



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Public Items

A meeting of the Board of Assessors is scheduled for Thursday April 3, 2025 at 9:00AM at City Hall 229 Main St. in the Auditorium.

- 1. Abatement for the property located at 21 MERCURY LN. Acct# 52693**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 21 MERCURY LN.**
- 2. Abatement for the property located at 15 INDIANA DR. Acct# 34486**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 15 INDIANA DR.**
- 3. Abatement for the property located at 14 VALIANT LN. Acct# 22322**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 14 VALIANT LN.**
- 4. Abatement for the property located at 171 TAYLOR ST. Acct# 21362**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 171 TAYLOR ST.**
- 5. Abatement for the property located at 19 WHITE PLAINS DR. Acct# 29988**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 19 WHITE PLAINS DR.**

6. Abatement for the property located at 4 TOMOLONIS DR. Acct# 41028

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 4 TOMOLONIS DR.

7. Abatement for the property located at 7 CRYSTAL DR. Acct# 50818

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 7 CRYSTAL DR.

8. Abatement for the property located at 598 WEST HOLLIS ST. Acct# 20354

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 598 WEST HOLLIS ST.

9. Abatement for the property located at 47 FAIRVIEW AVE. Acct# 20696

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 47 FAIRVIEW AVE.

10. Abatement for the property located at 14 ANDOVER DOWN , Unit U-270. Acct# 46236

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 14 ANDOVER DOWN , Unit U-270.

11. Abatement for the property located at 51 FARMINGTON RD. Acct# 8724

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 51 FARMINGTON RD.

- 12. 2024 Fire Proration Abatement for the property located at 7 Monica Dr. Acct# 18400**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 7 Monica Dr.**
- 13. 2024 Fire Proration Abatement for the property located at 4-6 Cross St. Acct# 32662**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 4-6 Cross St.**
- 14. 2023 Fire Proration Abatement for the property located at 185-187 West Hollis St. Acct# 4778**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 185-187 West Hollis St.**
- 15. 2023 Fire Proration Abatement for the property located at 86 Langholm Dr. Acct# 23414**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatement for the property located at 86 Langholm Dr.**
- 16. 2024 Fire Proration Abatements for the properties located at Bluestone Dr. per the list provided (Building affected houses #61- #90 Bluestone Dr.)**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the Abatements for the properties located at Bluestone Dr. as presented and per the list provided.**
- 17. 2024 Solar Exemptions for Approval**
 - a. City's Recommendation- Approval**
 - b. Motion: To approve the solar exemptions per the list provided.**



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: March 4, 2025
Re: Abatement Recommendation

Reasons for abatement recommendation:

This property is a new manufactured home for 2024. When a manufactured home sells for the first time, the sale price is not available on the recorded deed.

The applicant supplied their purchase price and supporting documents with their application.

An abatement to the value of the sale price is warranted.

Account: 52693

Map/Lot: 0000D-00029-1986-21-NMH

Owner: TAKE THE REIGNS REV TR
BLUM,STEVEN A., TEE

Property Location: 21 MERCURY LN

Reason: Overassessed

2024 Assessment: \$352,400 **Proposed 2024 Assessment:** \$270,000

Total amount of abatement \$1310.16

BOA Meeting Date: 04/03/2025

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 21 MERCURY LN

Address: 21 MERCURY LN

Owner: TAKE THE REIGNS REV TR

BLUM, STEVEN A., TEE

2024 Assessment: \$352,400

Applicant's Opinion of Value: \$270,000

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# _____ Appeal Year Market Value \$ 269,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

This was the purchase price which was \$10K over asking price. This was a brand new, no upgrades bare minimum ~~has~~ mobile home on rented land at \$515 a month.

Please note, my mobile home located at 21 Mercury Lane Nashua NH was listed for \$259,000 but it was the home I needed location wise since I had recently received custody of my ~~child~~ so I offer \$269,900 and closed on the home on March 20, 2024. This home is a brand new basic low cost everything but it was what made my life work so instead of talking them down, I overbid for the house. I do not own the land and have to pay \$515 a month park rent. I believe the city of Nashua's assessment of my home value of \$352,400 should be adjusted.

