



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting Agenda March 5, 2026

A meeting of the Board of Assessors is scheduled for Thursday, February 5, 2026 at 9 AM at the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

This meeting will also be broadcast on Comcast Channel 16.

✦ Motion:

- **To approve minutes of the Public session of The Board of Assessors Meeting of Thursday, February 5, 2026**

✦ Communications:

- **Department Update**

✦ Old Business:

- **None**

✦ New Business Items:

- **2024 Settlement**
- **2025 Abatements for approval and denial**
- **2025 Fire proration for approval**

✦ Public Comment

✦ Comments by Members of the Board

✦ Non-Public Session

✦ Signature Items

**The Public Minutes of the Board of Assessors
Meeting of February 5, 2026**

A meeting of the Board of Assessors was held on Thursday, February 5, 2026 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:03 AM by Charles Dobens.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh, Susan Bailey

Other City of Nashua Staff Present:

None

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, February 5, 2026. Let the record show that present from the Board are Robert Earley, Jay Minkarah and myself, Charles Dobens.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on January 8, 2026, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

Bob Gagne stated that we have nine abatements so far for 2025 and the deadline to file an abatement is March 1, 2026.

OLD BUSINESS:

None

NEW BUSINESS:

Solar Exemptions for approval

Michelle Welsh presented the solar exemptions for approval.

MOTION BY Robert Earley to approve the solar exemptions per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

Supplemental Warrant – Veteran’s Credit

Michelle Welsh presented the supplemental warrant – Veteran’s Credit.

MOTION BY Robert Earley to approve the supplemental warrant – Veteran’s Credit.

SECONDED BY Jay Minkarah

VOTE: All in favor

Settlements - 2024

Bob Gagne presented the settlement for 111 Hawthorne Village Rd.

MOTION BY Robert Earley to approve the settlement for 111 Hawthorne Village Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

Bob Gagne presented the settlement for 37 Jessica Dr and answered questions from the board.

MOTION BY Jay Minkarah to approve the settlement for 37 Jessica Dr.

SECONDED BY Robert Earley

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Robert Earley to adjourn.

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 9:19 AM

Respectfully submitted,
Susan Bailey

SOLAR EXEMPTIONS RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 2/5/2026

SOLAR RSA 72:62	ACCT #	PROPERTY ADDRESS
	4284	181 SEARLES RD
	4800	115 E GLENWOOD ST
	11704	34 HAMPTON DR
	13176	22 BISCAYNE PKWY
	13358	18 CALDWELL RD
	15636	5 LANSING DRIVE
	15790	12 PERCHERON CIR
	16672	9 VICTOR AVE
	17200	157 WESTWOOD DR
	17532	6 FORDHAM DR
	18130	74 NEW SEARLES RD
	18202	48 NORTHWOOD DR
	19082	4 CARDIFF RD
	19986	23 GILMAN ST
	21940	14 DUMAINE AVE
	26004	45 LANGHOLM DR
	27686	2 WILDWOOD LANE
	28004	47 HUNT ST UNIT 150
	29058	17 WHITMAN RD
	30718	21 ROBY RD
	30862	19A EAST DUNSTABLE RD
	30992	34 FOREST PARK DR
	31874	10 HIDEAWAY RD
	36254	31 COURTLAND ST
	38359	42 WHITFORD RD
	39276	5 JOFFRE ST
	43651	60 TIMBERLINE DR
	47894	26 PINEBROOK RD
	48959	17 SANDSTONE DR
	49647	4 SWEET WILLIAM CIR
	49848	7 EMERALD DR
	49972	12 SUNBLAZE DR
	50266	17 FORSYTHIA DR
	50448	7 CARNATION CIR
	50473	23 DAYLILY DR
	50868	59 CHERRYWOOD DR
	51527	6 HUFFY CIR U-43
	52243	139 MANCHESTER ST
	52686	7 COLISEUM AVE, Unit U-3

52954	9 COLD BROOK CIR, UNIT 5
52957	2 COLD BROOK CIR, UNIT 8
52958	4 COLD BROOK CIR, UNIT 9

SOLAR EXEMPTIONS APPROVED BY THE BOARD OF ASSESSORS ON 2/5/2026

X _____

X _____

X _____



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Robert J. Gagne, Assessor Supervisor
Date: February 3, 2026
Re: BTLA Appeal Recommendation / 14 Cathedral Cir

Reasons for original abatement recommendation:

The applicant's basis for the local abatement request was due to overassessment.

The subject is a circa 1986, 2,617 SF Contemporary style on a 1.15-acre lot. The 2024 assessed value of the subject property was \$785,500.

In the local abatement application, the taxpayer cited the assessed values of two neighboring properties as grounds for requesting a reduction in assessed value of the subject property to \$675,000. The taxpayer provided no market data in support of the requested reduction. As no market data was provided, we recommended the local abatement request be denied. The taxpayer subsequently appealed the denial to the Board of Tax and Land Appeals (BTLA)

Reasons for recommending approval of the proposed appeal settlement agreement:

In preparation for the BTLA's ordered mediation, the taxpayer provided information about 3 neighborhood sales, one of which is on the same street as the subject. I have reviewed the taxpayer's sales data and searched for additional sales data on my own. It is noted that no recent neighborhood sales of similar Contemporary style were found. Several Colonial style sales were found in the immediate neighborhood, and I completed a sales analysis (attached) using the sales most similar in terms of living area. My estimate of market value is \$730,000.

The Assessor's Office has offered to settle the appeal for a revised assessed value of \$730,000, subject to Board of Assessors (Board) approval. The taxpayer has agreed to accept this offer of settlement, should it be approved by the Board.

Conclusion:

With consideration of the sales provided by the taxpayer at mediation, as well as my analysis using recent neighborhood sales, I recommend a settlement value of \$730,000 be approved by the Board of Assessors.

Account: 40594 **Map/Lot:** 0000F-00880

Owner: THEO WERLE

Property Location: 14 CATHEDRAL CIR

Original 2024 Assessed Value: \$785,500

Recommended Revised Assessed Value: \$730,000 for tax years 2024 & 2025

2024 Refund Amount: \$882.45 plus statutory interest from date paid

2025 Refund Amount: \$934.07 plus statutory interest from date paid

BOA Meeting Date: 03/05/2026

BOA Decision:

Docket #31491-24PT / Theo Werle / 14 Cathedral Cir

Year	Tax Rate	Original Assessed Value	City Offer Settlement Assessed Value	City Offer Settlement Reduction	City Offer Settlement Refund Offer	
2024	\$15.90	\$785,500	\$730,000	\$55,500	\$882.45	Plus statutory interest from date paid.
2025	\$16.83	\$785,500	\$730,000	\$55,500	\$934.07	Plus statutory interest from date paid.

2024

Assumptions

- \$75 per sq. ft. for differences in Liv Area
- Baths adjusted \$10,000 for full bath
- Comp 1 given most weight, closest sale date to 4/1/2024
- and most similar Liv Area.
- Other features adjusted as warranted
- Sales analysis supports new assessment.

\$ 730,000

1.000

\$ 730,000

For Settlement Discussion Purposes Only

RESIDENTIAL
COMPARABLE SALES ANALYSIS
14 Cathedral Cir

2024

ITEM	SUBJECT	COMPARABLE 4							
Acct#	40594	37088							
Address	14 Cathedral Cir	3 Resurrection Cir							
Proximity to Subject	Nashua	Nashua							
Sales Price		Same Nhd / 1/3 mile							
Price/Gross Liv. Area									
Assessed Value	\$ 785,500	\$ 237,40							
Assessment Ratio									
VALUE ADJUSTMENTS	Description	Description	Adjustments						
Sales or Financing Concessions									
Date of Sale/Time		11/11/24							
Location	NG	NG/Same Nhd							
Leasehold/Fee Simple	Fee	Fee							
Site (Acre)	1.15	0.47							
View	Avg/Nhd	Avg/Nhd							
Design & Appeal	Colonial	Colonial							
Quality of Construction	Good	Similar							
Age	1986								
Condition	Average	Similar							
Above Grade	Total	Total							
Room Count	9	3	4,00	8	4	2,50	2,50		
Gross Living Area (sf)			2617			2738			
Basement & Finished Rooms Below Grade	Yes	Yes							
Functional Utility	Finished	Finished							
Heating/Cooling	Average	Average							
Energy Efficient Items	Gas / FHA / Cent	Gas / FHA / Cent							
Garage/Carport	Avg	Avg							
Porch, Patio, Deck, Fireplace(s), etc.	3-Car Att	0 2-Car Under							
Fence, Pool, etc.	1063 SF Decks	190 SF Deck							
Other	1-FP	1-FP							
Other	IG Pool	None							
Other	None	None							
Other	None	None							
Other	None	None							
Net Adj (Total)	None	None							
Adjusted Sales Price of Comparables									

Assumptions

\$75 per sq. ft. for differences in Liv Area
Baths adjusted \$10,000 for full bath

Comp 1 given most weight, closest sale date to 4/1/2024
and most similar Liv Area.
Other features adjusted as warranted
Sales analysis supports new assessment.

