



THE CITY OF NASHUA

| Administrative Services Division |

| Assessing Department |

"The Gate City"

Board of Assessors Meeting Agenda April 2, 2026

A meeting of the Board of Assessors is scheduled for Thursday, April 2, 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 and Non-Public sessions of The Board of Assessors Meeting of Thursday, March 5, 2026

🔊 Communications:

- Department Update

🔊 Old Business:

- None

🔊 New Business Items:

- 2026 Exemptions and Credits for Approval
- 2025 Fire proration for approval
- 2025 Abatement for Approval

🔊 Public Comment

🔊 Comments by Members of the Board

🔊 Non-Public Session

🔊 Signature Items

**Non-Public Minutes of the Board of Assessors
Meeting of March 5, 2026**

A meeting of the Board of Assessors was held on March 5, 2026 in the 3rd Floor auditorium of the Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Charles Dobens and went into Non-Public session at 9:20 AM.

Members Present:

Charles Dobens, Robert Earley, Jay Minkarah

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Susan Bailey

Other City of Nashua Staff Present:

Attorney Steve Bolton, Corporation Counsel

Non-City Staff Present:

None

1. Tax Deferral Discussion

Bob Gagne presented a tax deferral for 12 Wagon Trail.

MOTION BY Robert Earley to approve the tax deferral as presented.

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

2. Legal - Consultation with Counsel

Attorney Bolton presented a proposed tax year 2024 settlement with Triangle Credit Union.

MOTION BY Robert Earley to approve the settlement as presented.

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

Attorney Bolton presented a proposed tax year 2023-2025 settlement with Nashua Tremont House LLC for multiple parcels.

MOTION BY Robert Earley to approve the proposed settlement as presented.

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

3. Review of Non-Public minutes for possible release to the public

a. December 4, 2025

The Board reviewed and discussed the Non-Public minutes of December 4, 2025.

MOTION BY Robert Earley to leave Non-Public session.

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

The Board exited Non-Public session at 9:47 AM

BLIND EXEMPTIONS RECOMMENDED FOR APPROVAL BY THE BOARD OF ASSESSORS ON 4/2/2026

Blind Exemption	Account #	Property Address
RSA 72:37	14598	29 BEAVER ST
	19146	6 MILLBROOK DR
	20760	2 MILK ST
	51871	10 FURNIVAL RD

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

ALL VETERAN’S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 4/2/2026

All Veteran's Credit	Account #	Property Address
RSA 72:28-b	8698	71 BROWNING AVE
	10750	15 WESTHILL DR
	24306	22 WOODFIELD ST
	27742	66 TAMPA ST
	28192	3 AYER ST
	42007	38 SYRACUSE RD
	42896	4 KILLIAN DR
	43552	84 WALDEN POND DR
	47979	101 GILSON RD
	51673	11 GROTON RD
	52036	4 SUNSET LN
	52421	2 HENRY DAVID DR UNIT 112

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

DISABLED VETERAN'S CREDIT RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 4/2/2026

Disabled Veteran's Credit	Account #	Property Address
RSA 72:35	2154	7 BRIAND DR
	8860	9 BRIARCLIFF DR
	10652	262 LAKE ST
	10968	12 EMERSON RD
	13188	134 GILMAN ST
	15080	33 EASTMAN ST
	16244	63 PIKE ST
	16696	15 CANNON DR
	17242	6 INTERVALE ST
	18346	2 HUTTON ST
	22762	19 BROWNING AVE
	26152	17 RAVEN ST
	29464	3 SYCAMORE LN
	33954	12 WESTRAY DR
	36734	41 FAIRVIEW AVE, Unit 123-124
	39121	26 DODGE ST
	41951	55 CARLENE DR, Unit U-21
	41961	33 CARLENE DR
	42416	21 CATHEDRAL CIR
	44814	300 CANDLEWOOD PARK, Unit U-38
	48717	8 CANTER CT
	48908	9 GLENCLIFF WAY
	49851	4 EMERALD DR
	50154	8 VALIANT LN
	52211	29 BENNETT ST
	52587	54 INGALLS ST UNIT A

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

CERTAIN DISABLED VETERANS RECOMMENDED TO BE APPROVED BY THE BOARD OF ASSESSORS ON
4/2/2026

Certain Disabled	ACCOUNT#	PROPERTY ADDRESS
Veterans RSA 72:36-a	49374	19 SOUHEGAN DR

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

VETERAN'S CREDIT RECOMMENDED TO BE APPROVED BY THE BOARD OF ASSESSORS ON 4/2/2026

Veteran's Credit	Account #	Property Address
RSA 72:28	8368	36 DUBLIN AVE
	10314	11 BURNHAM AVE
	10712	20 VICTOR AVE
	11574	3 SATIN AVE
	17888	26 CAMBRIDGE DR
	22720	32 BOLIC ST
	29108	39 TASCHEREAU BLVD
	29108	39 TASCHEREAU BLVD
	30420	5 SHADY HILL RD
	31208	61 ROBINHOOD RD
	31208	61 ROBINHOOD RD
	38752	23 VALENCIA DR
	40413	43 PROFILE CIR
	41273	43 MCKENNA DR
	42775	22 RAMGATE RIDGE
	43444	47 BURGUNDY DR
	44379	33 ASTER CT
	45253	7 ALBURY STONE CIR, Unit U-222
	46467	7 RYE PL
	47354	20 BURNS ST
	48717	8 CANTER CT
	49851	4 EMERALD DR
	49874	9 HOUSTON DR
	50979	160 DANIEL WEBSTER HWY, Unit 327
	50980	160 DANIEL WEBSTER HWY-U328
	51732	15 HOLLOW RIDGE DR
	52124	14 SERENITY LN
	52595	13 SADDLEBACK DR

BOARD APPROVED ON 4/2/2026

X _____

X _____

X _____

SOLAR EXEMPTIONS RECOMMENDED TO BE APPROVED BY BOARD OF ASSESSORS ON 4/2/2026

ACCOUNT #	ADDRESS
2150	14 WINCHESTER ST
9676	13 BAYMEADOW DR
10946	8 HANOVER ST
20422	285 MAIN DUNSTABLE RD
22716	132 GILMAN ST, Unit ;90
23294	40 ELGIN ST
36386	26 STEVENS ST, Unit 84-85
41830	44 HILLS FERRY RD
48717	8 CANTER CT
52278	10 CALEB ST, Unit 4

BOARD APPROVED ON 4/2/2026

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: Jessica Marchant, Assessor
Date: 3/26/26
Re: Abatement Recommendation – Fire Proration

Reasons for abatement recommendation:

A fire occurred in the primary building at 25 Fairway St (Nashua Country Club) on January 30, 2026.

