



Board of Assessor Meeting for December 16, 2021 Agenda

A meeting of the Board of Assessors is scheduled for Thursday December 16, 2021 at 9:00AM
At the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/82248785345?pwd=NmMzSThlaGwzcnhLNTY2T0wxVEZ2UT09>

Meeting ID: **822 4878 5345** Passcode: **989839**

Join Zoom Meeting by telephone: **1-929-205-6099**

This meeting will also be broadcast on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call **603-589-3026** and they will help you connect.

- **First Meeting of 2022.**
- **Motion:**
 - ✚ **To approve minutes of the public and non-public sessions of the Board of Assessors meeting on Thursday, December 16, 2021**
- **Communications:**
 - ✚ **Rick Vincent— Department Update**
- **New Business Items:**
 - ✚ **Jennifer Zins—In-house correction**
- **Unfinished Business**
 - ✚ **None**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
 - ✚ **Signature Items**

City of Nashua Assessing Department



**Board of Assessors
Meeting
January 6, 2022**



THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

Board of Assessor Meeting for January 6, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday January 6, 2022 at 9:00AM
At the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/81605690286?pwd=VG1BZkZoZWVVOZlY5SVNPZzNW5Gg3UT09>

Meeting ID: 816 0569 0286 Passcode: 660315
Join Zoom Meeting by telephone: 1-929-205-6099

This meeting will also be broadcast on Comcast Channel 16.
If anybody has a problem accessing the meeting or Channel 16, please call 603-589-3026 and they will help you connect.

- **First Meeting of 2022.**
- **Motion:**
 - ✦ To approve minutes of the public and non-public sessions of The Board of Assessors Meeting on Thursday, December 16, 2021
- **Communications:**
 - ✦ None
- **New Business Items:**
 - ✦ Jennifer Zins—In-house corrections
- **Unfinished Business:**
 - ✦ None
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session:**
 - ✦ Signature Items

**Public Minutes of the Board of Assessors
Meeting of December 16, 2021**

A meeting of the Board of Assessors was held on Thursday, December 16, 2021 in the 3rd-Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Daniel Hansberry

Members Present:

Daniel Hansberry Robert Earley Paul Bergeron

Assessing Staff Present:

Richard Vincent Greg Turgiss Lindsay Monaghan

Other City of Nashua Staff Present:

Diane Veino

Non-City Staff Present:

June Perry, Vision Government Solutions Mike Tarello, Vision Government Solutions

Chairman Dan Hansberry

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, December 16, 2021. Let the record show that present from the Board are Robert Earley, Paul Bergeron, and myself, Daniel Hansberry.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on December 2, 2021 until the December 16 meeting, accept them and place them on file.

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

MOTION BY Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on December 2, 2021, accept them and place them on file

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

NEW BUSINESS:

- Chief Assessor Rick Vincent with a department update-- Chief Vincent introduced June Perry of Vision Government Solutions for their quarterly update.
- Vision Government Solutions with a quarterly update-- June Perry of Vision provided the update, noting that interior inspection requests for wards 4, 5 & 6 will be sent out the week of December 20 and data collection on these wards will be in process during January, February and March of 2022. Mr. Hansberry inquired as to the admission rate for interior inspections, and Ms. Perry estimated that this averaged around 25% for wards 1 & 2. She noted that the rate for ward 3 is slightly lower at present (around 18%), but emphasized that this will likely increase before the ward is complete. Mr. Hansberry confirmed that residents have the option to request a vaccinated data collector and asked how Vision defines “fully vaccinated”. Ms. Perry stated that Vision confirms vaccination status verbally and that concerned property owners are welcome to ask their inspectors about their booster status, etc., in more detail if they wish.
- Rick Vincent presenting an in-house correction

MOTION BY Robert Earley to abate the taxes for 2019, 2020, and 2021 for the property located at 7 Pine St Extension North

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

- Greg Turgiss presenting in-house corrections

MOTION BY Robert Earley to approve the in-house correction for the property located at 1617 Southwood Drive

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

MOTION BY Robert Earley to approve the in-house correction for the property located at 24 Houde St

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

- Greg Turgiss presenting a supplemental bill

MOTION BY Robert Earley to approve the supplemental bill for the property located at 78-84 West Pearl St

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

UNFINISHED BUSINESS:

MOTION BY Robert Earley to take from the table a motion relative to the public minutes of the meeting of November 18, 2021

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

MOTION BY Robert Earley to accept the public minutes of the meeting of November 18, 2021, accept them and place them on file.