Mean Sales Price:	\$ 650,000
Median Sales Price:	\$ 650,000
Mean Sale Price/S.F.:	\$ 237.40
Median Sale Price/S.F.:	\$ 237.40
Mean Adjusted Sale Price:	\$ 705,500
Median Adjusted Sale Price:	\$ 705,500
FINAL MARKET VALUE ESTIMATE:	
Equalization Ratio:	X
PROPORTIONATE ASSESSMENT:	\$ 730,000

For Settlement Discussion Purposes Only

0000F 00880
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
14 CATHEDRAL CIR
NASHUA, NH

OWNERSHIP
WERLE THEO
6 DIGITAL DR U-305
NASHUA, NH 03062

PREVIOUS OWNER
DADURIAN, ALEX SOUREN &
CHERRY, JENNIFER JANEAN
105 SPT BROOK DR APT 17C
NASHUA, NH 03062-0000

NARRATIVE DESCRIPTION
This parcel contains 50,044 SF of land mainly classified as 1 UNIT it has 1 building(s) first built in 1986 with a total of 2,617 square feet. There are 1 living unit(s), 4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS			
Code	Desc	Amnt	Comm Int Amnt
PROPERTY FACTORS			
Item/Code	Item	Code	%
Unit 1 C - ALL	Dis 1	NASH	100.0
Unit 2	Dis 2		
Unit 3	Dis 3		
Census	Zone 1	R18	
F. Haz	Zone 2		
Topog1 - LEVEL	Zone 3		
Street 1 - PAVED			
Traffic 3 - TYPICL			
Exempt			

LAND SECTION					
LUC	LUC Desc	Ft.	# Units	Depth	U. Type
1401	1 UNIT	1	43,560		SF
1401	1 UNIT	1	0.14885		AC
Total ACHA		1.1489		Total SFISM	50,043.91

0000F-00880
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location
Nashua
Acct: 40594

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	571,100	18,000	50,043.91	196,400	785,500
Building Total	571,100	18,000	50,043.91	196,400	785,500
Parcel Total	571,100	18,000	50,043.91	196,400	785,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	300.15	Tot Val SF/Pct	300.15

PREVIOUS ASSESSMENTS									
Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes
2024	FV	1401	571,100	18,000	50,043.906	196,400	785,500	785,500	Year End Roll 2024
2023	FV	1401	481,600	18,800	50,043.906	157,100	657,500	657,500	Year End Roll 2023
2022	FV	1401	481,600	18,800	50,043.906	157,100	657,500	657,500	Year End Roll 2022
2021	FV	1401	356,400	22,200	50,043.906	127,000	505,600	505,600	System Roll for 2021
2020	FV	1401	353,700	22,200	50,043.906	127,000	502,900	502,900	Year End Roll
2019	FV	1401	353,700	22,200	50,043.906	127,000	502,900	502,900	Year End Roll
2018	PATR	1401	353,700	22,200	50,043.90625	127,000	502,900	502,900	Corrects for Assessor
2017	FV	1401	297,100	9,500	50,043.90625	108,200	414,800	414,800	Year End Roll
2016	FV	1401	297,100	9,500	50,094	108,200	414,800	414,800	Year End Roll
2015	FV	1401	297,100	9,500	50,094	108,200	414,800	414,800	Year End Roll

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes	
DADURIAN, ALEX SOUREN &	9559-1001	W	11/24/2021	606,000	No	8	Q		
MARKIKAR, YVONNE S REV TRUST	8952-0956	F	03/17/2017	380,000	No		1	UT	
MARKIKAR, YVONNE S REV TRUST	8790-1010	W	09/17/2015	2,667	No		T	YVONNE DECEASED 11/9/16 PER VOTER	
MARKIKAR, ABU & YVONNE	7895-2417	Q	09/04/2007	2,667	No		T		
SECURITY HOMES INC	3243-834		12/10/1984	50,000	No			AS JT PL. 15747	
	3050-721		07/19/1983	0	No			CIT PLAN 2153 714/83	

BUILDING PERMITS									
Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit		
09/12/2024	224-0432	Sheds U 200 S	2,000		O	INSTALL 10 FT X			
10/27/2021	21-4567	Electrical Only		11/01/2021	C	REPLACE OUTLE			
04/07/2006	200600501	ALTERATION -	10,000	02/26/2007	C				

ACTIVITIES									
Date	Result	By							
06/07/2024	Field Review	Chris Ruel (VS)							
09/22/2022	Change	Rick Olson (VG)							
09/09/2022	Change	Mary Kate Mood							
06/03/2022	Field Review	Angela Silva (V)							
02/10/2022	Sales Review	June Perry (VG)							
01/05/2022	PA-34 Received	Chevann Devill							
11/01/2021	BRcdsd no vr	Wlne Castillo (V)							
03/10/2020	Meas/Info Dr	Rob Tolland (V)							
07/11/2018	Field Review	George L-KRT							
02/26/2007	Meas-List	Gary Turgiss							

Card: 1 of 1
Total Card
Total Parcel
785,500 / 785,500
ASSESSED
LEGAL DESCRIPTION



Lot Size		
Total Land		
Land Unit Type		

Date	
12/12/2024	
12/05/2023	
11/15/2022	
11/15/2021	
11/12/2020	
03/04/2020	
01/09/2019	
11/06/2017	
11/16/2016	
11/16/2015	

Date	Time
2/25/2026	4:51 pm

TAX YEAR	
2024	

USER DEFINED	
Priority1a	
Nashua PID	
F-880	
Plan #	
15747	
Priority1b	
Priority2b	
Priority3b	
14	
Code Date	
Code Status	
Nashua Ward	
1	
Assessor Map	

PRINT	
User Account	
GIS Coord 1	
1022911.37023177	
GIS Coord 2	
92300.64645433	
Insp Date	
06/07/2024	

Figure 13 is a schematic diagram of a rectangular structure, possibly a building or container. It features a vertical dimension line on the left side, labeled with the number '13'. The structure has a flat top and bottom, and vertical walls. There are some internal lines and shading, particularly on the right side, which might represent structural details or materials. The overall appearance is that of a technical drawing or a simplified architectural plan.

16

24

UAT
GAR
(384)

16

14

GAR
(252)

18

20

13

27

SFL
FEL
BMT
(279)

15

27

FFL
BMT
(405)

13

2

SFL
FEL
BMT
(624)

2

SFL
OFF
(18)

13

2

Sub Areas							
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,502	1,502	1,502	1,502	171.94	258,254
SFL	SECOND FLR	1,115	1,115	1,115	1,115	171.94	191,713
UAT	JUN ATC	77	384	0	77	171.94	13,205
WDK	WOOD DECK	1,063	1,063	0	0	13.52	14,372
GAR	GARAGE	816	816	0	0	60.18	49,107
OPF	OPEN FRM PRC	18	18	0	0	45.00	810
BMT	BASEMENT	678	678	0	0	42.99	29,147
FBM	FINISHED BMT	824	824	0	0	60	49,568
Building Totals		6,093	6,400	2,617	2,694		606,166
Parcel Totals		6,093	6,400	2,617	2,694		606,166

[illegible]

Bid: 19279 | Seq: 1 | Year: 2024 | Data As Of Date: 02/25/2026 | User: cookq | DB: Assess50Nashua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Robert J. Gagne, Assessor Supervisor
Date: February 19, 2026
Re: Abatement Recommendation / 2 Cortez Dr

Reasons for abatement recommendation:

The applicants' basis for the abatement request is due to overassessment.