The fire marshals have classified the cause as accidental.

Jessica and Bob inspected the property with the owner and manager on 2/26/26 to confirm which areas of the structure were affected and unusable.

The recommendation is to prorate the 2025 taxes and refund a portion of the building taxes for the dates of 1/30/26- 3/31/26 based on calculations of the percent of the building unusable during that time. (see worksheet)

Account: 24768

Map/Lot: 0116-00001

Owner: NASHUA DEVELOPMENT CO

Property Location: 25 FAIRWAY ST

Reason: Fire Proration

2025 Total Assessment: \$13,305,200

2025 Building 1 Assessment: \$8,514,800

Portion of building 1 affected by fire: 59.71%

2025 Assessed value of affected portions: \$3,770,857

Number of days in the 2025 tax year unusable: 61

Total amount of abatement \$10,606.23

BOA Meeting Date: 4/2/26

Abatement Request BOA Decision: **APPROVED**

Sketched Area			Sketched A Values			Unusable Areas		Usable Areas
Fire Damage	Sk Area	Adj Area	Sketch	Fin Area	Undepreciated	Depreciated Value		
FFL - FIRST FLR	15.	15.	5	15.	\$4,228	\$2,770	\$0	\$2,770
FFL - FIRST FLR	1,659.	1,659.	16	1,659.	\$467,520	\$306,319	\$306,319	\$0
FFL - FIRST FLR	2,712.	2,712.	7	2,712.	\$764,263	\$500,745	\$0	\$500,745
FFL - FIRST FLR	3,718.	3,718.	14	3,718.	\$1,047,763	\$686,494	\$686,494	\$0
FFL - FIRST FLR	2,880.	2,880.	0	2,880.	\$811,607	\$531,765	\$531,765	\$0
LDK - LOADING DOCK	85.	85.	11	0.	\$4,295	\$2,814	\$0	\$2,814
LLV - LOWER LEVEL	2,712.	2,712.	18	0.	\$343,926	\$225,340	\$0	\$225,340
LLV - LOWER LEVEL	2,880.	2,880.	1	0.	\$365,230	\$239,299	\$239,299	\$0
LLV - LOWER LEVEL	4,441.	4,441.	17	0.	\$563,190	\$369,002	\$184,501	\$184,501 50% Unusable
PAT - PATIO	1,584.	1,584.	3	0.	\$16,213	\$10,623	\$0	\$10,623
SFL - SECOND FLR	3,718.	3,718.	13	3,718.	\$1,047,763	\$686,494	\$686,494	\$0
TOS - 3/4 STORY	2,712.	2,034.	6	2,034.	\$573,197	\$375,559	\$375,559	\$0
UAT - UNF ATC	3,718.	743.6	12	0.	\$209,553	\$137,299	\$0	\$137,299
WDK - WOOD DECK	66.	66.	2	0.	\$1,035	\$678	\$0	\$678
WDK - WOOD DECK	544.	544.	26	0.	\$8,532	\$5,590	\$0	\$5,590
FFL - FIRST FLR	4,441.	4,441.	28	4,441.	\$1,251,509	\$819,989	\$0	\$819,989
WDK - WOOD DECK	1,920.	1,920.	25	0.	\$30,113	\$19,730	\$0	\$19,730
LLV - LOWER LEVEL	1,920.	1,920.	36	0.	\$243,486	\$159,532	\$0	\$159,532
BMT - BASEMENT	3,718.	3,718.	35	0.	\$261,940	\$171,623	\$0	\$171,623
TOS - 3/4 STORY	1,872.	1,404.	43	1,404.	\$395,658	\$259,235	\$259,235	\$0
FFL - FIRST FLR	1,872.	1,872.	41	1,872.	\$527,544	\$345,647	\$345,647	\$0
LLV - LOWER LEVEL	1,872.	1,872.	42	0.	\$237,399	\$155,544	\$155,544	\$0
FFL - FIRST FLR	1,313.	1,313.	33	1,313.	\$370,014	\$242,433	\$0	\$242,433
BMT - BASEMENT	1,313.	1,313.	34	0.	\$92,503	\$60,608	\$0	\$60,608
	53,685	49,565		25,766	\$9,638,480	\$6,315,132	\$3,770,857	\$2,544,275
							59.71%	40.29%
Tax Rate:	\$16.83							
Date of fire:	1/30/2026							
End of Tax Year:	3/31/2026							
Days of Lost Use:	61							
Refund:	\$10,606.23							

Lot Size	

PROFILES INC
User Account
CIS Coord 1

GIS Coord 2
8/12/28.53445433
Insp Date
02/29/2024

PRINT
Date
3/26/2026 10:06 am

TAX YEAR

2025
USER DEFINED
PriorID1a
Nashua PID

NR1913
PriorD1b
PriorD2b

03/08/2023	BP Prop Ins	Ext in only	Greg Jungus	Code Date
04/29/2022	Meas-1st		Rick Olson (VG)	Code Status
04/20/2022	Fid Review		Steve Whalen (I	
01/24/2022	BP Prop Ins		Terri Sullivan (I	
10/04/2021	Meas-1st		Rick Olson (VG)	
03/08/2024	BP Prop Ins		Greg Jungus	Nashua Ward

04/26/2021	BP Prop Ins	Greg Wiggins	7
03/23/2021	AERIAL V NC	Lindsay Monag	Assessor Map
03/23/2021	BP Prop Ins	Rick Kulp (VGS)	

Type	L Type	Ft	Base V.	Unit Prc	Adj Prg	NBC	F.L	Mod.	Int 1	%	Int 2	%	Int 3	%	ADP	Alt LUC	%	Spec L.V.	Units	L.Ft	Assessed Acres
SF	SITE	1		6.93		CA	1	H							301,900			0	K	1	301,900 SITE
SAC	SITE	1		301,900		CA	1	H							905,700			0	K	1	905,700 SITE
RECRE		1		25,000		CA	1		EX	-75					981,300			0	K	1	981,300 EXCESS

[illegible]