Owner provided purchase and sale agreement.

3. The **SELLING PRICE** is two hundred sixty-nine thousand nine hundred Dollars \$269,900.00
A DEPOSIT in the form of check is to be held in an escrow account by _____

Assessor Reasoning

The Subject is a manufactured home installed in 2024. Applicant is the first owner of the property. Sale price information is not listed on the deed the first time a manufactured home is sold. Entering the property information into the database created a 2024 assessment of 352,400. Applicant provided sufficient supporting documentation for an abatement of the 2024 assessed value to the sale price of \$270,000.

Assessor Recommendation

To grant the abatement to the value of \$270,000.

Parcel ID 0000D-00029-1986-21-NMH

ADD SHD, CLOSED BP ML24--- Pick up for 2024. Add building details for new MH. JM24---NEW ACCOUNT 4/23

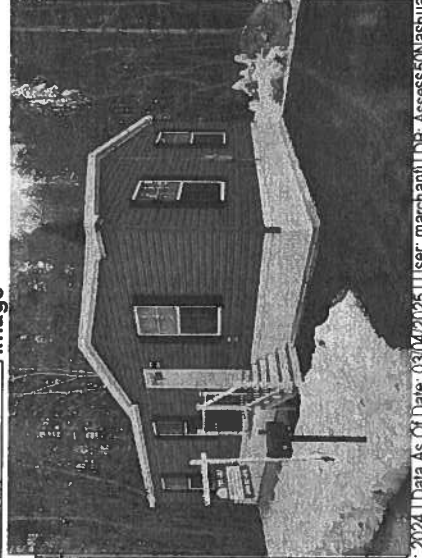
Exterior Information				Bath Features			Depreciation		
Type	20DW - DW MH	2		A - AVERAGE		Phys Con	AV - Average		
Strt Hght	1 - 1 STORY	Add Full				Functional			
(Liv) Units	1 - Tot 1	3/4 Bath				Economic			
Found	6 - SLAB EARTH	Add 3/4				Special			
Frame	1 - WOOD	1/2 Bath				Override			
P. Wall	4 - VINYL	Add 1/2				Total	1.2%		
Sec Wall	%	Other Fix				General Information			
Roof Str	1 - GABLE					Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT	Kitchens		1		Year Bkt	Eff Yr		
Color	RED	Add Kit.				Alt LUC			
Interior Information				Condo Information					
Avg Ht / Ft	Location								
P. Int Wall	1 - DRYWALL			Tot Units					
Partition				Floor					
P. Floor	18 - LAMINATE			% Own					
Sec Floor	15 - CARPET			Name					
Calc Ladder				40%					
Bmt Floors	Base Rate			180.00		Depr %		1.2%	
Electric	Size Adj			1.00000		Depr		4,248	
Insulation	Con Adj			0.95000		Depr'd Total		349,790	
Int Vs Ext	Adj Prc			\$ 171.00		Juris Ft		1.0000	
Heat/Fuel	Grade Ft			1.00000		Spec. Features		\$ 0	
Heat Type	1 - FORCED H/A			Other Feat		Final Total		\$ 349,800	
# Heat Sys	1			1.0000		Assmnt Ft		1.0000	
Heated %	100			NBC Mod		Assessed Val		\$ 349,800	
Sol HW %	37AC %			NBC Infl		Total \$/SF		\$ 249.15	
Con Wall %	Ctrl Vac %			LUC Ft		Undepr.\$/SF		171.00000	
	Sprink %			Adj Tot (man)					
Special Features / Yard Items									

[illegible]

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

[illegible]

Floor	No. Unit
	1
Bld Total	1
Prcd Total	1



Bid: 30669 | Seq: 1 | Year: 2024 | Data As Of Date: 03/04/2025 | User: marchant | DB: Assess5 | Nashua



THE CITY OF NASHUA

"The Gate City"

[Administrative Services Division]
[Assessing Department]

C&N Savage Joint Revocable Trust
Carl & Nancy Savage, Trustees
19 White Plains Drive
Nashua, NH 03062

Re: RSA 76-16 Property Tax Abatement
19 White Plains Drive
Account #29988
Parcel ID 0000E-00570

Dear Mr. & Mrs. Savage:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

The taxpayer provides a copy of an appraisal completed for abatement purposes. The appraisal date is December 19, 2024 and the effective date is April 1, 2024 (a "retrospective" appraisal). The range of adjusted values for the 6 comparable sales used is \$538,024 to \$579,193 and the appraiser's point estimate of value is \$563,000.