The taxpayer states an opinion of market value of \$349,900 for the subject unit and in support of the estimate provides a list of 3 sales in the development:

25 Cortez Dr, reports sale 1/16/2026 for \$380,000
3 Redwood Cir, sold 10/1/2025 for \$365,000
34 Silverton Dr, sold 5/16/2025 for \$370,000

The 25 Cortez Dr sale is too recent to confirm as arms-length and is somewhat outside the sales period that would be considered for a 2025 abatement request. The 34 Silverton Dr sale was between relatives with the grantor retaining homestead rights, per the deed. The 3 Redwood Cir is a valid sale and is a unit very similar to the subject unit.

The City has conducted independent research for market data in the form of additional comparable sales from within the complex (list attached). In addition to the 25 Cortez Dr sale provided by the taxpayer, two units similar in size to the subject unit (1,355 SqFt living area) sold in August of 2025 for sales prices of \$334,900 and \$350,000. The subject has a partially finished basement and two full baths as compared to unfinished basements and one full-bath and one half-bath for all three comparable sales. A value at the high end of the \$334,900 to \$365,000 range of sales prices is considered reasonable for the subject unit. We therefore recommend an abatement be granted to a revised assessed value of \$360,000 for the subject unit.

Conclusion:

Based on the City's market research, an abatement is warranted to a revised assessed value of **\$360,000**.

Account: 38775 **Map/Lot:** 0000C-01418-35

Owner: THE JEAN FAMILY REV TRUST
MICHAEL P JEAN & KATHLEEN M JEAN, TRUSTEES

Property Location: 2 CORTEZ DR

Original 2025 Assessed Value: \$415,100

Recommended Revised Assessed Value: \$360,000

Recommended Assessed Value Reduction: \$55,100

Recommended Abatement Refund: \$927.33 plus statutory interest from date paid

BOA Meeting Date: 03/05/2026

Abatement Request BOA Decision: **GRANTED**

2 Cortez Dr Sales Report

Acct #	Property/Address	Sale Price	Total Assessed Value	Sale Date	Primary Neighborhood	Total Finished Liv Area	Bsmt	BRS	Full Bath	Half Bath	Year Built	FPL	Garage	Condition
40447	27 SILVERTON DR, U-74	\$350,000	\$391,500	8/20/2025	WV - WESTGATE VIL	1355	Unfin	3	1	1	1982	1	1-Det	AV - Average
40450	30 SILVERTON DR, U-88	\$365,000	\$355,400	5/5/2025	WV - WESTGATE VIL	945	All Fin	2	1	1	1982	1	None	AV - Average
40459	39 SILVERTON DR, U-80	\$334,934	\$414,900	8/12/2025	WV - WESTGATE VIL	1355	Unfin	2	1	1	1982	0	1-Det	AV - Average
42260	50 SPRING COVE RD, U-122	\$295,000	\$259,800	7/11/2025	WV - WESTGATE VIL	882	Unfin	1	1	1	1984	1	None	AV - Average
42262	59 SPRING COVE RD, U-134	\$365,000	\$313,400	5/23/2025	WV - WESTGATE VIL	887.25	3/4 Fin	2	1	1	1984	0	None	AV - Average
42268	67 SPRING COVE RD, U-130	\$325,000	\$313,800	10/18/2024	WV - WESTGATE VIL	887.25	1/2 Fin	1	1	1	1984	1	None	GD - Good

Subject Unit:

38775	2 CORTEZ DR, Unit U-35	N/A	\$415,100	N/A	WV - WESTGATE VIL	1355	1/2 Fin	2	2	0	1982	1	1-Det	AV - Average
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THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: February 6, 2026

Re: Abatement Recommendation

Reasons for abatement recommendation:

This property is a new manufactured home installed in 2025. The 2025 prorated, supplemental tax bill was approved and mailed to the owner in January 2026.

When a manufactured home sells for the first time, the sale price is not provided on the recorded deed.

The applicant supplied their purchase and sales agreement with their application.
An abatement to the value of the sale price is warranted.

Account: 52966 **Map/Lot:** 0000H-00031-1093-19-NMH

Owner: HARRIS, ROBERT J

Property Location: 19 BANGOR ST

Reason: Overassessed

2025 Assessment: \$332,000 **Proposed 2025 Assessment:** \$285,000

Total amount of abatement \$501.27 *

*See Manufactured home proration worksheet for details

BOA Meeting Date: 03/05/2026

Abatement Request BOA Decision: **APPROVED**

Prorated Taxes Manufactured Housing 2025

ADDRESS	ACCT	ASSESSMENT	YEAR TAX	PERDIEM	DATE OF OCCUPANCY	DAYS TO 3/31/2026	TAX DUE
19 Bangor st	52966	\$ 332,000	\$ 5,587.56	\$ 15.31	8/13/2025	231	\$ 3,536.61
Cotrected / Abated	\$	285,000	\$ 4,796.55	\$ 13.14	8/13/2025	231	\$ 3,035.34
Abatement Refund:							\$ 501.27

Parcel ID 0000H-00031-1093-19-NMH

New MH complete. Add building details, close BP. JM25---SLAB POURED CKBK 25 FOR NEW MH ML25---MH & OB'S DEMO'D, CLOSED BP ML25--- New account for new mobile home going in 2025. JM25

Exterior Information			Bath Features			Depreciation		
Type	200W - DW MH	2	A - AVERAGE	Phys Con	AV - Average	1		
Strt Hght	1 - 1 STORY		Add Full	Functional				
(Liv) Units	1 - Tot 1		3/4 Bath	Economic				
Found	6 - SLAB EARTH		Add 3/4	Special				
Frame	1 - WOOD		1/2 Bath	Override				
P. Wall	4 - VINYL		Add 1/2		Total	1%		
Sec Wall		%	Other Fix	General Information				
Roof Str	1 - GABLE	Other Features						
Roof Cvr	1 - ASPHALT	1	A - AVERAGE	Grade	C - AVERAGE			
Color	GREEN		Kitchens	Year Bkt	2025	Eff Yr		
			Add Kit	Alt LUC				
Interior Information			Condo Information					
Avg Ht / Ft			Location	Con Mod				
P. Int Wall	1 - DRYWALL		Tot Units	L. Sum				
Sec Int Wall			Floor					
Partition	T - TYPICAL		% Own					
P. Floor	15 - CARPET		Name					
Sec Floor	18 - LAMINATE	25%						
Bmt Floors			Calc Ladder					
Electric	3 - TYPICAL		Base Rate	180.00	Depr %	1%		
Insulation	2 - TYPICAL		Size Adj	1.00000	Depr	3,328		
Int Vs Ext			Con Adj	0.95000	Depr'd Total	329,472		
			Adj Prc	\$ 171.00	Junis Ft	1,0000		
Heat Fuel	2 - GAS		Grade Ft.	1.00000	Spec. Features	\$ 2,500		
Heat Type	1 - FORCED H/A		Other Feat	\$ 22,454	Final Total	\$ 332,000		
# Heat Sys	1		NBH Mod	1.0000	Assmnt Ft.	1,0000		
Heated %	100	AC %	NBC Inlf	1.3500	Assessed Val	\$ 332,000		
Sol HW %		Chl Vac %	LUC Flt	1.0000	Total \$/SF	\$ 256.17		
Com Wall %		Sprink %	Adj Tot (ach)	332,800	Undepr \$/SF	171,00000		

Sub Area

Code	D
FFL	F
WDK	M

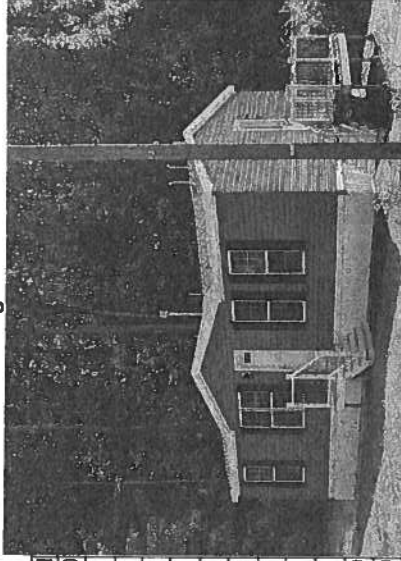
[illegible]

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

Figure 1 is a trellis plot showing the relationship between FFL (1296) and WDK (128). The plot is divided into four quadrants by a vertical line at FFL = 48 and a horizontal line at WDK = 8. The top-left quadrant is labeled 'FFL (1296)' and the bottom-right quadrant is labeled 'WDK (128)'. The axes are labeled with values 48, 4, 8, and 7.