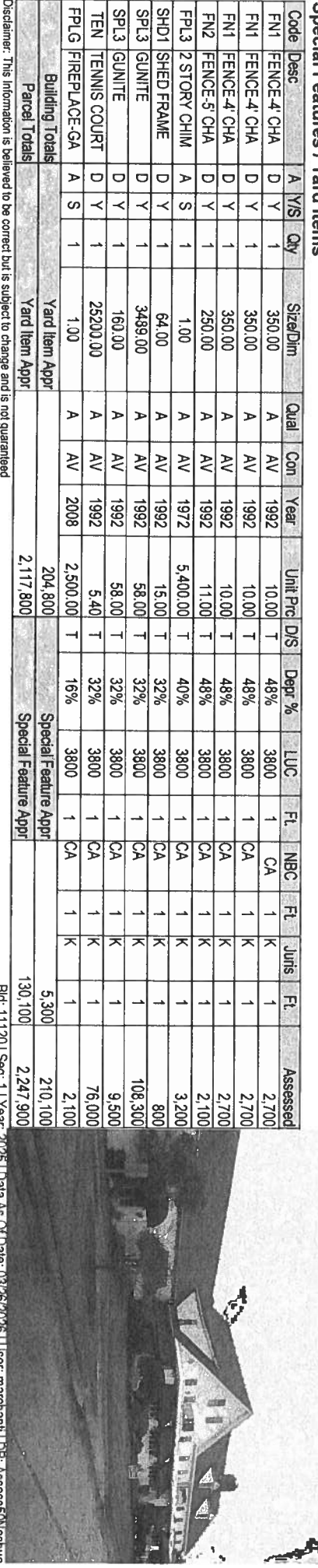
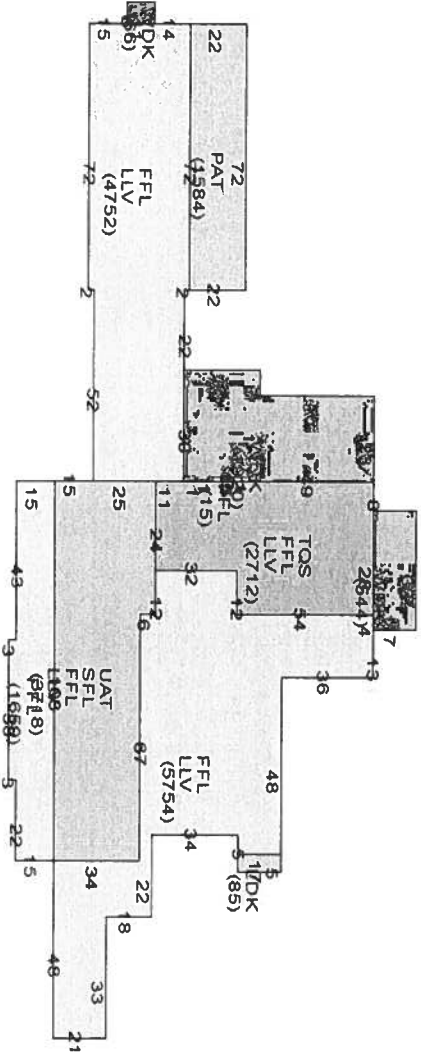
Remove PAT, add WDKs per plans. JM24--- Add GAZ 10x12 RO23---New deck not started as of 3/8/23 CKBK 24 GR 23 --- Pursuant to concerns regarding partial use of the country club clubhouse as a hotel, the general mgr. reports that this use was discontinued 8 yrs. ago (in 2007). DD 1715, Insp. for 1 BP--\$80K for conversion of STG into new LLV fitness rm. Chg EA 82 to 84, DD 5/12, Insp. for 08BP--\$226K for remodeling of The Grill Room (bar seats 64), Hampshire Room, & reconfig handicap restroom. Also, discovered new 20'X30' dressing rm. above curling rink. All work completed DD 9/09. BUILDING SQUARED FOR SKET SPL3 ON LNS IRREG SHAPE WADING POOL DT-FR 8 HOTEL ROOMS HAS RESTAURANT + BALLROOM NASHUA COUNTRY CLUB (2)500 GAL BG TANKS REAR DECK RE-BUILT AND EXTENDED. 3/99 RL REF PLAN NR1913

Exterior Information			Bath Features		Depreciation	
Type	38 - COUNTRY CLUB	Full Bath	2	A - AVERAGE	Phys Con	GD - Good
Story Hght	25 - 2 STORIES AT	Add Full	0		Functional	L - LAYOUT
(Liv) Units	0	3/4 Bath	0		Economic	
Found	1 - CONCRETE	Add 3/4	0		Special	
Frame	1 - WOOD	1/2 Bath	3	A - AVERAGE	Override	
P. Wall	4 - VINYL	Add 1/2	0		Total 34.48%	
Sec Wall		Other Fix	0		General Information	
Roof Str	1 - GABLE	Other Features		Grade	B - GOOD (-)	
Roof Cvr	1 - ASPHALT	Kitchens	0	Year Bt	1900	EFF Yr
Color	Yellow	Add Kt.	0	All LUC		
Interior Information			Condo Information		Juns	
Avg Ht./Ft	9.00	Location		Con Mod		
P. Int Wall	2 - PLASTER	Floor		L. Sum		
Sec Int Wall						
Partition	T - TYPICAL	% Own				
P. Floor	4 - CARPET	Name				
Sec Floor	5 - LINOLINUM	30%	Calc Ladder			
Bmt Floors		Base Rate	269.00	Depr %	34.48%	
Electric	3 - TYPICAL	Size Adj	0.90000	Depr	3,218,441	
Insulation	2 - TYPICAL	Con Adj	0.97000	Depr'd Total	6,115,786	
Int Vs Ext		Adj Prg	\$ 234.84	Juns Ft	1,0000	
Heat Fuel	2 - GAS	Grade Ft.	1,20000	Spec. Features	\$ 5,300	
Heat Type	5 - STEAM	Other Feat	\$ 51,326	Final Total	\$ 6,121,100	
# Heat Sys	1	NBH Mod	1,0000	Assmnt Ft.	1,0000	
Heated %	100	NBC Infl	1,0000	Assessed Val	\$ 6,121,100	
Soil HW %	CRH Vac %	LUC Ft	1,0000	Total \$/SF	\$ 251.26	
Com Wall %	Sprink %	Adj Tot (incl)	9,334,227	Undepr \$/SF	281.80800	

Special Features / Yard Items									
Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc
FN1	FENCE-4' CHA	D	Y	1	350.00	A	AV	1992	10.00
FN1	FENCE-4' CHA	D	Y	1	350.00	A	AV	1992	10.00
FN1	FENCE-4' CHA	D	Y	1	350.00	A	AV	1992	10.00
FN2	FENCE-5' CHA	D	Y	1	250.00	A	AV	1992	11.00
FPL3	2 STORY CHIM	A	S	1	1.00	A	AV	1972	5,400.00
SHD1	SHED FRAME	D	Y	1	64.00	A	AV	1992	15.00
SPL3	GUINITE	D	Y	1	3489.00	A	AV	1992	58.00
SPL3	GUINITE	D	Y	1	160.00	A	AV	1992	58.00
TEN	TENNIS COURT	D	Y	1	25200.00	A	AV	1992	5.40
FPLG	FIREPLACE-GA	A	S	1	1.00	A	AV	2008	2,500.00
Building Totals									204,800
Yard Totals									2,117,800
Parcel Totals									2,322,600