The subject was originally constructed in the 1960's as a Ranch style dwelling and has been expanded with additions over the years. It would be best described today as a Multi-Level or Tri-Level style dwelling. The appraisal contains a list of six sales varying in style but overall reasonably similar in size and age. Prices and dates of sale were verified as being accurate. Although selling through Multiple Listing, the City recognizes sale #6 as an unqualified estate sale. Although transferred with a warranty deed, the grantor was a successor trustee selling the property after the death of the trust grantor. Being one of six total sales used by the appraiser, use of the unqualified sale is not believed to impact the reliability of the conclusion of value.

The City has searched for additional sales similar in location, style, size and age (within 10% of 2,402 SF finished living area and built prior to 1990). Several such sales were noted but none were determined to be significantly better comparable sales than those used by the appraiser.

III – Conclusions

The Taxpayer's claim that the assessment should be reduced was found to have merit. The Taxpayer's abatement request is GRANTED to a revised assessed value of \$563,000.

On behalf of the Board of Assessors.

-----PENDING REVIEW AND APPROVAL BY THE BOARD OF ASSESSORS AT THEIR APRIL 2025 MEETING-----

Robert J. Gagne
Chief Assessor

Abatement Information Sheet

Account Number: 29988

Address: 19 WHITE PLAINS DR

Owner: SAVAGE, C & N JOINT REV TRUST

SAVAGE, CARL A TRUSTEE & SAVAGE, NANCY T TRUSTEE

2024 Assessment: \$615,100

Applicant's Opinion of Value: \$563,000

Application Information:

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# Acct 29988 Appeal Year Market Value \$ 563,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

1. See Attached Appraisal of Real Property (completed Dec2024)

2. Vision Government Solutions Valuation

3. Discoverer Line of Credit

The City Assessor's office assessed my property at \$615,000.

- My independent appraisal (Yanco) came in at \$563,000 (1)
- Vision Government Solutions New 2024 Preliminary Assessment is \$572,300 which if adjusted for 2022 abatement would be \$549,486 (2)
- A Discoverer Home Equity Loan valued my home at \$563,132 (3)

Assessor Reasoning

See letter attached

Assessor Recommendation

To grant the abatement to the value of \$563,000.

Comments

Added Land Line 2 for easement area, RG 11-20-24. Per abatement appeal, researched portion of land unusable to owner due to clear cutting by utilities for power lines. negative influence factor increased from -10% to -24% to reflect 24% of unusable portion of total land. JM24--- 3/22 1 3/4 BTH UPSTAIRS, 1 3/4 BATH DOWNSTAIRS. REMOVE CPT-ADD SFLGAR-SFLJFL-EFP-10X7 FFL & 7X7 OFP-SHD1-CHNG WD SIDING TO VINYL-ADD 3/4 BTH & OTHER FIX-CHNG 7 RMS TO 8 & 3 BDRMS TO 4-TAKE PAT1 FROM Y1 & ADD TO SKETCH GR12---ADD PAT1 GR06---1996=INTERIOR RENOVATIONS ADDED A BATHROOM/GOT INFO AT DOOR NOH OVER 18 I/A/ELECT.EASEMENT SIDEYRD FPL1=GAS INSERT