[illegible]

Floor	No.	Unit
Bld Total		0
Prcd Total		0



Bld: 30952 | Seq: 1 | Year: 2026 | Data As Of Date: 02/05/2026 | User: marchant | IP Address: 50Nashua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: February 13, 2025

Re: Abatement Recommendation

Reasons for abatement recommendation:

After inspecting the property, data corrections were made to the property card which reduced the assessed value. A 2025 abatement is warranted.

The property owner noted a data error in their abatement application of the wrong number of bedrooms. Correcting the bedroom count did not lower the property value, but upon inspection, the flooring was also incorrect and once corrected, did lower the total value.

Account: 21134

Map/Lot: 0000C-00423

Owner: LOUGEE, TODD W & SHANNON M

Property Location: 13 CHEROKEE AVE

Reason: Data Correction

2025 Assessment: \$443,600 **Proposed 2025 Assessment:** \$440,000

Total amount of abatement \$60.59

BOA Meeting Date: 03/05/2026

Abatement Request BOA Decision: **APPROVED**

Card: 1 of 1	Total Card	Total Parcel
ASSESSED	443,600 /	443,600
LEGAL DESCRIPTION		
Desc: HCRD 3373		



Year End Roll 2024	12/12/2024	CIC Coord 4
--------------------	------------	-------------

Year End Roll 2023	12/05/2023	GIS Coord 1	1029363.53923177
Year End Roll 2022	11/15/2022	GIS Coord 2	83509.07545433
System Roll for 2021	11/15/2021		

Year End Roll	11/12/2020	Insp Date	06/18/2022
Year End Roll	03/04/2020		
Corrects for Assessor	01/09/2019		
Year End Roll	11/06/2017		
Year End Roll	11/16/2016		

PRINT

Date	Time
2/13/2026	3:17 pm

TAX YEAR

2025	USER DEFINED
	PriorID1a
	Nashua PID

		Plan #
		HCRD 3373
		PriorID1b
Result	By	PriorID2b
Field Review	Sandra Schmu	

Meas+Lst	Adam Naitai (V)	PhoiD3b
Meas+V/Visit	Rick Olson (VG)	13
Field Review	Rob T-KRT	Code Date
Extr in only	Greg Turgiss	Code Status
Meas-Lst	ST	Nashua Ward
Meas/Info Dr	RD	5
		Assessor Map

LUC	%	Spec L.V.	Juns	L.Ft.	Assessed Notes
		0	4	1	160,900
Total		0		Total	160,900

data As Of Date: 02/13/2026 | User: marchantj | DB: Assess50Nashua

ADD GRN1 FOR 2017 PER 2015 PHOTO-BP CLOSED GT16---ADDED SHD1 GR04

Exterior Information		Bath Features		Depreciation	
Type	04 - CAPE	Full Bath	1	A - AVERAGE	
Sty Hght	1A - 1 STY W/ATT	Add Full	0		35
(Liv) Units	1	Tot 1	3/4 Bath	0	Functional
Found	1 - CONCRETE		0		Economic
Frame	1 - WOOD	1/2 Bath	0		Special
P. Wall	2 - CLAPBOARD	Add 1/2	0		Override
Sec Wall		Other Fix	0		Total 35%
Roof Str	1 - GABLE	General Information			
Roof Cvr	1 - ASPHALT	Other Features		Grade	C - AVERAGE
Color	BROWN	Kitchens	1	A - AVERAGE	Year Bt 1967
Interior Information		Add Kit	0		Eff Yr
Avg Ht/Ft		Condo Information		All LUC	
P. Int Wall	1 - DRYWALL	Location		Juns	
Sec Int Wall		Floor		Con Mod	
Partition	T - TYPICAL	% Own		L. Sum	
P. Floor	4 - CARPET	Name			
Sec Floor	3 - HARDWOOD	Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	190.00	Depr %	35%
Electric	3 - TYPICAL	Size Adj	1,253.47	Depr	150,616
Insulation	2 - TYPICAL	Con Adj	1,020.00	Depr'd Total	279,715
Int Vs Ext		Adj Prc	\$ 242.92	Juns Ft.	1,000
Heat Fuel	2 - GAS	Grade Ft.	1,000.00	Spec. Features	\$ 500
Heat Type	1 - FORCED H/A	Other Feat	\$ 22,500	Final Total	\$ 280,200
# Heat Sys	0	NBH Mod	1,000	Assmnt Ft.	1,000
Heated % 100	AC %	NBC Infr	1,000	Assessed Val	\$ 280,200
Sol HW %	Crt Vac %	LUC Ft.	1,000	Total \$/SF	\$ 211.12
Com Wall %	Spnck %	Adj Tot rocn	430,331	Under \$/SF	242,920.00

Sub Areas		Net Area		Gross A.		F. Area		Sz Adj A.		Rate AV		Underpr Val	
Code	Desc	FFL	FIRST FLR	960	960	960	960	960	960	242.92	233,203		
ATC	ATTIC FIN	367	816	367	816	0	816	0	816	242.92	89,200		
BMT	BASEMENT	816	0	0	0	0	0	0	0	85.02	29,927		
GAR	GARAGE	352	352	352	352	0	352	0	352	15.66	4,385		
OPF	OPEN FRM PRC	36	36	0	0	0	0	0	0				
WDK	WOOD DECK	280	280	0	0	0	0	0	0				
Building Totals		2,811	3,260	1,327	1,327							407,831	
Parcel Totals		2,811	3,260	1,327	1,327							407,831	

Res Breakdown		Floor		No. Unit		Rooms		Bdrms	
Bid Total	1			7		4			
Prcd Total	1			7		4			

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juns	Ft.	Assessed
FLU1	FLUE-CONCRET	A	S	1	1.00	A	AV	1974	800.00	T	40%	1401	1	NA	1	4	1	500
SHD1	SHED FRAME	D	Y	1	120.00	A	AV	2003	15.00	T	21%	1401	1	NA	1	4	1	1,400
GRN1	GREEN HOUSE-	D	Y	1	80.00	A	AV	2014	11.00	T	10%	1401	1	NA	1	4	1	1,100
Building Totals																		
Parcel Totals																		
Yard Item Appr																		
Yard Item Appr																		
Special Feature Appr																		
Special Feature Appr																		

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



0000C 00423
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
13 CHEROKEE AVE
NASHUA, NH

0000C-00423
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location
1401

13 CHEROKEE AVE
Nashua
Acct: 21134

Card: 1 of 1 Total Card
ASSESSED 443,600 /
Total Parcel
443,600

OWNERSHIP

LOUGEE, TODD W & SHANNON M
13 CHEROKEE AVE
NASHUA, NH 03062-1844

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2025	FV	1401	280,200	2,500	10,225	160,900	443,600	443,600 Year End Roll 2025	12/01/2025
2024	FV	1401	280,200	2,500	10,225	160,900	443,600	443,600 Year End Roll 2024	12/12/2024
2023	FV	1401	232,100	2,600	10,225	128,700	363,400	363,400 Year End Roll 2023	12/05/2023
2022	FV	1401	232,100	2,600	10,225	128,700	363,400	363,400 Year End Roll 2022	11/15/2022
2021	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 System Roll for 2021	11/15/2021
2020	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 Year End Roll	11/12/2020
2019	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 Year End Roll	03/04/2020
2018	PATR	1401	176,500	2,700	10,225	85,800	265,000	265,000 Corrects for Assessor	01/09/2019
2017	FV	1401	127,500	2,600	10,225	66,800	196,900	196,900 Year End Roll	11/06/2017
2016	FV	1401	127,000	900	10,225	66,800	194,700	194,700 Year End Roll	11/16/2016