Sub Areas									
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	Floor	No. Unit
FFL	FIRST FLR	18,610	18,610	18,610	18,610	234.84	4,370,372		
SFL	SECOND FLR	3,718	3,718	3,718	3,718	234.84	873,135		
TOS	3/4 STORY	2,034	2,712	2,034	2,034	234.84	477,665		
UAT	UNF ATC	744	3,718	0	744	234.84	174,627		
WDK	WOOD DECK	2,530	2,530	0	0	13.07	33,067		
PAT	PATIO	1,584	1,584	0	0	8.53	13,512		
LDK	LOADING DOCK	85	85	0	0	42.10	3,579		
LLV	LOWER LEVEL	16,936	16,936	0	0	106	1,789,796		
Building Totals		46,241	49,893	24,362	25,106		7,735,753		
Parcel Totals		71,451	75,103	49,250	49,994		10,455,708		

Res Breakdown				
Floor	No. Unit	Rooms	Bdms	
U	1	0	5	
Bld Total	1	0	5	
Prcd Total	4	0	5	



Patriot
PROPERTIES INC.

User Account	
GIS Coord 1	
1042864.51823177	
GIS Coord 2	
87128.53445433	
Insp Date	
02/29/2024	
PRINT	
Date	Time
3/26/2026	10:06 am
TAX YEAR	

2025
USER DEFINED

ACTIVITIES

PriorID2b
PriorID3b
Code Date
Code Status
Nashua Ward
7
Assessor Map

[illegible]

Comments
NEW SPORTS CENTER FOR 2018, OLD SPORTS CENTER RAZED GR18--Insp. for new 20'X30' 2nd fl. dressing room. Completed for '09. DD 9/09. CURLING RINK FLOOR MOSTLY ICE. MOSTLY FLAT STYLE ROOF 10/21#27

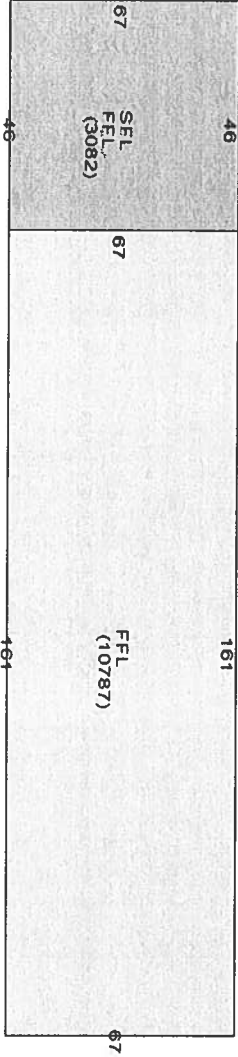
Parcel ID 0116-00001

Exterior Information		Bath Features		Depreciation	
Type	40 - INDUSTRIAL L	Full Bath	0	Phys Con	AV - Average
Story Hght	2 - 2 STORIES	Add Full	0	Functional	5.6
(Liv) Units	0	3/4 Bath	0	Economic	
Found	6 - SLAB EARTH	Add 3/4	0	Special	
Frame	1 - WOOD	1/2 Bath	2	Overide	
P. Wall	28 - CEMENT CLAP	Add 1/2	0	Total	5.6%
Sec Wall	0%	Other Fix	0	General Information	
Roof Str	1 - GABLE	Other Features		Grade	C+ - AVG. (+)
Roof Cvr	11 - MEMBRANE	Kitchens	0	Year Blt	2017
Color	YELLOW	Add Kit.	0	All LUC	3222
Interior Information		Condo Information		Jurisdiction	100%
Avg Ht./Fl	14.00	Location		Con Mod	
P. Int Wall	1 - DRYWALL	Floor		L. Sum	
Sec Int Wall	T - TYPICAL	% Own			
P. Floor	18 - LAMINATE	Name			
Sec Floor		Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	95.00	Depr %	5.6%
Electric	3 - TYPICAL	Size Adj	1,300.00	Depr	129,732
Insulation	2 - TYPICAL	Con Adj	0.99807	Depr'd Total	2,186,912
Int Vs Ext		Adj Prc	\$ 123.26	Jurisdiction	1,000.00
Heat Fuel	1 - OIL	Grade Ft.	1,100.00	Spec. Features	\$ 124,800
Heat Type	1 - FORCED H/A	Other Feat	\$ 18,326	Final Total	\$ 2,311,700
# Heat Sys	1	NBH Mod	1,000.00	Assmnt Ft.	1,000.00
Heated %	100	AC %	30	NBC Infl	1,000.00
Sol HW %		Grd Vac %		LUC Fl.	1,000.00
Com Wall %		Sprink %	100	Adj Tot (rech)	2,316,644
				Underpr \$/SF	135,586.00

Special Features / Yard Items		Building Totals		Yard Item Appr		Special Feature Appr	
Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con
CLR1	COOLER	A	S	1	96.00	A	AV
CLR2	FREEZER TEMP	A	S	1	96.00	A	AV
FN1	FENCE-4' CHA	D	Y	1	192.00	A	AV
FN1	FENCE-4' CHA	D	Y	1	200.00	A	AV
FN2	FENCE-5' CHA	D	Y	1	660.00	A	AV
L11	LIGHTS-IN W/	D	Y	8	1.00	A	AV
PAV1	PAVING-ASPHA	D	Y	1	100000.00	A	AV
ELE3	ELEV-PASS EL	A	S	1	2.00	A	AV
GAZ	GAZEBO	D	Y	1	10,00x12.00	A	AV
Building Totals					129,600		
Parcel Totals					2,117,800		

Sub Areas		Building Totals		Parcel Totals	
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj. A.
FFL	FIRST FLR	13,869	13,869	13,869	123.26
SFL	SECOND FLR	3,082	3,082	3,082	123.26
Building Totals		16,951	16,951	16,951	254,400
Parcel Totals		71,451	75,103	49,250	49,994

Res Breakdown		Bid Total		Prc'd Total	
Floor	No. Unit	Rooms	Bdms		
U	1	0	0		
Bid Total		1	0		
Prc'd Total		4	0		



0116	00001		
Sheet	Lot	Unit#	Bldg#
PROPERTY LOCATION			
25 FAIRWAY ST NASHUA, NH			

OWNERSHIP
NASHUA DEVELOPMENT CO
% HAMBLETT & KERIGAN
20 TRAFALGAR SQ STE 505
NASHUA, NH 03063-1981

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

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 7,013,160 SF of land mainly classified as GOLF CRS It has 4 building(s) first built in 1900 with a total of 2,937 square feet. There are 4commercial unit(s), 2 Baths, 8 Half Baths.

