



Board of Assessors 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=VG1BZkZoZWVVOZlY5SSVNPZzNWSGg3UT09>

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

City of Nashua Assessing Department



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



THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

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**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.

PROPERTY LOCATION
715 WEST HOLLIS ST
NASHUA, NH

OWNERSHIP
GARIKIPATI FAMILY REV TR, THE SRIKANTH & MANJUSHA
GARIKIPATI, SRIKANTH & MANJUSHA, TEES
715 W HOLLIS ST
NASHUA, NH 03062-0000

Occ Type

PREVIOUS OWNER
GARIKIPATI, SRIKANTH &
GARIKIPATI, MANJUSHA
713 W HOLLIS ST
NASHUA, NH 03062-0000

NARRATIVE DESCRIPTION
This parcel contains 27287.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 2007 with a total of 2,253 square feet. There are 1 living unit(s), 2 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Desc Amt Comm Int Amt

PROPERTY FACTORS
Item Code Item Code %
Util 1 Dis 1 NASH 100.0
Util 2 Dis 2
Util 3 Dis 3
Census Zone 1 R9
F. Haz Zone 2
Topo 0 - AVERAGE Zone 3
Street 8 - TYPICAL
Traffic 5 - HEAVY
Exempt S - SOLAR

IN PROCESS APPRAISAL SUMMARY
Use Code Building Val Yard Items Land Size Land Val Total Val
1401 280,800 0 27,287.00 89,900 370,700
Building Total 280,800 0 27,287.00 89,900 370,700
Parcel Total 280,800 0 27,287.00 89,900 370,700
Source 0 - Mkt Adj Cost Tot Val SF/Bld 164.54 Tot Val SF/Prcl 164.54

PREVIOUS ASSESSMENTS
Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date
2021 FV 1401 280,800 0 27,287 89,900 370,700 370,700 System Roll for 2021 11/15/2021
2020 FV 1401 280,800 0 27,287 89,900 370,700 370,700 Year End Roll 11/12/2020
2019 FV 1401 280,800 0 27,287 89,900 370,700 370,700 Year End Roll 03/04/2020
2018 PATR 1401 336,800 0 27,287 89,900 426,700 426,700 Corrects for Assessor 01/09/2019
2017 FV 1401 241,500 500 27,287 78,100 320,100 320,100 Year End Roll 11/06/2017
2016 FV 1401 227,900 500 27,287 78,100 306,500 306,500 Year End Roll 11/16/2016
2015 FV 1401 219,000 500 27,287 78,100 297,600 297,600 Roll 11/06/2015
2014 FV 1401 219,000 500 27,287 78,100 297,600 297,600 Year End 10/06/2015
2013 FV 1401 219,000 500 27,287 78,100 297,600 297,600 Year End Roll 10/28/2013
2012 FV 1401 251,700 500 27,287 78,100 330,300 330,300 Year End Roll 11/9/2012

SALES INFORMATION
Grantor Legal Ref Type Date Sale Price TSF Verif. NAL Notes
GARIKIPATI, SRIKANTH & 9296-1882 Q 05/21/2020 0 No T
GARIKIPATI, S&M FAMILY REVC TR 9293-1226 Q 05/14/2020 0 No 38
GARIKIPATI, SRIKANTH & 9179-0464 Q 06/18/2019 0 No T
DUBRAY, GIL R & DEBORAH A 8805-2439 W 11/05/2015 330,000 No 8 Q JT
5792-1176 W 02/28/1997 0 No

BUILDING PERMITS
Date Number Desc Amount Closed Status Notes Last Visit
11/01/2016 201603019 SOLAR - RES 11,500 01/10/2017 C
03/11/2016 201600641 ELECTRICAL C 11/22/2016 C
07/20/2005 200501101 SFRD 250,000 04/15/2010 C

ACTIVITIES
Date Result By
10/07/2020 Meas+1 Visit Rick Olson (VG)
03/01/2019 Meas+List Michael Mandil
09/18/2018 Inspection Michael Mandil
08/03/2018 Field Review Doug R-KRT
01/06/2017 Extr In only Michael Mandil
04/13/2010 Meas/Info Dr Gary Turgiss
05/01/2009 Meas+List Gary Turgiss
04/07/2009 Meas+1 Visit Greg Turgiss
04/14/2008 Meas+List Greg Turgiss
03/27/2007 Meas+List Greg Turgiss
03/29/2006 Meas+1 Visit Gary Turgiss