SECONDED BY Paul Bergeron

VOTE: Motion passed on a voice vote

PUBLIC COMMENT: None

COMMENTS BY BOARD MEMBERS: None

Chairman Daniel Hansberry

Is there a motion to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting? This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II(c). Second, under 91-A: 3, II (L), for the “consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

MOTION BY Robert Earley to enter non-public session

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Bergeron- Yes

Mr. Hansberry- Yes

(The Board entered non-public session at 9:17 AM)

(The Board resumed public session at 9:28 AM)

Chairman Dan Hansberry

Is there a motion to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective?

MOTION BY Robert Earley to seal the non-public minutes.

SECONDED BY Paul Bergeron

VOTE:

Mr. Earley-Yes

Mr. Bergeron-Yes

Mr. Hansberry-Yes

MOTION BY Robert Earley to adjourn.
SECONDED BY Paul Bergeron
VOTE: Motion passed on a voice vote.

The board adjourned at 9:31 AM

DRAFT

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2021
IN-HOUSE CORRECTION

BOA: Date 1/6/2022 Decision, A/D Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 50786 Map/Lot: F/1612 Comm/Res Application No: 49159

Owner/Taxpayer: Garikipati Family Rev Tr, The Srikanth & Manjusha Phone #:

Mailing Address: 715 West Hollis St SS#/Tax ID*

Property for Which Abatement Is Sought:

Location Address: 715 West Hollis St

Total Current Assessment: \$ 370,700 Total Proposed Assessment \$ 370,700

List reasons for abatement: (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption

Abatement amount \$236.84

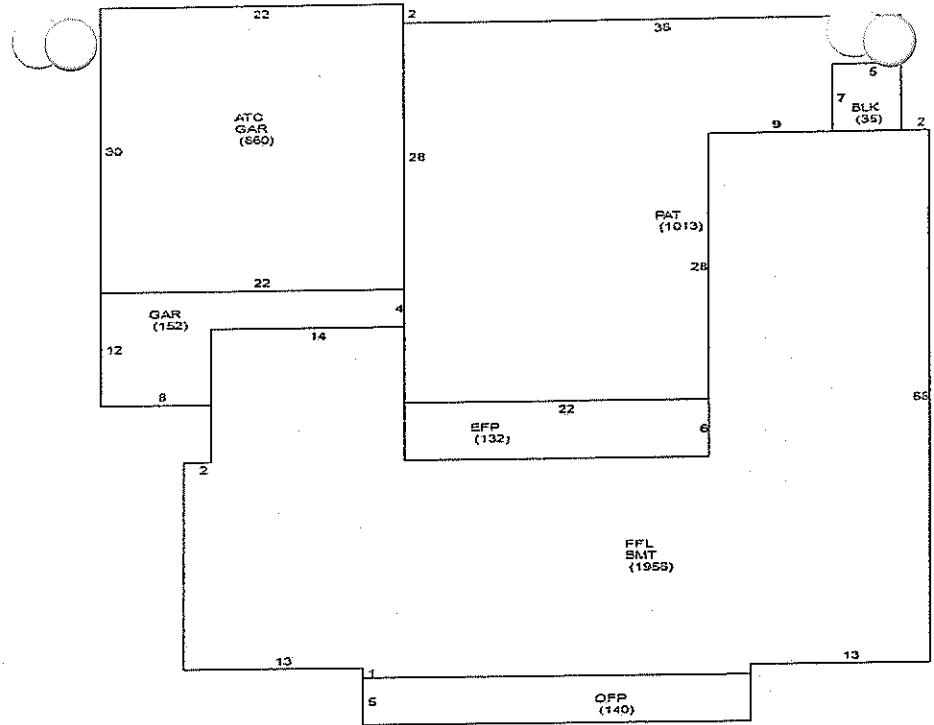
If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.