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		
Topo4 - ROLLING	Zone 3		
Street 1 - PAVED			
Traffic2 - LIGHT			
Exempl			

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U
3800	GOLF CRS	1	43,560		
3800	GOLF CRS	1	3		
3800	GOLF CRS	1	157		

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

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
3800	0	8,700	0.00	0	8,700
3222	402,100	1,724,400	0.00	0	2,126,500
Building Total	402,100	1,733,100	0.00	0	2,135,200
Parcel Total	8,998,500	2,117,800	7,013,160.00	2,188,900	13,305,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	727.00	Tot Val SF/Pct	270.16

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes
2025	FV	3800	8,998,500	2,117,800	7,013,160	2,188,900	13,305,200	13,305,200 Year End Roll 2025
2024	FV	3800	8,998,500	2,117,800	7,013,160	2,188,900	13,305,200	13,305,200 Year End Roll 2024
2023	FV	3800	6,086,800	2,120,300	7,013,160	1,874,500	10,081,600	10,081,600 Year End Roll 2023
2022	FV	3800	6,086,800	2,120,300	7,013,160	1,874,500	10,081,600	10,081,600 Year End Roll 2022
2021	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 System Roll for 2021
2020	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Year End Roll
2019	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Year End Roll
2018	PATR	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Corrects for Assessor
2017	FV	3800	2,738,700	1,885,500	7,013,160	2,079,700	6,703,900	6,703,900 Year End Roll
2016	FV	3800	2,738,700	1,885,500	7,013,160	2,079,700	6,703,900	6,703,900 Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	733-170		01/01/1900	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit

ACTIVITIES

Date	Result	By
04/23/2024	Review	Jessica Marchi
02/29/2024	Ext in only	Rick Olson (VG
11/01/2023	BP Prop Ins	Rick Olson (VG
03/08/2023	Ext in only	Greg Turgiss
04/29/2022	Meas-List	Rick Olson (VG
04/20/2022	Field Review	Steve Whalen (
01/24/2022	BP Prop Ins	Terrri Sullivan (
10/04/2021	Meas-List	Rick Olson (VG
04/28/2021	BP Prop Ins	Greg Turgiss
03/23/2021	AERIAL V NC	Lindsay Monag
03/23/2021	BP Prop Ins	Rick Kuip (VGS



GIS Coord 1

1042864.51823177

GIS Coord 2

87128.53445433

Insp Date

02/29/2024

PRINT

Date

Time

3/26/2026 10:06 am

2025

USER DEFINED

PriorID1a

Nashua PID

116-1

Plan #

NR1913

PriorID1b

PriorID2b

PriorID3b

Code Date

Code Status

Nashua Ward

7

Assessor Map

Pro shop completed in 2018 all information picked up for 2018. BP erroneously not closed all permits closed in 21 GR 21 --- OLD PRO SHOP RAZED, ALL NEW FOR 2018 GR18---Insp. for 1 IBPs & discovered 3 new practice putting holes, all clustered around each other (no fairways). List at 50% (\$50,000) rate of a regular full hole (\$100,000). DD 5/12. PRO SHOP 1 FREE STANDING SIGN FOP=GAZEBO TYPE STRUCTURE ON GOLF COURSE MISC=COURSE GROUND IMPROVEMENTS 1021 PRO SHOP, #29

Exterior Information		Bath Features		Depreciation		
Type	17 - STORE	Full Bath	0	Phys Con	GD - Good	4.8
Story Hght	1 - 1 STORY	Add Full	0	Functional		
(Lw) Units	0	3/4 Bath	0	Economic		
Found	6 - SLAB EARTH	Add 3/4	0	Special		
Frame	1 - WOOD	1/2 Bath	2	Override		
P. Wall	28 - CEMENT CLAP	Add 1/2	0	G - GOOD		
Sec Wall		Other Fix	0	Total 4.8%		
Roof Str	1 - GABLE	General Information				
Roof Cvr	1 - ASPHALT	Other Features				
Color	YELLOW	Kitchens	0	Grade	B - GOOD	
		Add Kit	0	Year Bld	2017	Eff Yr
Interior Information				Alt LUC	3222	100%
Avg Ht./Ft	12.00	Condo Information				
		Location		Jurs		
P. Int Wall	1 - DRYWALL	Tot Units		Con Mod		
				L. Sum		

Calc Ladder		Base Rate	97.00	Dep. %	4.8%
Bmt Floors		Size Adj	1.09048	Dep.	20.272
Electric	3 - TYPICAL	Con Adj	0.97850	Depr'd Total	402.069
Insulation	2 - TYPICAL	Adj Prc	\$ 103.50	Juns Fl	1.0000
Int Vs Ext		Grade Fl.	1.30000	Spec. Features	\$ 0
Heat Fuel	1 - OIL	Other Feat	\$ 16.774	Final Total	\$ 402.100
# Heat Sys	1 - FORCED H/A	NBH Mod	1.0000	Assmt Fl.	1.0000
Heated %	100	NBC Infl	1.0000	Assessed Val	\$ 402.100
Sol HW %	CRF Vac %	LUC Fl.	1.0000	Total \$/SF	\$ 136.91
Com Wall %	Sprink %	Adj Tot (incl)	422.341	Undepr \$/SF	134.55000