Parcel ID 0000E-00570

Exterior Information			Bath Features		Depreciation	
Type	01- RANCH		Full Bath	3	A - AVERAGE	Phys Con
Story Hght	1 - 1 STORY		Add Full	0		Functional
(Lb) Units	1	Tot 1	3/4 Bath	0		Economic
Found	1 - CONCRETE		Add 3/4	0		Special
Frame	1 - WOOD		1/2 Bath	0		Override
P. Wall	4 - VINYL		Add 1/2	0		Total
Sec Wall		0%	Other Fix	1	A - AVERAGE	21%
Roof Str	1 - GABLE		General Information			
Roof Cvr	1 - ASPHALT		Grade			
Color	GREEN		Year Blt			
Interior Information			Att LUC			
Avg Ht / Ft			Juris			
P. Int Wall			Con Mod			
Sec Int Wall			L. Sum			
Partition						
P. Floor						
Sec Floor						
Bmt Floors						
Electric						
Insulation						
Int Vs Ext						
Heat Fuel						
Heat Type						
# Heat Sys						
Heated %						
Sol HW %						
Com Wall %						
25%						
Calc Ladder						
Base Rate						
Size Adj						
Con Adj						
Adj Prc						
Grade Ft						
Other Feat						
NBH Mod						
NBC Infil						
LUC Ft						
Adj Tot (incl)						

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,618	1,618	1,618	1,618	171.29	277,148
SFL	SECOND FLR	784	784	784	784	171.29	134,291
WDK	WOOD DECK	16	16	0	0	25.50	408
BMT	BASEMENT	494	494	0	0	42.82	21,153
EFP	ENCL PORCH	192	192	0	0	49.84	9,569
FBM	FINISHED BMT	494	494	0	0	59.95	29,615
GAR	GARAGE	588	588	0	0	59.95	35,251
OFP	OPEN FRM PRC	49	49	0	0	38	1,853
PAT	PATIO	580	580	0	0	9	5,228
Building Totals		4,815	4,815	2,402	2,402		514,514
Parcel Totals		4,815	4,815	2,402	2,402		514,514

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	7	4
Bld Total		1	7
Prd Total		1	7

Image

Special Features / Yard Items																		
Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	FL	Juris	Ft	Assessed
FPL1	FIREPLACE 1	A	S	1	1.00	A	AV	1974	4,400.00	T	40%		1		1		1	2,600
SHD1	SHED FRAME	D	Y	1	10.00x12.00	A	AV	1992	15.00	T	32%		1		1		1	1,200
WDK	WOOD DECK	D	Y	1	6.00x8.00	A	AV	2020	17.00	T	4%		1		1		1	1,200



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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: March 25, 2025

Re: Abatement Recommendation

Reasons for abatement recommendation:

Assessor confirmed there is no patio on the property and removed it from the property record card.

This reduced the value of the property and an abatement is warranted.

Account: 34486

Map/Lot: 0004-00030

Owner: FAUSTLINGE 2018 TR, THE
BEMISH, EDWARD J, TEE

Property Location: 15 INDIANA DR

Reason: Data Correction

2024 Assessment: \$546,100 **Proposed 2024 Assessment:** \$544,900

Total amount of abatement \$19.08

BOA Meeting Date: 04/03/2025

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 34486

Address: 15 INDIANA DR

Owner: FAUSTLINGE 2018 TR, THE

BEMISH, EDWARD J, TEE

2024 Assessment: \$546,100

Applicant's Opinion of Value: \$N/A

Application Information:

No Patio
Inspection Requested

Assessor Reasoning

Assessor confirmed there is no patio on the property and removed it from the property record card. This reduced the value of the property and an abatement is warranted.

Assessor Recommendation

To grant the 2024 abatement to the value of \$544,900 due to a data correction.