Comments

Parcel ID 0000F-01612

ADD CARPET, ADJ/...NS OF OFF, MM19 --- REMOVE SHD1, OWNER REFUSED INT INSPECTION, MM18 --- ADD SLR6... ADD CENT AIR -BP CLOSED GT16---CHNG UAT TO ATC & KIT FROM AVG TO GD PER MLS GT16---ADD PATIO GT10---CKBK 2010 FOR CENT AIR & WDK-REMOVE UC GR09---CKBK 2009 FOR COMP GR08---FNDT ONLY FOR 2006-CK BK 2007 GT06---NEW ACCT S/D FROM LOT F-53 REF PLAN #3279 4/05 ND

NOTIFIED CODE 1/14/2016 - CHANGE UNFIN ATTIC TO FIN ATTIC PER MLS - POSSIBLE WORK DONE W/O BP



Exterior Information		Bath Features		Depreciation				
Type	01 - RANCH	Full Bath	2	A - AVERAGE	Phys Con	AV - Average	7.7	
Sty Hght	1 - 1 STORY	Add Full	0		Functional			
(Liv) Units	1 Tot: 1	3/4 Bath	0		Economic			
Found	1 - CONCRETE	Add 3/4	0		Special			
Frame	1 - WOOD	1/2 Bath	0		Override			
P. Wall	4 - VINYL	Add 1/2	0			Total	7.7%	
Sec Wall	8 - BRICK VENR 20%	Other Fix	2	A - AVERAGE	General Information			
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE			
Roof Cvr	1 - ASPHALT	Kitchens	1	G - GOOD	Year Blt	2007	Eff Yr	2007
Color	TAN	Add Kit	0		Alt LUC			

Interior Information		Condo Information	
Avg Ht/Ft		Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	3 - HARDWOOD	Name	
Sec Floor	4 - CARPET 15%	Calc Ladder	
Bmt Floors	12 - CONCRETE	Base Rate	98.00
Electric	3 - TYPICAL	Size Adj	0.94385
Insulation	2 - TYPICAL	Con Adj	1.04020
Int Vs Ext		Adj Prc	\$ 96.22
Heat Fuel	2 - GAS	Grade Ft	1.00000
Heat Type	1 - FORCED H/A	Other Feat	\$ 35,039
# Heat Sys	0	NBH Mod	1.0000
Heated %	100	NBC Infl	1.0000
Sol HW %		LUC Ft	1.0000
Com Wall %		Adj Tot (RCN)	358,310
		Assessed Val	\$ 280,800
		Final Total	\$ 280,800
		Total \$/SF	\$ 124.63
		Undepr \$/SF	96.22000
		L. Sum	-53,800.00

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	FIRST FLR	1,956	1,956	1,956	1,956	96.22	188,206
ATC	ATTIC FIN	297	660	297	297	96.22	28,577
BLK	BULKHEAD	35	35	0	0	36.00	1,260
BMT	BASEMENT	1,956	1,956	0	0	24.05	47,042
EFP	ENCL PORCH	132	132	0	0	53.75	7,095
GAR	GARAGE	812	812	0	0	33.68	27,348
OFF	OPEN FRM PRC	140	140	0	0	27.86	3,900
PAT	PATIO	1,013	1,013	0	0	9	8,793
Building Totals		6,341	6,704	2,253	2,253		312,222
Parcel Totals		6,341	6,704	2,253	2,253		312,222

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	5	3
Bld Total	1	5	3
Prcd Total	1	5	3

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	FL	Juris	Ft	Assessed
FPL1	FIREPLACE 1	A	S	1	1.00	A	AV	2007	4,400.00	T	11		1		1		1	3,900
SLR6	SOLAR ELEC	A	S	21	3.00x5.00	A	AV	2016	35.00	B	7.7		1		1		1	10,200
Building Totals																		14,100
Parcel Totals																		14,100



CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2021
IN-HOUSE CORRECTION

BOA: Date 1/6/2022 Decision, A/D Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 35816 Map/Lot: A/408 Comm/Res Application No: 49157

Owner/Taxpayer: Guay, Matthew B & Lanari-Guay, Joann Phone #:

Mailing Address: 19 Fairhaven Rd SS#/Tax ID*

Property for Which Abatement Is Sought:

Location Address: 19 Fairhaven Rd

Total Current Assessment: \$ 410,400 Total Proposed Assessment \$ 410,400

List reasons for abatement: (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption

Abatement amount \$32.51

If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.

PROPERTY LOCATION
19 FAIRHAVEN RD
NASHUA, NH

OWNERSHIP
GUAY, MATTHEW B &
LANARI-GUAY, JOANN E
19 FAIRHAVEN RD
NASHUA, NH 03060

PREVIOUS OWNER
SILBER, DOROTHY A
19 FAIRHAVEN RD
NASHUA, NH 03060-5305

NARRATIVE DESCRIPTION
This parcel contains 22980.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1964 with a total of 2,976 square feet. There are 1 living unit(s), 2 Baths, 1 Half Bath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH 100.0
Util 2		Dis 2	
Util 3		Dis 3	
Census		Zone 1	R9
F. Haz		Zone 2	
Topo	V153 - LEVEL ROLL	Zone 3	
Street	1 - PAVED		
Traffic	3 - TYPICL		
Exempt	S - SOLAR		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	272,200	30,400	22,980.00	107,800	410,400
Building Total	272,200	30,400	22,980.00	107,800	410,400
Parcel Total	272,200	30,400	22,980.00	107,800	410,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	137.90	Tot Val SF/Prc	137.90

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2021	FV	1401	272,200	30,400	22,980	107,800	410,400	System Roll for 2021	11/15/2021
2020	FV	1401	266,300	30,700	22,980	107,800	404,800	Year End Roll	11/12/2020
2019	FV	1401	266,300	30,700	22,980	107,800	404,800	Year End Roll	03/04/2020
2018	PATR	1401	266,300	30,700	22,980	107,800	404,800	Corrects for Assessor	01/09/2019
2017	FV	1401	238,700	22,400	22,980	93,400	354,500	Year End Roll	11/06/2017
2016	FV	1401	238,700	22,400	22,980	93,400	354,500	Year End Roll	11/16/2016
2015	FV	1401	240,200	22,400	22,980	93,400	356,000	Roll	11/06/2015
2014	FV	1401	240,200	22,400	22,980	93,400	356,000	Roll	10/06/2015
2013	FV	1401	239,400	22,400	22,980	93,400	355,200	Year End	10/28/2013
2012	FV	1401	272,000	22,400	22,980	93,400	387,800	Year End Roll	11/9/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
SILBER, DOROTHY A	9285-2789	W	04/27/2020	483,134	No	1	Q	
SILBER, ALLAN B & DOROTHY A	5842-146	Q	08/14/1997	4,000	No		J	
	2794-367	W	09/26/1980	0	No		JT	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
06/08/2001	200100859	Addition	7,800	12/06/2001	C		

ACTIVITIES

Date	Result	By
03/22/2021	Meas+1 Visit	Justyn Ainswor
12/02/2020	MLS VERIFIED	Mike Mandile
08/04/2020	SI Quest Rtn	Mike Mandile
05/07/2020	PA-34 Received	Lindsay Monag
07/10/2018	Field Review	Rob T-KRT
12/06/2001	Extr In only	Gary Turgiss
03/29/1991	Meas+List	ITS
03/08/1991	Meas2InfCdLf	ITS
03/06/1991	Meas2InfCdLf	ITS