LAND SECTION
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. Junis L. Ft Assessed Notes
1401 1 UNIT 1 27,287 SF SITE 1 0.24 3.29 NF 0.95 89,900 0 3 1 89,900
Total AC/HA 0.6264 Total SF/SM 27,287.00 Parcel LUC 1401 - 1 UNIT P. NBC Desc NEW FAIR Tot 89,900 Tot 0 Tot 89,900

LEGAL DESCRIPTOR
Desc: HCRD 33836
Lot Size
Total Land
Land Unit Type



Patriot PROPERTIES INC.

User Account
GIS Coord 1 1024362.833232
GIS Coord 2 87668.9
Insp Date 10/07/2020
PRINT
Date Time 12/30/2021 9:04 am

TAX YEAR
2022

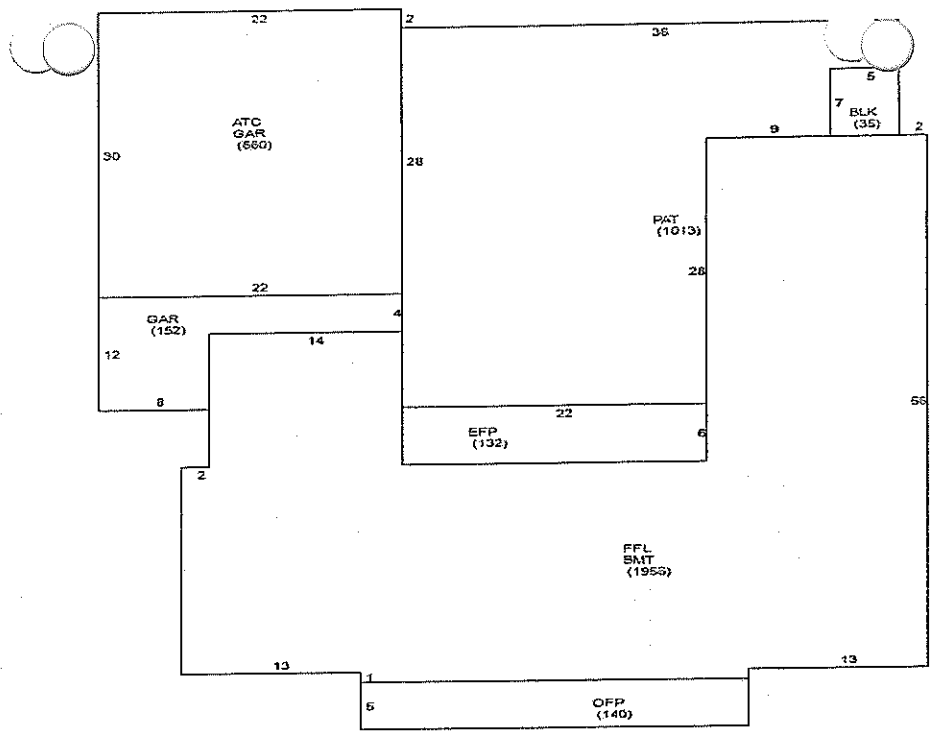
USER DEFINED
PriorID1a
Nashua PID
F-1612
Plan # 33836
PriorID1b
PriorID2b
PriorID3b 715
Code Date 1/14/2016
Code Status OPEN
Nashua Ward 5
Assessor Map

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	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		Con Mod				
P. Int Wall	1 - DRYWALL	Tot Units		L. Sum				-53,800.00
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	Depr. %	7.7%			
Electric	3 - TYPICAL	Size Adj	0.94385	Depr	27,590			
Insulation	2 - TYPICAL	Con Adj	1.04020	Depr'd Total	330,720			
Int Vs Ext		Adj Prc	\$ 96.22	Juris Ft	1,0000			
Heat Fuel	2 - GAS	Grade Ft	1.00000	Spec. Features	\$ 3,900			
Heat Type	1 - FORCED H/A	Other Feat	\$ 35,039	Final Total	\$ 280,800			
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft	1,0000			
Heated %	100	AC %	100	NBC Infl	1.0000			
Soil HW %		Ctrl Vac %		LUC Ft	1.0000			
Com Wall %		Sprink %		Adj Tot (RCM)	358,310			
				Undepr \$/SF	96.22000			