PREVIOUS OWNER

LOUGEE, LORRAINE L
-0000

NARRATIVE DESCRIPTION

This parcel contains 10,225 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1967 with a total of 1,327 square feet. There are 1 living unit(s), 1 Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int	Amnt

PROPERTY FACTORS

Item/Code	Item	Code	%
UHL 1C - ALL	Dis 1	NASH	100.0
UHL 2	Dis 2		
UHL 3	Dis 3		
Census	Zone 1	R9	
F. Haz	Zone 2		
Topo 1 - LEVEL	Zone 3		
Street 1 - PAVED			
Traffic 3 - TYPICAL			
Exempt			

LAND SECTION

LUC	LUC Desc	Fl	# Units	Depth	U Type	L Type	Fl	Base V	Unit Prc	Adj Prc	NBC	Fl	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appt	Alt LUC	%	Spec L V	Jur	L Fl	Assessed/Notes
1401	1 UNIT	1	10,225		SF	SITE	1	0.45		15.74	NA	1	5										0	4	1	160,900
Total ACHA			0.2347		Total SF/SM		10,225.00		Parcel LUC 1401 - 1 UNIT					P. NBC Desc NEW AV									0			160,900

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

Bid: 3435 | Seq: 1 | Year: 2026 | Data As Of Date: 02/12/2026 | User: marchant | DB: Assess50Nashua

LEGAL DESCRIPTION



Des: HCRD 3373

User Account	GIS Coord 1	GIS Coord 2	Ins Date
1029363.53923177			02/11/2026

Date	Time
2/12/2026	11:34 am

2026
USER DEFINED
PriorID1a
Nashua PID
C-423
Plan #
HCRD 3373
PriorID1b

Date	Result	By
02/11/2026	Interior Ins	Jessica Marcha
06/18/2022	Field Review	Sandra Schmut
03/04/2022	Meas-1-Visit	Adam Niall (V)
09/16/2020	Meas-1-Visit	Rick Olson (V)
07/18/2018	Field Review	Rob T-KRT
04/02/2004	Ext In only	Greg Turgiss
10/23/1991	Meas-1-list	ST
08/30/1990	Meas/Info Dr	RD

ACTIVITIES

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LOUGEE, LORRAINE L	7336-2633	W	10/13/2004	200,000	No		A	JT
LOUGEE, KENNETH F & LORRAINE	843-268	Q	08/18/1997	0	No		A	
	1954-104	W	11/06/1967	0	No		JT	

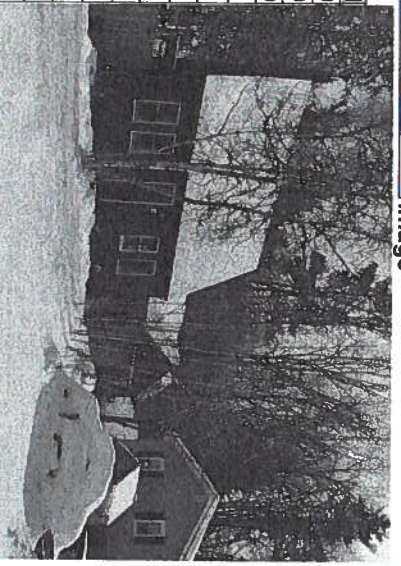
BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
09/16/2013	201301634	SHED - RES	1,600	10/05/2016	C		
05/08/2003	200300676	New Building	1,700	04/02/2004	C		
09/14/1992	199448843	Addition	34,000	09/14/1992	C		

ADD GRN1 FOR 2017 PER 2015 PHOTO-BP CLOSED GT16---ADDED SHD1 GR04

Exterior Information			Bath Features		Depreciation		
Type	04 - CAPE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	35
Srv Hght	1A - 1 STY W/ATT	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		Overide		
P. Wall	2 - CLAPBOARD	Add 1/2	0			Total	35%
Sec Wall		Other Fix	0				
Roof Str	1 - GABLE						
Roof Cvr	1 - ASPHALT						
Color	BROWN	Kitchens	1	A - AVERAGE	Year Bkt	1967	Eff Yr
		Add Kit	0		Alt LUC		
Interior Information							
Avg Ht / Ft		Location			Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units	1		L. Sum		

			Floor	
Sec Int Wall			% Own	
Partition	T - TYPICAL		Name	
P. Floor	4 - CARPET			
Sec Floor	3 - HARDWOOD	50%	Calc Ladder	
Built Floors	12 - CONCRETE	Base Rate	190.00	Depr % 35%
Electric	3 - TYPICAL	Size Adj	1.25347	Depr
Insulation	2 - TYPICAL	Cnt Adj	1.02000	Depr'd Total 279.715
Int Vs Ext		Adj Prc	\$ 242.92	Jurs Ft. 1.0000
Heat Fuel	2 - GAS	Grade Ft.	1.00000	Spec. Features \$ 500
Heat Type	1 - FORCED H/A	Other Feat	\$ 22.500	Final Total \$ 280.200
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft. 1.0000
Heated %	AC %	NBC Infl	1.0000	Assessed Val \$ 280.200
Sq HW %	Grt V/Vac %	LUC Fl.	1.0000	Total \$/SF \$ 211.12
Com Wall %	Spinnk %	Adl Tot (econ)	430.331	Undran \$/SF 242.92000

[illegible][illegible]

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

Bid: 9435 | Seq: 1 | Year: 2026 | Data As Of Date: 02/12/2026 | User: marchanti | DB: Assess5Nashua

0000C 00423
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
13 CHEROKEE AVE
NASHUA, NH

OWNERSHIP
LOUGEE, TODD W & SHANNON M
13 CHEROKEE AVE
NASHUA, NH 03062-1844

PREVIOUS OWNER
LOUGEE, LORRAINE L
0000

NARRATIVE DESCRIPTION
This parcel contains 10,225 SF of land mainly classified as 1 UNIT. It has 1 building(s) first built in 1967 with a total of 1,327 square feet. There are 1 living unit(s), 1 Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

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

LAND SECTION

LUC	LUC Desc	Fl	# Units	Depth	U Type	L Type	Fl	Base V	Unit Prc	Adj Prc	NBC	Fl	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Assessed/Notes
1401	1 UNIT	1	10,225		SF	SITE	1	0.45		15.74	NA	1	5							160,900
Total ACHA			0.2347		Total SF/SM		10,225.00		Parcel LUC 1401 - 1 UNIT			P: NBC Desc: NEW AV								160,900

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

0000C-00423
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location
13 CHEROKEE AVE
Nashua
Acc: 21134

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	276,600	2,500	10,225.00	160,900	440,000
Building Total		276,600	2,500	10,225.00	160,900
Parcel Total		276,600	2,500	10,225.00	160,900
Source		0 - Mkt Adj Cost		331.53	Total Val SFR/Bld

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes
2025	FV	1401	280,200	2,500	10,225	160,900	443,600	443,600 Year End Roll 2025
2024	FV	1401	280,200	2,500	10,225	160,900	443,600	443,600 Year End Roll 2024
2023	FV	1401	232,100	2,600	10,225	128,700	363,400	363,400 Year End Roll 2023
2022	FV	1401	232,100	2,600	10,225	128,700	363,400	363,400 Year End Roll 2022
2021	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 System Roll for 2021
2020	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 Year End Roll
2019	FV	1401	176,500	2,700	10,225	85,800	265,000	265,000 Year End Roll
2018	PATR	1401	176,500	2,700	10,225	85,800	265,000	265,000 Corrects for Assessor
2017	FV	1401	127,500	2,600	10,225	66,800	196,900	196,900 Year End Roll
2016	FV	1401	127,000	900	10,225	66,800	194,700	194,700 Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LOUGEE, LORRAINE L	7336-2633	W	10/13/2004	200,000	No		A	JT
LOUGEE, KENNETH F & LORRAINE	BB843-268	Q	08/18/1997	0	No		A	
	1954-104	W	11/06/1967	0	No			JT