LAND SECTION

LUC	LUC Desc	Ft	# Units	Depth	U. Type	L. Type	Ft	Base V.	Unit Prc	Adj Prc	NBC	FL	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1401	1 UNIT	1	22,980		SF	SITE	1		0.24	4.69	NG	1.05								107,800			0	1	1	107,800	
Total AC/HA		0.5276		Total SF/SM		22,980.00		Parcel LUC		1401 - 1 UNIT		P. NBC Desc		NEW GOOD		Tot		107,800		Tot		0		Tot		107,800	

LEGAL DESCRIPT

Desc:

Lot Size

Total Land

Land Unit Type



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
1044628.348232
GIS Coord 2
86229.5
Insp Date
03/22/2021
PRINT
Date Time
12/30/2021 9:04 am

TAX YEAR
2022

USER DEFINED

PriorID1a
Nashua PID
A-408
Plan #
PriorID1b
PriorID2b
PriorID3b
19
Code Date
Code Status
Nashua Ward
7
Assessor Map

Comments

Parcel ID 0000A-00408

REMOVED LNT, ADF, FIX, CHGD 100% CARPET FLRS TO 50%/50% HDWD/CARPET & BATH FROM AVG TO GD, PER ML --- CHNGD SOLAR FROM SLR2 TO SLR5 & SOLAR DEPRECIATION FROM M (85%) TO B (24.5%) GT15 -- SOLAR AUDIT 2010-NO CHNG 4/10 ND--ADJ SOLAR PER GT 4/07 ND--- VAULTED CEIL 1 RM IA CHAIN LINK FENCE 1983/WLK-INS/FBM-1 RM PAN EL & VINYL TILE/CEDAR CLS TS IN UBM WD STV REMOVED PTO = CEMENT SLAB IN POOR CONDITION GT01 REMOVED OLD WDK GT01 ADDED 2 NEW WDKS GT01 PSSV SOLAR=22X20ROOM CORRECTED SOLAR CREDIT GT SOLAR LISTED AS NO VALUE CREDIT WAS FOR \$5000 CHANGED TO \$2200 FOR VALUE AND CREDIT GT01 3/21 REAR GATED

Exterior Information		Bath Features		Depreciation			
Type	03 - COLONIAL	Full Bath	1	G - GOOD	Phys Con	AV - Average	30.8
Story Hght	2 - 2 STORIES	Add Full	1	A - AVERAGE	Functional		
(Liv) Units	1	3/4 Bath	0		Economic		
Found	1 - CONCRETE	Add 3/4	0		Special		
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override		
P. Wall	1 - WOOD SHING	Add 1/2	0			Total	30.8%
Sec Wall		Other Fix	1	A - AVERAGE	General Information		
Roof Str	1 - GABLE	Other Features		Grade	C+ - AVG. (+)		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1964	Eff Yr 1974
Color	GRAY	Add Kit	0		Alt LUC		

Interior Information		Condo Information	
Avg Ht/Ft		Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	3 - HARDWOOD	Name	
Sec Floor	4 - CARPET		

Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	98.00
Electric	3 - TYPICAL	Size Adj	0.82250
Insulation	2 - TYPICAL	Con Adj	1.02000
Int Vs Ext		Adj Prc	\$ 82.22
Heat Fuel	2 - GAS	Grade Ft	1.10000
Heat Type	1 - FORCED H/A	Other Feat	\$ 39,646
# Heat Sys	0	NBH Mod	1.0000
Heated %	100	NBC Infr	1.0000
Sol HW %		LUC Ft	1.0000
Com Wall %		Adj Tot (RCM)	388,760