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
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	Bdms
U	1	5	3
Bld. Total	1	5	3
Prcf 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	Ft	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												Yard Item Appr		Special Feature Appr		14,100	14,100	
Parcel Totals												Yard Item Appr		Special Feature Appr		14,100	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		

LAND SECTION

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
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	

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/Prcf	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	410,400	System Roll for 2021	11/15/2021
2020	FV	1401	266,300	30,700	22,980	107,800	404,800	404,800	Year End Roll	11/12/2020
2019	FV	1401	266,300	30,700	22,980	107,800	404,800	404,800	Year End Roll	03/04/2020
2018	PATR	1401	266,300	30,700	22,980	107,800	404,800	404,800	Corrects for Assessor	01/09/2019
2017	FV	1401	238,700	22,400	22,980	93,400	354,500	354,500	Year End Roll	11/06/2017
2016	FV	1401	238,700	22,400	22,980	93,400	354,500	354,500	Year End Roll	11/16/2016
2015	FV	1401	240,200	22,400	22,980	93,400	356,000	356,000		11/06/2015
2014	FV	1401	240,200	22,400	22,980	93,400	356,000	356,000	Roll	10/06/2015
2013	FV	1401	239,400	22,400	22,980	93,400	355,200	355,200	Year End	10/28/2013
2012	FV	1401	272,000	22,400	22,980	93,400	387,800	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 Ainsworth
12/02/2020	MLS VERIFIED	Mike Mandile
08/04/2020	SI Quest Rtn	Mike Mandile
05/07/2020	PA-34 Received	Lindsay Monaghan
07/10/2018	Field Review	Rob T-KRT
12/06/2001	Extr In only	Gary Turgiss
03/29/1991	Meas+List	TS
03/08/1991	Meas2InfCdLf	TS
03/06/1991	Meas2InfCdLf	TS

LEGAL DESCRIPTION
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

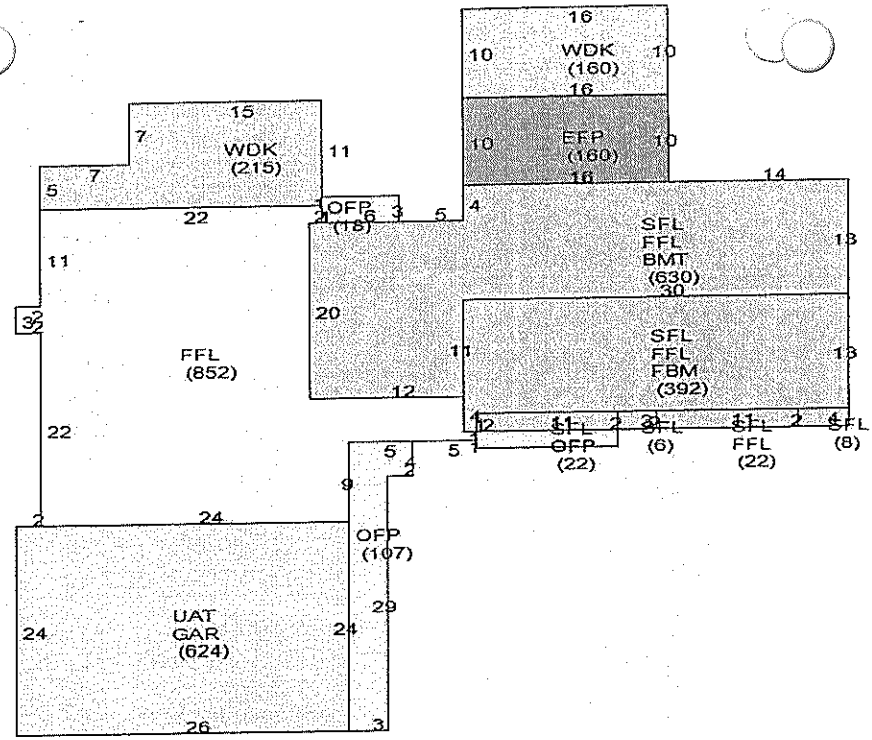
PriorID1a	
Nashua PID	A-408
Plan #	
PriorID1b	
PriorID2b	
PriorID3b	19
Code Date	
Code Status	
Nashua Ward	7
Assessor Map	