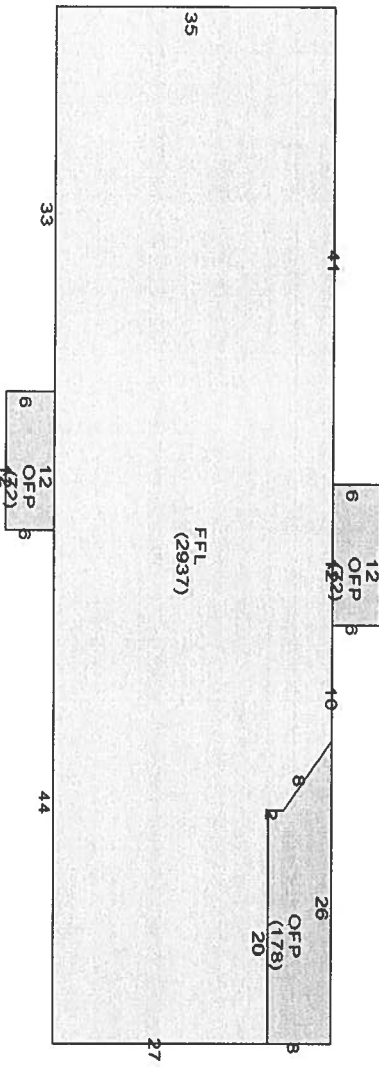
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,937	2,937	2,937	2,937	103.50	303,980
OFP	OPEN FRM PRC	322	322	0	0	24.83	7,995
Building Totals		3,259	3,259	2,937	2,937		311,975
Parcel Totals		71,451	75,103	49,250	49,994		10,455,708

Res Breakdown

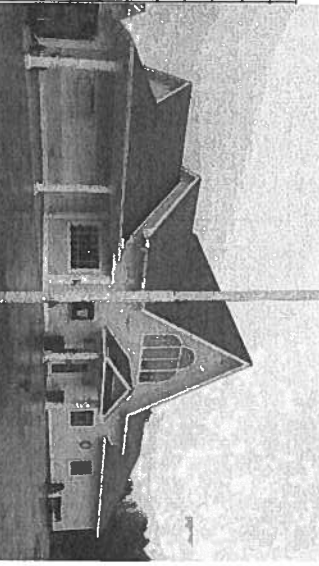
Floor	No. Unit	Rooms	Bdms
U	1	0	0
Bld Total	1	0	0
Pcd Total	4	0	5

Image



Special Features / Yard Items

Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Fl	Juns	Ft	Assessed
FOP	SCREEN HOUSE	D	Y	1	144.00	A	AV	1992	31.00	T	32%	3222	1	CA	1	K	1	3,100
GLF2	GLF CRS HOLE	D	Y	18	1.00	A	AV	1992	160,000.00	O	50%	3222	1	CA	1	K	1	1,440,000
GLF1	GLF CRS HOLE	D	Y	3	1.00	A	AV	2011	250,000.00	O	25%	3222	1	CA	1	K	1	281,300
GAZ	GAZEBO	D	Y		364.00	A	AV	2021	45.00	T	40%	3800	1	CA	1	K	1	8,700
Building Totals																		1,733,100
Parcel Totals																		2,247,900
Yard Item Appr																		130,100
Special Feature Appr																		2,247,900



0116 00001
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
25 FAIRWAY ST
NASHUA, NH
OWNERSHIP
NASHUA DEVELOPMENT CO
% HAMBLETT & KERIGAN
20 TRAFALGAR SQ STE 505
NASHUA, NH 03063-1981

0116-00001
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location
25 FAIRWAY ST
Nashua
Acct: 24768

Card: 4 of 4 Total Card
ASSESSED 213,900 / 13,305,200

Total Parcel
13,305,200



PREVIOUS OWNER

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
3800	0	0	0.00	0	0
3222	163,600	50,300	0.00	0	213,900
Building Total	163,600	50,300	0.00	0	213,900
Parcel Total	8,998,500	2,117,800	7,013,160.00	2,188,900	13,305,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	42.78	Tot Val SF/Pct	270.16

Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
733-170		01/01/1900	0	No			

TX Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2025	FV	3800	8,998,500	2,117,800	7,013,160	2,188,900	13,305,200	13,305,200 Year End Roll 2025	12/01/2025
2024	FV	3800	8,998,500	2,117,800	7,013,160	2,188,900	13,305,200	13,305,200 Year End Roll 2024	12/12/2024
2023	FV	3800	6,086,800	2,120,300	7,013,160	1,874,500	10,081,600	10,081,600 Year End Roll 2023	12/05/2023
2022	FV	3800	6,086,800	2,120,300	7,013,160	1,874,500	10,081,600	10,081,600 Year End Roll 2022	11/15/2022
2021	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 System Roll for 2021	11/15/2021
2020	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Year End Roll	11/12/2020
2019	FV	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Year End Roll	03/04/2020
2018	PATR	3800	5,386,700	2,134,200	7,013,160	1,824,300	9,345,200	9,345,200 Corrects for Assessor	01/09/2019
2017	FV	3800	2,738,700	1,885,500	7,013,160	2,079,700	6,703,900	6,703,900 Year End Roll	11/06/2017
2016	FV	3800	2,738,700	1,885,500	7,013,160	2,079,700	6,703,900	6,703,900 Year End Roll	11/16/2016

NARRATIVE DESCRIPTION
This parcel contains 7,013,160 SF of land mainly classified as GOLF CRS It has 4 buildings first built in 1900 with a total of 5,000 square feet. There are 4 commercial unit(s), 2 Baths, 8 Half Baths.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	733-170		01/01/1900	0	No			

2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
3/26/2026	10:06 am								

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int	Amt

Code	Desc	Amt	Comm Int	Amt

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		
Topo4 - ROLLING	Zone 3		
Street1 - PAVED			
Traffic2 - LIGHT			
Exempt			

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		
Topo4 - ROLLING	Zone 3		
Street1 - PAVED			
Traffic2 - LIGHT			
Exempt			

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit

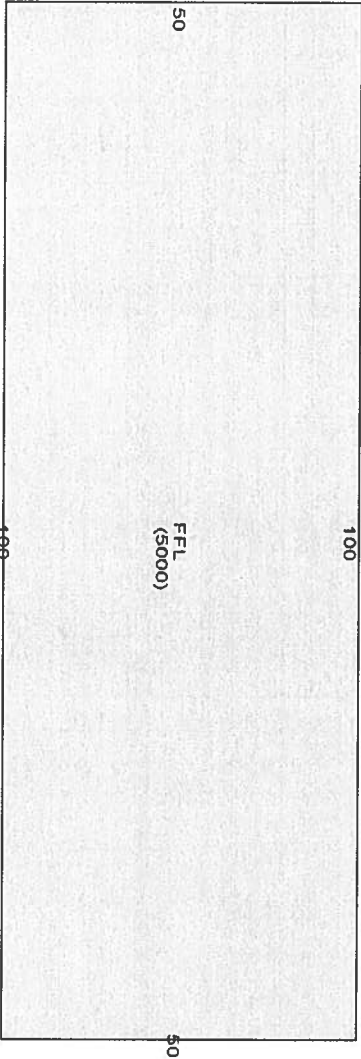
Date	Result	By
04/23/2024	Review	Jessica Marchi
02/29/2024	Extr in only	Rick Olson (VG)
11/01/2023	BP Prop Ins	Rick Olson (VG)
03/08/2023	Extr in only	Greg Turgiss
04/29/2022	Meas-1st	Rick Olson (VG)
04/20/2022	Field Review	Steve Whalen (VG)
01/24/2022	BP Prop Ins	Terri Sullivan (VG)
10/04/2021	Meas-1st	Rick Olson (VG)
04/28/2021	BP Prop Ins	Greg Turgiss
03/23/2021	AERIAL V NC	Lindsay Monag
03/23/2021	BP Prop Ins	Rick Kuip (VGS)