Sub Areas

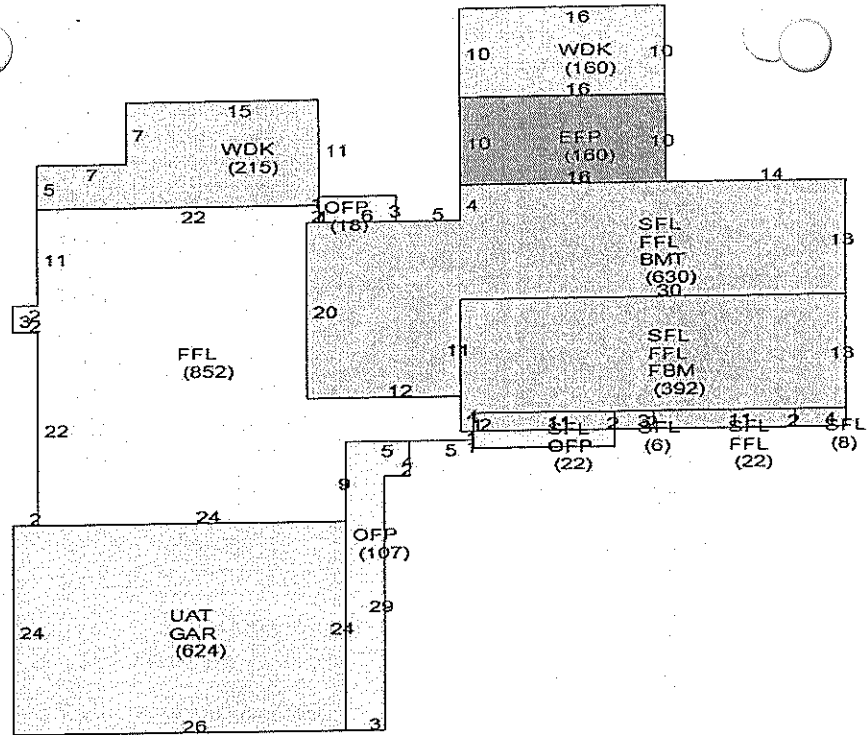
Code	Desc	Net Area	Gross A	F. Area	Sz Adj A	Rate AV	Undepr. Val
FFL	FIRST FLR	1,896	1,896	1,896	1,896	82.22	155,889
SFL	SECOND FLR	1,080	1,080	1,080	1,080	82.24	88,799
UAT	UNF ATC	125	624	0	125	82.22	10,261
WDK	WOOD DECK	375	375	0	0	14.93	5,599
GAR	GARAGE	624	624	0	0	28.78	17,959
OFF	OPEN FRM PRC	169	169	0	0	26.94	4,553
BMT	BASEMENT	630	630	0	0	20.55	12,947
EFP	ENCL PORCH	160	160	0	0	52	8,250
FBM	FINISHED BMT	392	392	0	0	29	11,282
Building Totals		5,451	5,950	2,976	3,101		315,537
Parcel Totals		5,451	5,950	2,976	3,101		315,537

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	9	3
Bld Total	1	9	3
Prcl Total	1	9	3

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed
FPL3	2 STORY CHIM	A	S	1	1.00	A	AV	1974	5,400.00	T	40		1		1		1	3,200
SHD2	W/LIGHTS ETC	D	Y	1	96.00	A	AV	1992	24.00	T	26		1		1		1	2,000
SLR5	PASSIVE SOLA	A	S	1	1.00	A	AV	1974	2,000.00	B	30.8		1		1		1	1,400
SPL1	POOL-INGROUN	D	Y	1	800.00	A	AV	1992	48.00	T	26		1		1		1	28,400
Building Totals										Yard Item Appr		30,400		Special Feature Appr		4,600		35,000
Parcel Totals										Yard Item Appr		30,400		Special Feature Appr		4,600		35,000



CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2021
IN-HOUSE CORRECTION

BOA: Date 1/6/2022 Decision, A/D Reason Code/Desc.: 36

Appraiser assigned: Jennifer Date: 1/6/2022

Account No: # 24386 Map/Lot: 4/53 Comm/Res Application No: 49158

Owner/Taxpayer: Natarajan, Usha Phone #:

Mailing Address: 7 Massachusetts Dr SS#/Tax ID*

Property for Which Abatement Is Sought:

Location Address: 7 Massachusetts Dr

Total Current Assessment: \$ 289,700 Total Proposed Assessment \$ 289,700

List reasons for abatement: (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

Solar Exemption
Abatement amount \$51.08

If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.

PROPERTY LOC 7 MASSACHUSETTS DR NASHUA, NH

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val. Rows include 1401, Building Total, Parcel Total, and Source.