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
Sty Hght	2 - 2 STORIES	Add Full	1	A - AVERAGE	AV - Average
(Liv) Units	1	3/4 Bath	0		30.8
Found	1 - CONCRETE	Add 3/4	0		
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	
P. Wall	1 - WOOD SHING	Add 1/2	0		
Sec Wall		Other Fix	1	A - AVERAGE	Total 30.8%
Roof Str	1 - GABLE	Other Features		Grade	C+ - AVG. (+)
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt
Color	GRAY	Add Kit	0		1964
Interior Information		Condo Information		Alt LUC	Eff Yr
Avg Ht / Ft		Location			1974
P. Int. Wall	1 - DRYWALL	Tot Units		Juris	
Sec Int Wall		Floor		Con Mod	
Partition	T - TYPICAL	% Own		L. Sum	
P. Floor	3 - HARDWOOD	Name			
Sec Floor	4 - CARPET	Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	98.00	Depr %	30.8%
Electric	3 - TYPICAL	Size Adj	0.82250	Depr	119,738
Insulation	2 - TYPICAL	Con Adj	1.02000	Depr'd Total	269,022
Int Vs Ext		Adj Prc	\$ 82.22	Juris Ft	1,0000
Heat Fuel	2 - GAS	Grade Ft.	1.10000	Spec. Features	\$ 3,200
Heat Type	1 - FORCED H/A	Other Feat	\$ 39,646	Final Total	\$ 272,200
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1,0000
Heated %	100	NBC Inff	1.0000	Assessed Val	\$ 272,200
Sol HW %		LUC Fl.	1.0000	Total \$/SF	\$ 91.47
Com Wall %		Adj. Tot (RCN)	388,760	Undepr \$/SF	90.44200



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
EPF	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	2,000.00	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									30,400	Special Feature Appr									4,600	35,000
Parcel Totals									30,400	Special Feature Appr									4,600	35,000

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

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

OWNERSHIP
NATARAJAN, USHA
7 MASSACHUSETTS DR
NASHUA, NH 03060

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.

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	2 - LIGHT			
Exempt	S - SOLAR			

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	197,100	1,500	16,330.00	91,100	289,700
Building Total	197,100	1,500	16,330.00	91,100	289,700
Parcel Total	197,100	1,500	16,330.00	91,100	289,700
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	162.02	Tot Val SF/Prcl	162.02

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2021	FV	1401	197,100	1,500	16,330	91,100	289,700	289,700	System Roll for 2021	11/15/2021
2020	FV	1401	195,600	1,500	16,330	91,100	288,200	288,200	Year End Roll	11/12/2020
2019	FV	1401	195,600	1,500	16,330	91,100	288,200	288,200	Year End Roll	03/04/2020
2018	PATR	1401	195,600	1,500	16,330	91,100	288,200	288,200	Corrects for Assessor	01/09/2019
2017	FV	1401	162,900	800	16,330	82,500	246,200	246,200	Year End Roll	11/06/2017
2016	FV	1401	162,900	800	16,330	82,500	246,200	246,200	Year End Roll	11/16/2016
2015	FV	1401	165,100	800	16,330	82,500	248,400	248,400	Roll	10/06/2015
2014	FV	1401	165,100	800	16,330	82,500	248,400	248,400	Year End	10/28/2013
2013	FV	1401	174,400	800	16,330	82,500	257,700	257,700	Year End Roll	11/9/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
AIELLO, ROBERT J & DIANE M	9255-1086	W	01/23/2020	354,000	No	1	Q	
	5163-1860		01/19/1990	159,053	No			JT

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
06/15/2020	20-2137	Electrical Only		09/01/2020	C	DUCTLESS MINI	
11/13/2018	201803390	MECHANICAL		12/19/2018	C		


ACTIVITIES

Date	Result	By
01/14/2021	Meas+1 Visit	Rob Tolland (V)
10/07/2020	MLS VERIFIED	Mike Mandile
09/01/2020	BPcisd no vr	Mike Castillo (V)
08/21/2020	SI Quest Rtn	Mike Mandile
06/29/2020	AERIAL V NC	Lindsay Monag
09/18/2018	Change	KRT Hearings
07/16/2018	Field Review	Rob T-KRT
03/03/2004	Meas+List	Gary Turgiss
05/14/1991	Meas+List	RD
05/01/1991	Meas2InfCdLf	RD
02/26/1991	Meas+1 Visit	RD

LAND SECTION

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
1401	1 UNIT	1	16,330		SF	SITE	1		0.24	5.58	NA	1		Y	-5					91,100			0	1	1	91,100	
Total AC/HA		0.3749		Total SF/SM		16,330.00		Parcel LUC		1401 - 1 UNIT		P. NBC Desc		NEW AV		Tot		91,100		Tot		0		Tot		91,100	

LEGAL DESCRIPTI
Desc: HCRD 2402



Patriot
PROPERTIES INC.