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Vis
09/16/2013	201301634	SHED - RES	1,600	10/05/2016	C		
05/08/2003	200300616	New Building	1,700	04/02/2004	C		
09/14/1992	199448843	Addition	34,000	09/14/1992	C		

ACTIVITIES

Date	Result	By
02/11/2026	Interior Ins	Jessica Marcha
06/18/2022	Field Review	Sandra Schmutz
03/04/2022	Meas+List	Adam Natal (V)
09/16/2020	Meas+1/Visit	Rick Olson (V)
07/18/2018	Field Review	Rob T-KRT
04/02/2004	Ext In only	Greg Turgiss
10/23/1991	Meas+List	ST
08/30/1990	Meas/Info Dr	RD

Card: 1 of 1 Total Card
ASSESSED 440,000 /
Total Parcel 440,000

LEGAL DESCRIPTION

Desc: HCRD 3373	Land Unit Type	Date



User Account
GIS Coord 1
1029363.53923177
GIS Coord 2
83509.07545433
Imp Date
02/11/2026

PRINT

Date	Time
2/12/2026	11:43 am

TAX YEAR

2026

USER DEFINED

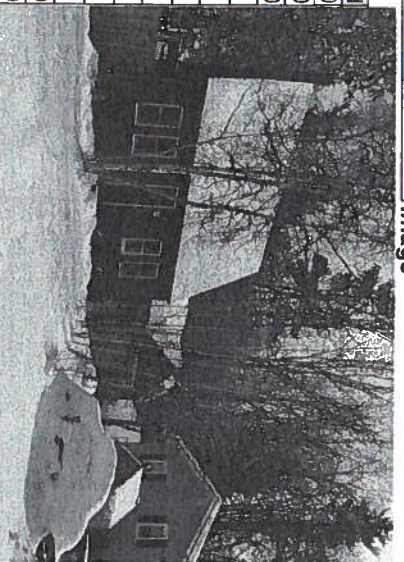
-PriorID1e
Nashua PID
C-423
Plan #
HCRD 3373
PriorID1b
PriorID2b
PriorID3b
13
Code Date
Code Status
Nashua Ward
5
Assessor Map

Per inspection, correct room and BR #. ADJ flooring type %. JM26--ADD GRN1 FOR 2017 PER 2015 PHOTO-BP
CLOSED GT16---ADDED SHD1 GR04

Reduction in value = due to flooring correction

Exterior Information			Bath Features		Depreciation		
Type	04 - CAPE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	35
Stry Hght	1A - 1 STY W/ATT	Add Full	0		Functional		
(Liv) Units	1 Total 1	3/4 Bath	0		Economic		
Found	1 - CONCRETE	Add 3/4	0		Special		
Frame	1 - WOOD	1/2 Bath	0		Override		
P. Wall	2 - CLAPBOARD	Add 1/2	0		Total 35%		
Sec Wall		Other Fix	0		General Information		
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	1967	Eff Yr
Color	BROWN	Add Kit	0		Air LUC		
Interior Information			Condo Information				
Avg Ht / Ft		Location			Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum		

Sec Int Wall		Floor	
Partition	T - TYPICAL	% Own	
1 st Floor	4 - CARPET	Name	
Sec Floor	3 - HARDWOOD	15%	
Bmt Floors	12 - CONCRETE	Calc Ladder	
Electric	3 - TYPICAL	Base Rate	190.00
Insulation	2 - TYPICAL	Size Adj	1.25347
Int Vs Ext		Con Adj	1.00600
Heat Fuel	2 - GAS	Adj Prc	\$ 239.59
Heat Type	1 - FORCED H/A	Grade Fl.	1.00000
# Heat Sys	1	Other Feat	\$ 22.500
Heater %	100	NBH Mod	1.0000
Sol HW %		NBC Infl	1.0000
Com Wall		LUC Fl.	1.0000
		Adj Tot (incl)	424.825
		Dep ¹ %	35%
		Dep ²	143.939
		Dep ³ Total	276.136
		Juris Fl.	1.0000
		Spec. Features	\$ 500
		Final Total	\$ 276.600
		Assmnt Fl.	1.0000
		Assessed Val	\$ 276.600
		Total \$/SF	\$ 208.41
		Underp \$/SF	239.59000

[illegible][illegible]

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

Bid: 9435 | Seq: 1 | Year: 2026 | Data As Of Date: 02/12/2026 | User: marchant | DB: Assess50Nastua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Robert J. Gagne, Assessor Supervisor/ Jessica Marchant Residential Assessor
Date: February 20, 2026
Re: Abatement Recommendation / 3 Mystic Ct

Reasons for abatement recommendation:

The applicants' basis for the abatement request is market data.

The taxpayer provides information about recent sales of similar homes within the subdivision. These sales, along with others reviewed actually support the subject's current assessed value.

(See worksheet)

Conclusion:

The market data does not support a reduction in assessed value for the subject unit. I recommend the abatement request be denied.

Account: 49221 **Map/Lot:** 0000D-00469

Owner: SUNNY, ARUN, AND SUNNY, CINCY ARUN

Property Location: 3 MYSTIC CT

BOA Meeting Date: 03/05/2026

Abatement Request BOA Decision: ***DENIED***

3 Mystic Ct Comp Sales

Search Criteria: NBC Code NV; Colonial style; GLA within 10% (2,254 to 2,754 SqFt); Year Built 1990-2010

Actt #	PropertyAddress	Parcel ID	Sale Price	Total Assessed Value	Sale Date	Primary Neighborhood	Site Area	Building Type	Quality	Total Gross Liv Area	Total Basement Fin Area	Brs	Full Bath	Half Bath	Year Built	Condition	Garage	Sale Price per Sqft Liv Area
28752	2 HADLEY DR	0000D-00008	\$865,000	\$773,400	11/14/2024	NV - NEW VG	42,201	03 - COLONIAL	B - GOOD (-)	2726	0	4	2	1	1997	AV - Average	2-Car Att	\$317.31
49214	3 KENDALL WAY	0000D-00493	\$875,000	\$787,800	12/23/2025	NV - NEW VG	61,855	03 - COLONIAL	B - GOOD (-)	2615	760	4	2	1	1998	AV - Average	2-Car Att	\$334.61
47190	15 SALMON BROOK DR	0000B-02773	\$820,000	\$811,000	12/18/2024	NV - NEW VG	23,576	03 - COLONIAL	B - GOOD	2656	0	4	2	1	1994	AV - Average	2-Car Att	\$308.73

Median: \$317.31
Average: \$320.22

Subject:

Subject
Assessed
Value per Sqft
Liv Area

49221	3 MYSTIC CT	0000D-00469	N/A	\$831,200	N/A	NV - NEW VG	40,856	03 - COLONIAL	B - GOOD	2504	1308	4	2	2	1999	AV - Average	2-Car Att	\$331.95
-------	-------------	-------------	-----	-----------	-----	-------------	--------	---------------	----------	------	------	---	---	---	------	--------------	-----------	----------

Comments:

Subject assessed value per Sqft slightly greater than comparable sales. This is reasonable as the subject has an extra half bath and more basement finish than any of the comparable sales.