LEGAL DESCRIPTIO

Desc: HCRD 2402 Lot Size Total Land Land Unit Type

OWNERSHIP NATARAJAN, USHA 7 MASSACHUSETTS DR NASHUA, NH 03060

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date. Rows from 2012 to 2021.

PREVIOUS OWNER AIELLO, ROBERT J & DIANE M 7 MASSACHUSETTS DR NASHUA, NH 03060-0000

NARRATIVE DESCRIPTION This parcel contains 16330.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1963 with a total of 1,788 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes. Rows for AIELLO, ROBERT J & DIANE M.

OTHER ASSESSMENTS Table with columns: Code, Desc, Amt, Comm Int Amt.

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Notes, Last Visit. Rows for Electrical Only and MECHANICAL.

ACTIVITIES

Table with columns: Date, Result, By. Rows for Meas+1 Visit, MLS VERIFIED, BPcisd no vr, SI Quest Rtn, AERIAL V NC, Change, Field Review, Meas+List, Meas2InfCdLf, Meas+1 Visit.

PROPERTY FACTORS Table with columns: Item, Code, Item, Code, %. Rows for Util 1, Util 2, Util 3, Census, F. Haz, Topo, Street, Traffic, Exempt.

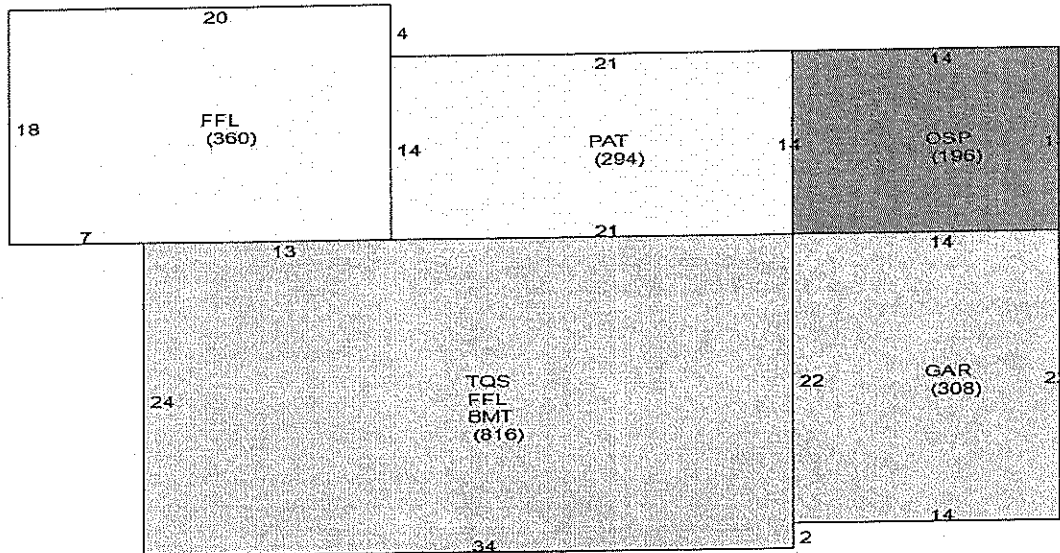
LAND SECTION Table with columns: LUC, LUC Desc, Ft, # Units, Depth, U. Type, L. Type, Ft, Base V., Unit Prc, Adj Prc, NBC, Ft, Mod, Inf 1, %, Inf 2, %, Inf 3, %, Appr, Alt LUC, %, Spec L.V., Juris, L. Ft, Assessed, Notes. Includes Total AC/HA and Parcel LUC1401 - 1 UNIT.

