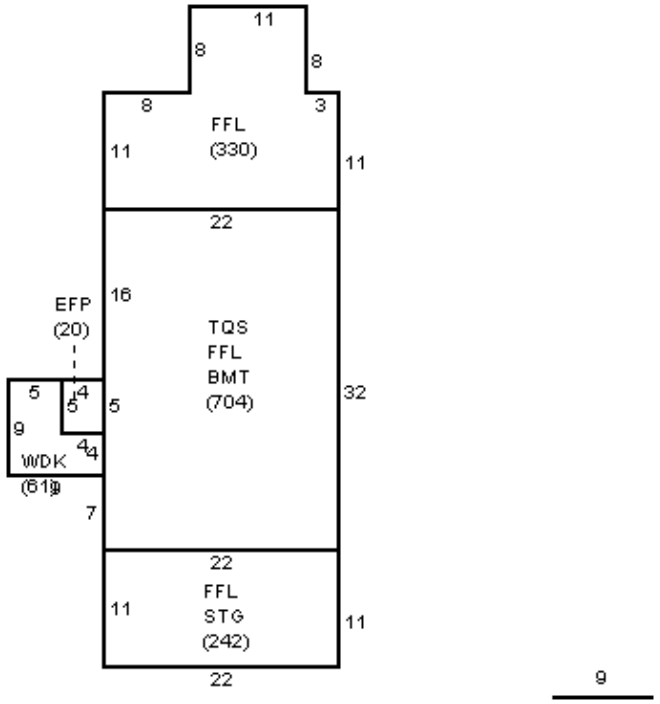
OTHER FEATURES

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

COMMENTS

INC 189B. asking 542,000 5/2016. ASKING PRIC: $538,000 5/5/16, $528,000 6/1/16. $524,999 7/20/2016. $499,999 9/2/16. $494,900 4/2017.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	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: 6		BRs: 3			Baths: 1				HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
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

DEPRECIATION

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

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	

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02128601
Const Adj.:	0.98000002
Adj $ / SQ:	180.155
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458441
Depreciation:	114610
Depreciated Total:	343831

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
79.8	25A-0-397		10/27/2006	385,000
78.6	25A-0-129		10/31/2006	350,000
78.6	19-0-19		7/5/2006	285,000
77.2	21A-0-94		2/27/2006	429,500
75.4	25C-0-184		2/28/2007	290,000
73.1	14-0-15		5/30/2006	450,000
WtAv$/SQ:		AvRate:	77.11	Ind.Val 270500.0000

Juris. Factor:		Before Depr:	180.15
Special Features:	0	Val/Su Net:	121.44
Final Total:	343800	Val/Su SzAd	190.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,276	180.150	229,878
BMT	BASEMENT	704	54.050	38,049
TQS	3/4 STORY	528	180.150	95,122
STG	STORAGE	242	7.840	1,897
WDK	WOOD DECK	61	9.090	555
EFP	ENCL PORCH	20	47.040	941
Net Sketched Area:		2,831	Total:	366,442
Size Ad	1804	Gross Area	3007	FinArea 1804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 25C-0-190

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
3	GARAGE	D	Y	1	264	A	AV	1940	30.59	T	40	101			4,800			4,800

More: N	Total Yard Items:	4,800	Total Special Featues:		Total: 4,800

IMAGE

AssessPro Patriot Properties, Inc