LAND SECTION		Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appl	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
LUC	LUC Desc	1	43,560		SF	SITE	1		6.93	6.93	CA	1	H							301,900			0 K	1		301,900	SITE
3800	GOLF CRS	1	3		AC	SITE	1		301,900	301,900	CA	1	H							905,700			0 K	1		905,700	SITE
3800	GOLF CRS	1	157		EX	RECRE	1		25,000	6,250.32	CA	1		EX	-75					981,300			0 K	1		981,300	EXCESS

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

Bld: 111231 Seq: 4 Year: 2025 Data As Of Date: 03/26/2026 User: marchantj DB: Assess50Nashua

Exterior Information			Bath Features		Depreciation	
Type	53 - PRE-ENG WARE	Full Bath	0		Phys Con	AV - Average
Story Hght	1 - 1 STORY	Add Full	0		Functional	
(Liv) Units	0	Tot 1	3/4 Bath	0	Economic	
Found	6 - SLAB EARTH	Add 3/4	0		Special	
Frame	2 - STEEL	1/2 Bath	1	F - FAIR	Overide	
P. Wall	18 - CORREG STL	Add 1/2	0		Total	32%
Sec Wall	0%	Other Fix	0		General Information	
Roof Str	1 - GABLE	Other Features		Grade	D - FAIR	
Roof Cvr	9 - METAL-LOW	Kitchens	0	Year Bt.	1970	Eff Yr
Color	RED	Add Kit.	0	Alt LUC	3222	
Interior Information			Condo Information			
Avg Ht./Fl	12.00	Location		Juns		
P. Int Wall	5 - MINIMUM	Tot Units		Con Mod		
Sec Int Wall		Floor		L. Sum		
Partition	T - TYPICAL	% Own				
P. Floor	12 - CONCRETE	Name				
Sec Floor		Calc Ladder				
Brnt Floors		Base Rate	59.00	Depr %	32%	
Electric	3 - TYPICAL	Size Adj	1.30000	Depr	77.004	
Insulation	2 - TYPICAL	Con Adj	0.83080	Depr'd Total	163.634	
Int Vs Ext		Adj Prc	\$ 63.72	Juns Fl.	1.0000	
Heat Fuel	2 - GAS	Grade Fl.	0.75000	Spec. Features	\$ 0	
Heat Type	1 - FORCED H/A	Other Feat	\$ 1.688	Final Total	\$ 163.600	
# Heat Sys	1	NBt Mod	1.0000	Assmnt Fl.	1.0000	
Heated %	100	AC %		NBC Infl	1.0000	
Sol HW %		Chl Vac %		LUC Fl.	1.0000	
Com Wall %		Spnkt %		Adj Tot (rech)	240.638	
Special Features / Yard Items			Underpr \$/SF	47.79000		



Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	5,000	5,000	5,000	5,000	63.72	318,600
Building Totals		5,000	5,000	5,000	5,000		318,600
Parcel Totals		71,451	75,103	49,250	49,994		10,455,708

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	0	0
Bid Total		1	0
Prcd Total		4	5

Image

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	DS	Depr %	LUC	Fl.	NBC	Fl.	Juns	Fl.	Assessed
FGRI	GARAGE-AVE	D	Y	1	1920.00	A	AV	1992	36.00	T	32%	3222	1	CA	1	K	1	38,300
GRN3	COMMERCIAL P	D	Y	1	612.00	A	AV	1992	8.00	T	32%	3222	1	CA	1	K	1	3,000
GRN3	COMMERCIAL P	D	Y	1	544.00	A	AV	1992	8.00	T	32%	3222	1	CA	1	K	1	2,800
SHD1	SHED FRAME	D	Y	1	30.00	A	AV	1992	15.00	T	32%	3222	1	CA	1	K	1	500
SHD3	METAL	D	Y	1	90.00	A	AV	1992	11.00	T	32%	3222	1	CA	1	K	1	700
SHD3	METAL	D	Y	1	48.00	A	AV	1992	11.00	T	32%	3222	1	CA	1	K	1	500
SHD4	CONCRETE UTI	D	Y	1	12.00X14.00	A	AV	2010	35.00	T	14%	3222	1	CA	1	K	1	4,500
Building Totals									50,300									50,300
Parcel Totals									2,117,800									2,247,900
Special Feature Appr																		
Special Feature Appr																		

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





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: March 24, 2026
Re: Abatement Recommendation 70 Cannongate III Rd

Reasons for abatement recommendation:

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

The taxpayer states an opinion of market value of \$300,000 for the subject unit. The only market data cited by the applicant was the July 2025 purchase of the subject unit for \$315,000. The applicant's lower estimate of value was due to subject unit defects claimed to be unknown to applicant at the time of purchase:

- Rotted deck, removed by association in September 2025 due to safety concerns;
- Structural issues due to rotted header and floor joists behind the deck.

Since the purchase, the applicant has made structural repairs (\$2,600) and has renovated the interior of the unit, including updated kitchen and baths. The repairs and updates were made prior to the abatement inspection performed by Jessica Marchant on February 9, 2026 and an increase in the assessed value of the unit to \$382,700 will be effective for the 2026 property tax year (4/1/2026). The owner's association had not yet replaced the deck at the time of inspection.

As noted, the only market data provided by the applicant in support of the abatement request was the subject unit sale. The July 2025 sale of the subject unit for \$315,000 is not considered arms-length. The applicant reports the seller was still occupying the unit at the closing, that the seller was a hoarder and that the seller was within 3 days of foreclosure at the time of closing. The applicant / buyer assisted the seller in cleaning the unit out, finding a new place to live and moving into a new place.