Patriot PROPERTIES INC. User Account GIS Coord 1 1042496.115232 GIS Coord 2 88974.6 Insp Date 01/14/2021 PRINT Date Time 12/30/2021 9:04 am TAX YEAR 2022 USER DEFINED PriorID1a Nashua PID 4-53 Plan # 2402 PriorID1b PriorID2b PriorID3b 7 Code Date Code Status Nashua Ward 7 Assessor Map

Comments

Parcel ID 0004-00053

ADDED FPL, PER M² - CORRECTED SOLAR DEPRECIATION FROM M(17%) TO B(24.5%) GT15 - CHNG HST TO TQS - FULL DRMR REAR & ADD PATIO PER 2011 PHOTO 9/12 ND - SOLAR AUDIT 2010-NO CHNG 4/10 ND - ADJ SOLAR PER GT 4/07 ND - FENCE REAR ESTIMATED FSP & REAR ADDITION PASSIVE SOLAR THRU WINDOW & SKYLTS TO SOLAR SLAB FLR. RM HEATS UP & WALL FAN BLOWS HEAT FROM RM TO MAIN HOUSE. ALSO FRENCH DOORS TO MAIN HOUSE OPEN LETTING HEAT IN GT04 1/21 REAR GATED, DIMENSIONS EST



Exterior Information		Bath Features		Depreciation				
Type	04 - CAPE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	26.6	
Sty Hght	1T - 1.75 STORIES	Add Full	0		Functional			
(Liv) Units	1	Tot	1		Economic			
Found	1 - CONCRETE	Add 3/4	0		Special			
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override			
P. Wall	4 - VINYL	Add 1/2	0			Total	26.6%	
Sec Wall	0%	Other Fix	0		General Information			
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE			
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1963	Eff Yr	1980
Color	GRAY	Add Kit	0		Alt LUC			

Interior Information		Condo Information	
Avg Ht / Fl		Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
P. Floor	4 - CARPET	Name	
Sec Floor	3 - HARDWOOD	50%	

Calc Ladder		Base Rate	Depr %	26.6%	
Bmt Floors	12 - CONCRETE	101.00			
Electric	3 - TYPICAL	Size Adj	1.05928	Depr	70,870
Insulation	2 - TYPICAL	Con Adj	1.02000	Depr'd Total	195,559
Int Vs Ext		Adj Prc	\$ 109.13	Juris Ft	1,0000
Heat Fuel	2 - GAS	Grade Ft	1.00000	Spec. Features	\$ 1,500
Heat Type	3 - FORCED HW	Other Feat	\$ 26,000	Final Total	\$ 197,100
# Heat Sys	0	NB Mod	1.0000	Assmnt Ft.	1,0000
Heated %	100	AC %		Assessed Val	\$ 197,100
Sol HW %		Ctr/Vac %		Total \$/SF	\$ 110.23
Com Wall %		Sprink %		Adj Tot (RCM)	266,429
				Undepr \$/SF	109.13000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	FIRST FLR	1,176	1,176	1,176	1,176	109.13	128,337
TQS	3/4 STORY	612	816	612	612	109.13	66,788
BMT	BASEMENT	816	816	0	0	27.28	22,260
GAR	GARAGE	308	308	0	0	38.19	11,763
OSP	OPN SCN PRCH	196	196	0	0	27.64	5,417
PAT	PATIO	294	294	0	0	9.75	2,867
Building Totals		3,402	3,606	1,788	1,788		237,431
Parcel Totals		3,402	3,606	1,788	1,788		237,431

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	7	3
Bld Total	1	7	3
Prcd Total	1	7	3

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed
DRMR	DORMER	A	S	2	6.00	A	AV	1974	0.00	T	40		1		1		1	0
SHD1	SHED FRAME	D	Y	1	135.00	A	AV	1992	15.00	T	26		1		1		1	1,500
SLR4	PASSIVE SOLA	A	S	1	1.00	A	AV	1974	3,000.00	B	26.6		1		1		1	2,200
FPL	FIREPLACE	A	S	1	1.00	A	AV	1974	2,500.00	T	40		1		1		1	1,500
DRMR	DORMER	A	S	1	34.00	A	AV	1974	0.00	T	40		1		1		1	0
Building Totals										Yard Item Appr		1,500		Special Feature Appr		3,700		5,200
Parcel Totals										Yard Item Appr		1,500		Special Feature Appr		3,700		5,200