Lot Size
Total Land
Land Unit Type

PRINT

Date	Time
12/30/2021	9:04 am

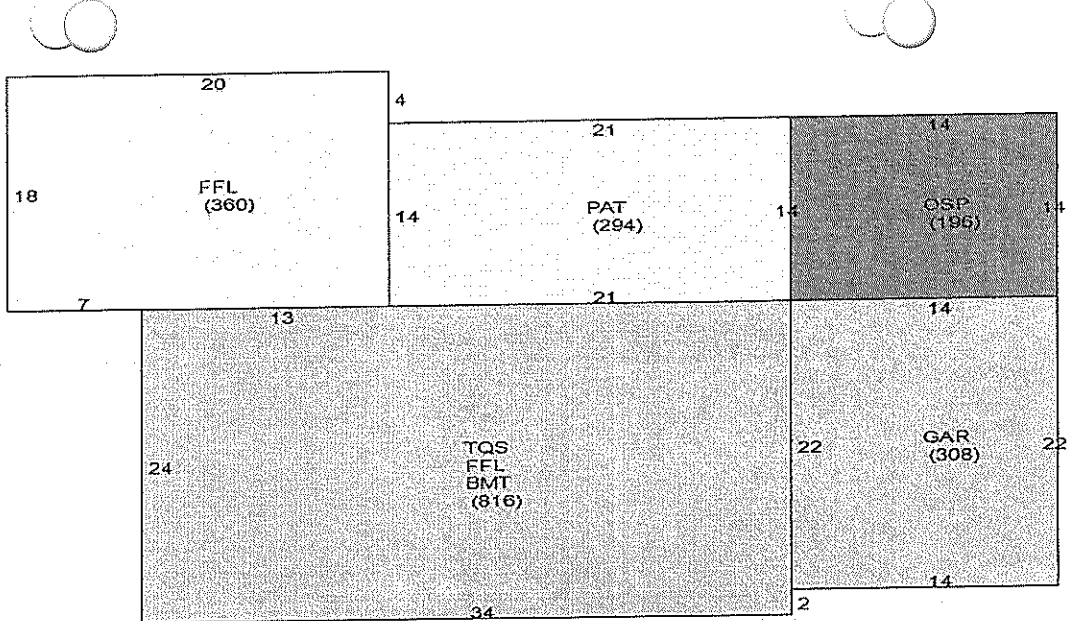
TAX YEAR
2022

USER DEFINED

PriorID1a
Nashua PID
4-53
Plan #
2402
PriorID1b
PriorID2b
PriorID3b
7
Code Date
Code Status
Nashua Ward
7
Assessor Map

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ADDED FPL PER M' - CORRECTED SOLAR DEPRECIATION FROM M(17%) TO B(24.5%) GT15 --
 CHNG HST TO TQS JULL 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	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	4 - VINYL	Add 1/2	0			Total 26.6%
Sec Wall	0%	Other Fix	0			
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE	
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1963
Color	GRAY	Add Kit	0		Eff Yr	1980
Interior Information		Condo Information		General Information		
Avg Ht / Ft		Location		Juris		
P. Int Wall	1 - DRYWALL	Tot Units		Con Mod		
Sec Int Wall		Floor		L. Sum		
Partition	T - TYPICAL	% Own				
P. Floor	4 - CARPET	Name				
Sec Floor	3 - HARDWOOD 50%	Calc Ladder				
Bmt Floors	12 - CONCRETE	Base Rate	101.00	Depr %	26.6%	
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	NBH Mod	1.0000	Assmnt Ft	1,0000	
Heated %	100	NBC Infl	1.0000	Assessed Val	\$ 197,100	
Sol HW %		LUC Ft	1.0000	Total \$/SF	\$ 110.23	
Com Wall %		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 Val
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			
Prc'l 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	Fl	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