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
1043022.16123177
GIS Coord 2
89482.47945433
Insp Date
10/15/2024

TAX YEAR
2024

USER DEFINED	
PriorD1a	
Nashua PID	
4-30	
Plan #	
HCRD T363	
PriorD1b	
PriorD2b	
PriorD3b	
15	
Code Date	
Code Status	
Nashua Ward	
7	
Assessor Map	

Card: 1 of 1	Total	546
ASSESSED		
LEGAL DESCRIPTION		
Assc: HCRD 1363		
Lot Size		
Total Land		
Land Unit Type		
S	Date	
End Roll 2024	12/12/2024	
End Roll 2023	12/05/2023	
End Roll 2022	11/15/2022	
End Roll for 2021	11/15/2021	
End Roll	11/12/2020	
End Roll	03/04/2020	
End Roll for Assessor	01/09/2019	
End Roll	11/06/2017	
End Roll	11/16/2016	
	11/16/2015	

Nashua		Acct: 34486	
Land Val	Total Val	Assessed	Notes
170,500	546,100	546,100	Year
		444,600	Year
		444,600	Year
170,500	546,100	314,500	System
170,500	546,100	313,500	Year
Val SF/Pct	215.06	313,500	Year
		313,500	Year
		313,500	Corr
		268,800	Year
		268,800	Year
		268,800	268.80

Sl	Land Size
0	15,000.00
0	15,000.00
0	15,000.00
d	215.06
	Tot V

15 INDIANA DR			
Building Location			
ISAL SUMMARY			
Building Val	Yard Items		
373,600	2,000		
373,600	2,000		
373,600	2,000		
Adj Cost			Tot Val SF/Bld
MENTS			
Bld Value	Yard Items		
373,600	2,000		
306,200	2,000		
306,200	2,000		
217,000	2,100		
216,000	2,100		
216,000	2,100		
216,000	2,100		
186,600	1,100		
186,600	1,100		
186,600	1,100		

0004-00030	Parcel ID	IN PROCESS APPRAISAL
	Use Code	
	1401	
	Building Total	
	Parcel Total	
	Source	0 - Mkt

PREVIOUS ASSESSES			
Tx Yr	Cat	Use	
2024	FV	1401	
2023	FV	1401	
2022	FV	1401	
2021	FV	1401	
2020	FV	1401	
2019	FV	1401	
2018	PATR	1401	
2017	FV	1401	
2016	FV	1401	
2015	FV	1401	

0	Unit#	Bldg
ATION		
THE		
TEE		
000		
	Type	
IR		
0000		

00004	Sheet	00003	Lot
PROPERTY LOCATION			
15 INDIANA DR NASHUA, NH			
OWNERSHIP			
AUSTLINGE 1818 TRF HEMISH, EDWARD J, PO BOX 288 NASHUA, NH 03060-0288			
PREVIOUS OWNERS			
HEMISH, EDWARD J 15 INDIANA DR NASHUA, NH 03060-0288			

2024
USER DEFINED
PriorID1a
Nashua PID
4-30
Plan #
UCBD 1262

DECEASED 2/10/16--PAGE REF

TSF	Verif.	NAL	Notes
No		T	
No		38	
No		N	JT -- ADD
No		N	
No		38	JT--ALAN
No			

e	Date	Sale Price
	12/06/2018	0
	09/18/2018	2,667
	01/20/2017	0
	08/19/2016	247,533
	03/25/2014	0
	10/01/1999	184,933

IN	Legal Ref	Type
	9131-2301	Q
	9110-0865	Q
SLLC	8938-2104	W
	8888-430	W
	8647-2727	Q
NM	6164-1418	W

SALES INFORMATION	Grantor
BEMISH, EDWARD J	
BEMISH, EDWARD J &	
GOLDBACH ASSOCIATE	
GRUPE, ARINA	
GRUPE, ALAN	
TERRIN, JOHN D & DAVID	

DESCRIPTION	AMT	COMM IN
10000.00000 SF of land mainly classified as (s) first built in 1989 with a total of 2 1 living unit(s), 2 Baths, 1 Half Bath,		

NARRATIVE DESCRIPTION		OTHER ASSESSMENTS	
Code	Desc	Code	Desc
15	This parcel contains 15		
UNIT	It has 1 building		
	square feet. There are		
	Rooms, and 3 Bdrms.		