00000	00469		
Sheet	Lot	Unit#	Bldg#
PROPERTY LOCATION			
3 MYSTIC CT			
NASHUA, NH			

OWNERSHIP			
SUNNY, ARUN			
SUNNY, CINCY ARUN			
3 MYSTIC CT			
NASHUA, NH 03062			

Occ	Type
-----	------

PREVIOUS OWNER	
LACY, EILEEN C ESTATE OF	
3 MYSTIC CT	
NASHUA, NH 03062-0000	

NARRATIVE DESCRIPTION

This parcel contains 40,856 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1989 with a total of 2,504 square feet. There are 1 living unit(s), 2 Baths, 2 Half Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Ant	Comm Int Amt

PROPERTY FACTORS

ItemCode	Item	Code	%
Unit 1C - ALL	Dis 1NASH		100.0
Unit 2	Dis 2		
Unit 3	Dis 3		
Census	Zone 1R40		
F. Haz	Zone 2		
Topo4 - ROLLING	Zone 3		
Street1 - PAVED			
Traffic1 - NONE			
Exempt			

LAND SECTION

LUC	LUC Desc	Fl	# Units	Depth	U. Type	L. Type	Fl	Base V.	Unit Prc	Adj Prc	NBC	Fl	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Assessed	Notes
1401	1 UNIT	1	40,856		SF	SITE	1	0.45		5.14	NV	1.15	9							210,200	
Total AC/HIA			0.9379		Total SF/SM			40,856.00		Parcel LUC1401 - 1 UNIT			P. NBC DescNEW VG			Totl		210,200		0	

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	621,000	0	40,856.00	210,200	831,200
Building Total					831,200
Parcel Total					831,200
Source					331.95
0 - Mkt Adj Cost					331.95
Tot Val SF/Bld					331.95
Tot Val SF/Prc					331.95

LEGAL DESCRIPTION

Desc: HCRD 29356 (SEE ALSO 2959)	
Lot Size	
Total Land	
Land Unit Type	

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	FV	1401	621,000	0	40,856	210,200	831,200	831,200	Year End Roll 2025	12/01/2025
2024	FV	1401	593,500	0	40,856	210,200	803,700	803,700	Year End Roll 2024	12/12/2024
2023	FV	1401	497,600	0	40,856	116,900	614,500	614,500	Year End Roll 2023	12/05/2023
2022	FV	1401	497,600	0	40,856	116,900	614,500	614,500	Year End Roll 2022	11/15/2022
2021	FV	1401	343,900	0	40,856	163,800	507,700	507,700	System Roll for 2021	11/15/2021
2020	FV	1401	344,200	0	40,856	163,800	508,000	508,000	Year End Roll	11/12/2020
2019	FV	1401	344,200	0	40,856	163,800	508,000	508,000	Year End Roll	03/04/2020
2018	PATR	1401	344,200	0	40,856	163,800	508,000	508,000	Corrects for Assessor	01/09/2019
2017	FV	1401	285,100	0	40,856	119,400	404,500	404,500	Year End Roll	11/06/2017
2016	FV	1401	285,100	0	40,856	119,400	404,500	404,500	Year End Roll	11/16/2016

SALES INFORMATION

Granbr	Legal Ref	Type	Date	Sale Price	TSF	Verif	NAL	Notes
LACY, EILEEN C ESTATE OF	9513-2529	F1	08/19/2021	580,000	No	8	Q	JT
ASHWOOD DEVELOPMENT COMP	B691-514	W	08/20/2002	395,000	No			JT
HADLEY GROTON DEVELOPMENT	B145-18	W	08/17/1999	305,933	No		6	AS JT
FAIRCLOUGH, MARK A & JULIE L	B145-17	W	08/17/1999	2,667			B	
	5549-1051		05/20/1994		0	No	B	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
01/13/2025	25-0099	Plumbing Only		03/07/2025	C	PART OF PRIOR	
02/27/2024	24-0632	Electrical Only		03/05/2024	C	1,300 SQFT	
02/27/2024	24-0631	Alteration	20,000	09/23/2024	C	FINISH BASEMEN	
09/29/2021	21-4183	Alteration	6,000	12/21/2021	C	CONSTRUCT A P	
04/29/1999	199900406	New Building	99,850	03/10/2000	C		

ACTIVITIES

Date	Result	By
03/07/2025	Ext In only	Miles LaCroix
10/01/2024	No Change	vision14
08/07/2024	Meas/Info Dr	Miles LaCroix
07/13/2022	Field Review	Sandra Schmut
02/01/2022	MLS VERIFIED	Jessica Marcha
12/21/2021	BP Prop Ins	Josh Seymour
11/30/2021	Sales Review	June Perry (VG
11/04/2021	PA-34 Received	Lindsay Monag
10/05/2021	PA-34 Received	Lindsay Monag
11/12/2020	Meas+1 Visit	Josh Seymour
07/10/2018	Field Review	Rob T-KRT



User Account

GIS Coord 1

1020025.18523177

GIS Coord 2

74286.15345433

Insp Date

03/07/2025

PRINT

Date

Time

2/20/2026 11:16 am

2025

USER DEFINED

PriorID1a	
Nashua PID	
D-469	
Plan #	
29356	
PriorID1b	
PriorID2b	
PriorID3b	
3	
Code Date	
Code Status	
Nashua Ward	
5	
Assessor Map	

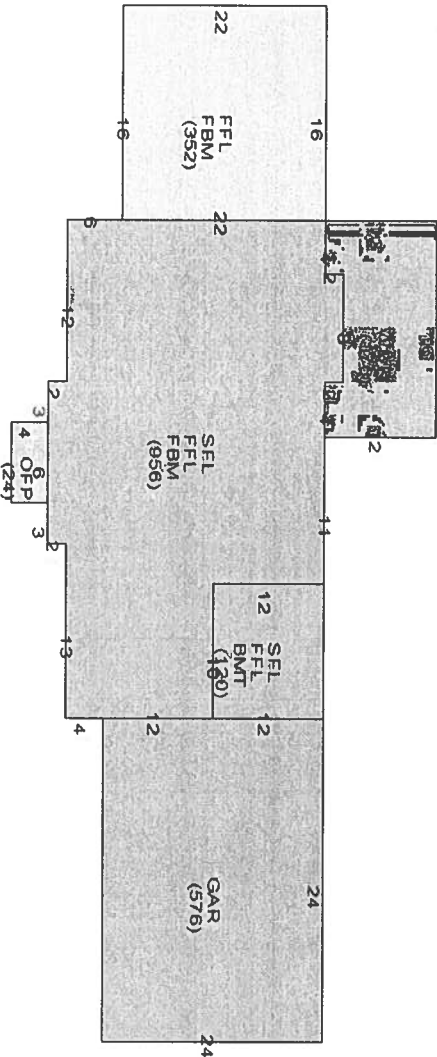
ADD 1/2 BA & X-FIXT, CLOSED BP ML25---ADD FBM ML25---PER H.O. EST SEPT FOR FBM COMP, CRBK AN
ADD FOR 25 ML24---Per MLS, add FFL above BMT. 20% HW. JM22---PLAN 2999 PLAN 3002 FINAL SUBDIV 3.989
SH GAS= PROPANE FLP=GAS TANIMARCON QUALIFIED SALE 2002 WW03

Exterior Information			Bath Features		Depreciation		
Type	03 - COLONIAL	Full Bath	2	A - AVERAGE	Phys Con	AV - Average	17.5
Story Hght	2 - 2 STORIES	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	1	G - GOOD	Override		
P. Wall	4 - VINYL	Add 1/2	1	A - AVERAGE	Total 17.5%		
Sec. Wall		Other Fix	1	G - GOOD	General Information		
Roof Str	2 - HLP	Other Features		Grade	B - GOOD		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	1999	Eff Yr
Color	BEIGE	Add Kit.	0		Air LUC		
Interior Information			Condo Information				
Avg Ht./ Ft		Location			Con Mod		
P. Int. Wall	1 - DRYWALL	Tot Units			L. Sum		

1 - Floor		3 - HARDWOOD		Name	
Sec Floor	4 - CARPET	80%	Calc Ladder		
Bmt Floors		Base Rate	185.00	Depr %	17.5%
Electric	3 - TYPICAL	Size Adj	0.89936	Depr	131.332
Insulation	2 - TYPICAL	Con Adj	1.00800	Deprd Total	619.139
Int Vs Ext		Adj Prc	\$ 167.71	Juris Ft	1.0000
Heat Fuel	2 - GAS	Grade Ft	1.30000	Spec. Features	\$ 1,900
Heat Type	1 - FORCED H/A	Other Feat	\$ 48.849	Final Total	\$ 621.000
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft	1.0000
Heated %	100	NBC Infl	1.0000	Assessed Val	\$ 621.000
Sol HW %		LLC Ft	1.0000	Total \$/SF	\$ 248.00
Com Wall %		Sprink %	750.471	Undepr \$/SF	218.02300
		Adj Tot (net)			