The City has conducted independent research for market data in the form of arms-length comparable sales from within the complex. Several units similar in size to the subject unit (1,008 SF living area) were found (list attached). The comparable sales are adjusted for time at 5% per year, differences in baths and condition, and for subject needing structural repairs and deck replacement. The range of adjusted sales prices is \$330,200 to \$350,600 and the range of indicated assessed values at the median ratio of 95.3% is \$314,700 to \$334,100. An assessed value at the low end of the range of indicated assessed values is considered reasonable for the subject unit considering the difficulty in selling a unit in fair condition and needing structural repairs. I therefore recommend an abatement be granted to a revised assessed value of \$315,000 for the subject unit.

Conclusion:

Based on the City's market research, an abatement is warranted to a revised assessed value of \$315,000.

Account: 37819 **Map/Lot:** 0000G-00101-70

Owner: GTISE LLC, ERAN LEVIT, MANAGING MEMBER

Property Location: 70 CANNONGATE III RD

Original 2025 Assessed Value: \$351,100

Recommended Revised Assessed Value: \$315,000

Recommended Assessed Value Reduction: \$36,100

Recommended Abatement Refund: \$607.56 plus statutory interest from date paid

BOA Meeting Date: 04/02/2026

Abatement Request BOA Decision: **GRANTED**

CANNONGATE III COMPARABLE SALES / 1008 SF UNITS

Acct #	Property/Address	Sale Price	Total Assessed Value	Sale Date	Living Area	BRs	Full Bath	Half Bath	Year Built	Condition	Adjustments					Adjusted Sale Prices	Indicated Assessed Value
											Time Adj at 5% per year	Sale #3 Extra Full Bath	Subject Condition FR at Sale	Less Cost of Structural Repairs and Deck			
37756	6 CANNONGATE III RD	\$381,000	\$356,600	2/18/2025	1008	2	1	1	1979	GD	\$2,200	\$0	-\$38,100	-\$7,500	\$337,600	\$321,700	
37767	18 CANNONGATE III RD	\$365,000	\$321,400	7/11/2025	1008	2	1	1	1979	AV	-\$5,100	\$0	-\$18,300	-\$7,500	\$334,100	\$318,400	
38604	101 CANNONGATE III RD	\$390,000	\$351,300	5/16/2025	1008	2	2	1	1979	AV	-\$2,400	-\$10,000	-\$19,500	-\$7,500	\$350,600	\$334,100	
38633	135 CANNONGATE III RD	\$355,000	\$342,700	3/21/2025	1008	2	1	1	1979	AV	\$500	\$0	-\$17,800	-\$7,500	\$330,200	\$314,700	

Effective Date: 4/1/2025

Median Ratio: 95.3%

Desc:	Lot Size	Total and

PREVIOUS ASSESSMENTS									Land Unit 1 type
Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2025	FV	1021	351,100	0	0	0	351,100	351,100 Year End Roll 2025	12/01/2025
2024	FV	1021	351,100	0	0	0	351,100	351,100 Year End Roll 2024	12/12/2024

2022	FV	1021	295,500	0	0	295,500	295,500	Year End Roll 2022	11/15/2022
2021	FV	1021	186,400	0	0	186,400	186,400	System Roll for 2021	11/15/2021
2020	FV	1021	186,400	0	0	186,400	186,400	Year End Roll	11/12/2020
2019	FV	1021	186,400	0	0	186,400	186,400	Year End Roll	03/04/2020
2018	PATR	1021	186,400	0	0	186,400	186,400	Corrects for Assessor	01/09/2019
2017	FV	1021	123,700	0	0	123,700	123,700	Year End Roll	11/06/2017
2016	FV	1021	123,700	0	0	123,700	123,700	Year End Roll	11/16/2016

Date		Time
3/26/2026		9:41 am
TAX YEAR		

SALES INFORMATION								
Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MORROW, DONNA M	9870-242	W	07/07/2025	315,000	No	8	Q	MLS 5042908, 14 DOM.
MIRANDA, INES DASILVA	8682-1402	W	08/11/2014	157,000	No	8	Q	
DASILVA, RICHARD A.	8609-2865	W	04/28/2003	149,000	No		38	
	4165-247		05/26/1987	99,998	No			PL.#11829

2025
USER DEFINED
PriorID1a
Nashua PID

[illegible]

Plan #
PriorD1b
PriorD2b

04/30/2020	Meas+1/visit	Mike Castillo (V)
10/07/2003	SI Info Door	Wynna Whitcher
08/16/2001	Extr In only	Wynna Whitcher
02/13/1991	Meas2InCdt.f	IMH
02/04/1991	Meas+1/visit	IMH

Priority3b
70
Code Date
Code Status
Nashua Ward
2
Assessor Map
CG185

[illegible]

CHNG CLPBRD TO BRICK & ADD HDWD FOR 2015 PER M.S GT14--ADD CONDO INFO 6/09 ND--REMOVE LAND SF-TOTAL SHOWN ON Z ACCT 8/08 ND--TYPE A OBJ=METAL FLU BR VENEER-EXT ECO=MKT ADJ CHNG FGR TO BGR WW01 QUALIFIED SALE 2003 WW03 ENLARGED WDK WW03

Exterior Information			Bath Features		Depreciation		
Type	EST - TOWNHOUSE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	26
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	A - AVERAGE	Override		
P. Wall	7 - BRICK	Add 1/2	0		Total 26%		
Sec Wall		Other Fix	0				
Roof Str	1 - GABLE	Other Features			Grade	C+ - AVG. (+)	
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	1979	Eff Yr
Color	BEIGE BRICK	Add Kit.	0		Alt LUC		
Interior Information			Condo Information			Jurs	
Avg Ht / Ft		Location	I - INTERIOR		Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum		

Un Sketch'ed Subareas:
SFL (504)
FFL (504)
BGR (280)
WDK (129)

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	504	504	504	504	292.19	147,264
SFL	SECOND FLR	504	504	504	504	292.19	147,264
WDK	WOOD DECK	128	128	0	0	19.13	2,449
BGR	BMT GARAGE	280	280	0	0	87.66	24,545
BMT	BASEMENT	224	224	0	0	73.05	16,363
Building Totals		1,640	1,640	1,008	1,008		337,884
Parcel Totals		1,640	1,640	1,008	1,008		337,884

Res Breakdown

Floor	No. Unit	Rooms	Bdms
U	1	4	2
Bid Total			
1	4		2
Prod Total			
1	4		2

Image

Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Fl.	NBC	Ft.	Jurs	Ft.	Assessed
FPL	FIREPLACE	A	S	1	1.00	A	AV	1979	2,500.00	T	40%	1021	1	CAN1	1	19	1	1,500
Special Features / Yard Items																		
Building Totals																		
Yard Item Appr																		
Parcel Totals																		
Yard Item Appr																		
Special Feature Appr																		
Special Feature Appr																		