PriorID1b
PriorID2b
PriorID3b 15
Code Date
Code Status
Nashua Ward 7
Assessor Map

Result	By
No Change	Chris Ruel (VS)
Extr In only	Cheyann Devlin
Field Review	June Perry (VG)
Meas+1/visit	Rob Tolland (V)
Field Review	Rob T-KRT
Extr In only	Gary Turgiss
Meas+List	Elaine Weir
Meas+1/visit	Greg Turgiss
Meas+List	ST
Meas+List	ST

ACTIVITIES	Date
	10/15/2024
	02/28/2024
	06/29/2022
	01/08/2021
	07/16/2018
	05/22/2006
	08/20/2004
	06/22/2004
	03/30/1994
	10/10/1991

Closed	Status	Notes
7/05/2024	C	INSTALL 22 RO
2/20/2023	C	ELECTRICAL F
1/10/2013	C	
7/24/2013	C	
7/06/2010	C	
7/22/2006	C	
7/22/2004	C	
7/22/2004	C	
7/04/1997	C	
7/22/1993	C	

Desc	Amount
Alt Energy	15,510
Electrical Only	06
ELECTRICAL/M	07
SHEDC - NEW	4,000
MECHANICAL	05
MECHANICAL	05
Mech/Plumb/E	06
New Building	26,000
Addition	2,000
Addition	29,309

BUILDING PERMITS	Date	Number
	06/19/2023	23-2002
	06/19/2023	23-2002-01
	06/18/2013	201301036
	04/08/2011	201100541
	03/08/2010	201000325
	02/14/2006	200600218
	02/17/2004	200400214
	08/06/2003	200300450
	05/22/1996	199600670
	10/22/1993	199449881

ORS		Item	Code
		Dis 1	NASH
		Dis 2	
		Dis 3	
		Zone 1	R9
		Zone 2	
		Zone 3	
	YELLOW		

[illegible]

Assessed	Notes
170,500	
170,500	

C	%	Spec L.V.	Juris	L.Fl.
		0	1	1
Total		0		Tot

[illegible][illegible][illegible][illegible][illegible][illegible]

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

Parcel ID 0004-00030

Add Solar, close BP, CD24-- REMOVE 96 SF SHD1 & ADD 160 SF SHD1 -BP CLOSED 5/13 ND---ADD CENT AIR GT08---SERIOUS PROBLEM W/ WATER IN UBM=FUNC DEPR JM 4/94 SPOKE W/ OWNER UHS STILL UNFIN
SERIOUS CRACKING IN FNDT & SLAB&INT WALLS=FUNC DEPR added FGR, W/RTH GR04 HRTH IS FOR
PELLET STOVE CHG AVG-10 TO AVG EW04 REPOSITIONED FGR ON SKETCH TO FRONT OF BLDG EW04
ADDED 2WDK'S SHD EW04 CHG 1.5BTHS TO 2.5 EW04 CHG 5 RMS TO 8 RMS EW04 CHG UHS&FHS TO TQSG
CHG FBM AREA TO UBM EW04

Exterior Information				Bath Features				Depreciation			
Type	04 - CAPE	Full Bath	2	A - AVERAGE		Phys Con	AV - Average			24.5	
Sty Hght	11 - 1.75 STORIES	Add Full	0			Functional	B - BMT PROB			15	
(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	4 - VINYL	Add 1/2	0								
Sec Wall	0%	Other Fix	0			Total				35.83%	
				General Information							
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE						
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	1989	Eff Yr				
Color	WHITE	Add Kit.	0			Alt LUC					
Interior Information				Condo Information							
Avg Ht / Ft		Location				Con Mod					
P. Int Wall	1 - DRYWALL	Tot Units				L. Sum					

Sub Areas

P. Floor	4 - CARPET	Name
Sec Floor		Calc Ladder
Bmt Floors		
Electric	3 - TYPICAL	Base Rate 190.00
Insulation	2 - TYPICAL	Size Adj 0.89382
Int Vs Ext		Con Adj 1.00000
Heat Fuel	1 - OIL	Adj Prc \$ 169.83
Heat Type	3 - FORCED HW	Grade Ft. 1.00000
# Heat Sys	0	Other Feat \$ 33.889
Heated %	100	NBH Mod 1.0000
Sol HW %		NBC Infl 1.0000
Con Wall %		LUCC Ft. 1.0000
		Adi Tot (con) 564.000
		Assmnt Ft. 1.0000
		Assessed Val \$ 373.600
		Total %SF \$ 147.13
		Under %SF 169.83000