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate Av	Undpr Val
FFL	FIRST FLR	1,428	1,428	1,428	1,428	167.7	239,499
SFL	SECOND FLR	1,076	1,076	1,076	1,076	167.7	180,456
WDK	WOOD DECK	176	176	0	0	17.39	3,061
GAR	GARAGE	576	576	0	0	58.70	33,819
OPF	OPEN FRM PORC	24	24	0	0	45.00	1,080
BMT	BASEMENT	120	120	0	0	41.93	5,032
FBM	FINISHED BMT	1,308	1,308	0	0	58.70	76,780
	Building Totals	4,708	4,708	2,504	2,504		539,709
	Parcel Totals	4,708	4,708	2,504	2,504		539,709

Res Breakdown				
	Floor	No. Unit	Rooms	Bdms
U		1	8	4
Bld Total		1	8	4
Pct Total		1	8	4

[illegible]



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Jessica Marchant, Assessor
Date: 2/18/26
Re: Abatement Recommendation – Fire Proration

Reasons for abatement recommendation:

A fire occurred at the property and was deemed uninhabitable as of December 2, 2025. The fire marshals have determined the cause as undetermined, but upon interviews discovered several tenants of the building are smokers and the area of origin coincides with the smoking area. The fire appears to have been accidental therefore the recommendation is to prorate the 2025 taxes and refund the building taxes from 12/2/25- 3/31/26- the dates the building was uninhabitable in tax year 2026.

Account: 9950

Map/Lot: 0099-00060

Owner: ELEVEN REALTY GROUP LLC

Property Location: 108-110 ASH ST

Reason: Fire Proration

2025 Assessment: \$677,800 **# Days Uninhabitable:** 119

Total amount of abatement \$2,794.12

BOA Meeting Date: 3/5/26

Abatement Request BOA Decision: **APPROVED**

Prorated Taxes for Damaged Buildings
108-110 Ash St

Address	Acct #	Total		Land		Building		Yard		Building		Dae of Incident	Date of Occupancy	# of Days Uninhabitable	Abatement Pro-Rated Amount
		Value	Value	Value	Value	Value	Value	Items Value	Building Taxes	Taxes	Perdiem				
108-110 ASH ST	9950	\$ 677,800	\$ 166,800	\$ 509,300	\$ 1,700	\$ 8,571.52	\$ 23.48	12/2/2025	3/31/2026	119	\$ 2,794.12				



LEGAL DESCRIPTION	Desc.	Lot Size	Total Land

Land Unit 1 type

PROPERTY	
Date	Time
2/18/2026	9:59 am

SALES IN OMAHA

108-110 ASH STREET, LLC
DOBENS, JOHN C
DOBENS, JOHN C JR & GL

DOBENS, JOHN C JR & GL

BUILDING PERMITS	
Date	Number
01/20/2020	20-1564

04/20/2020	20-1007
05/02/2018	201801035

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]

Bid: 4208 | Seq. 1 | Year: 2025 | Data As Of Date: 02/18/2026 | User: marchantj | DB: AssessCUNashu

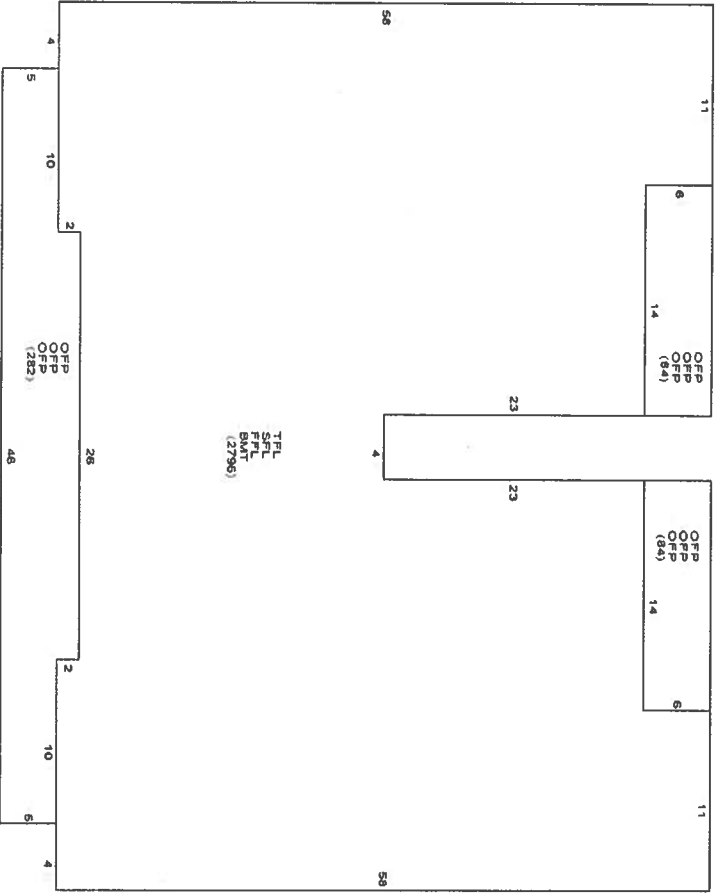
Remove abate dep. 8/16/13 DL--REMOVE FGR1 PER 2010 PHOTO-ADD PAVING 2/11/ND--9/27/10: ADJ EYB & DELETED UNWARRANTED FUNC ADJ. RG-- Insp for '09 abatement appl & found (6) 6 m., 3 br. apts. in avg. condition overall. Roof was in poor condition. Chg. EA 59 to 69 & made to Lump Sum Adj. to effect chg in asmt. DD 6/10. 9/209: CORR NBC TO MFM, FUNC-SIZE: RG-- IA 6 APTS-ALL 3BR/1BTH EA MH HEARING 5/28/92

Exterior Information			Bath Features		Depreciation		
Type	14A - RES APT	Full Bath	6	A - AVERAGE	Phys Con	G.D. - Good	32
Story Hght	3 - 3 STORIES	Add Full	0		Functional	N - NO ELV	5
(Liv) Units	6	Tot b	0		Economic	N - NEIGHB	25
Found	3 - BRK/STONE	Add 3/4	0		Special		
Frame	1 - WOOD	1/2 Bath	0		Override		
P. Wall	4 - VINYL	Add 1/2	0		Total 51.55%		
Sec Wall		Other Fix	0		General Information		
Roof Str	4 - FLAT	Other Features		Grade	C - AVERAGE		
Roof Cvr	4 - TAR+GRAVEL	Kitchens	6	A - AVERAGE	Year Bt	1920	Eff Yr
Color	TAN/WHITE	Add Kit	0		All LUC		
Interior Information			Condo Information				
Avg Ht./Ft	8.00	Location			Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	Floor	No Unit	Rooms	Bdms
FFL	FIRST FLR	2,796	2,796	2,796	2,796	102.35	286.17				
SFL	SECOND FLR	2,796	2,796	2,796	2,796	102.35	286.17				
TFL	THIRD FLR	2,796	2,796	2,796	2,796	102.35	286.17				
OFP	OPEN FRM PRC	1,350	1,350	0	0	23.06	31.13				
BMT	BASEMENT	2,796	2,796	0	0	25.59	71.550				
Building Totals		12,534	12,534	8,388	8,388		961,192				
Parcel Totals		12,534	12,534	8,388	8,388		961,192				
Res Breakdown											
Bid Total		6	6	36	36	18					
Prcd Total		6	6	36	36	18					

Image



Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Prcd	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juns	Ft.	Assessed
PAV1	PAVING-ASPHA	D	Y	1	1510.00	A	FR	1992	3.00	T	75%	1406	1	MFM	1	8	1	1,700
Building Totals									1,700									1,700
Yard Item Appr									1,700									1,700
Special Feature Appr									1,700									1,700
Special Feature Appr									1,700									1,700

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