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undrpr Val
FFL	FIRST FLR	1,451	1,451	1,451	1,451	169.83	246,423.87
TQS	3/4 STORY	1,088	1,451	1,088	1,088	169.83	184,817.17
WDK	WOOD DECK	264	264	0	0	15.84	4,187.40
GAR	GARAGE	480	480	0	0	59.44	28,531.52
PAT	PATIO	168	168	0	0	10.87	1,826.68
BMT	BASEMENT	1,451	1,451	0	0	42.46	61,609.91
EFP	ENCL PORCH	33	33	0	0	82.52	2,723.23
	Building Totals	4,935	5,298	2,539	2,539		530,113.34
	Parcel Totals	4,935	5,298	2,539	2,539		530,113.34

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	8	3
Bid Total	1	8	3
Prd Total	1	8	3

Special Features / Yard Items

[illegible]

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

Bid: 15622 | Seq: 1 | Year: 2024 | Data As Of Date: 03/25/2025 | User: marchantij | DB: Assess50Nashua



OWNERSHIP
FAUSTLINGE 2018 TR, THE
BEMISH, EDWARD J, TEE
PO BOX 288
NASHUA, NH 03061-0000

PREVIOUS OWNER
BEMISH, EDWARD J
15 INDIANA DR
NASHUA, NH 03060-0000

0004
Parcel ID
15 INDIANA DR
Building Location

00030
Lot
PROPERTY LOCATION

Unit#
Bldg#

0004-00030
Parcel ID
15 INDIANA DR
Building Location

Nashua
Acct: 34486

Card: 1 of 1
Total Card
ASSESSED
544,900 / 544,900

Total Parcel
544,900

Occ	Type
2025	EX
2024	FV
2023	FV
2022	FV
2021	FV
2020	FV
2019	FV
2018	PATR
2017	FV
2016	FV

Legal Ref	Type	Date	NAL	Notes
9131-2301	Q	12/06/2018	0	T
9110-0865	Q	09/18/2018	2,667	No
9938-2104	W	01/20/2017	0	No
8888-430	W	08/19/2016	247,533	No
8647-2727	Q	03/25/2014	0	No
6164-1418	W	10/01/1999	184,933	No

SALES INFORMATION
Grantor BEMISH, EDWARD J & BEMISH, EDWARD J & GOLDBACH ASSOCIATES LLC GROUPE, ARINA GROUPE, ALAN TERRIN, JOHN D & DAWN M
Legal Ref 9131-2301 9110-0865 9938-2104 8888-430 8647-2727 6164-1418
Type Q Q W W Q W
Date 12/06/2018 09/18/2018 01/20/2017 08/19/2016 03/25/2014 10/01/1999
TSF 0 2,667 0 247,533 0 184,933
Verif. No No No No No No

Building Permits
Date 06/19/2023 06/19/2023 06/18/2013 04/08/2011 03/08/2010 02/14/2006 02/17/2004 08/06/2003 05/22/1996 10/22/1993
Number 23-2002 23-2002-01 201301036 201100541 201000325 200600218 200400214 200300450 199600670 199449881
Amount 15,510 15,510 15,510 4,000 4,000 26,000 26,000 2,000 29,309
Closed 03/05/2024 06/20/2023 07/10/2013 05/24/2013 04/06/2010 05/22/2006 06/22/2004 06/22/2004 03/04/1997 10/22/1993
Status C C C C C C C C C C
Notes INSTALL 22 ROO ELECTRICAL FO ELECTRICAL M SHEDC - NEW, MECHANICAL MECHANICAL Mech/Plumb/E New Building Addition Addition
Last Visit

PROPERTY FACTORS
Item Util 1 Util 2 Util 3 Census F. Haz Topo Street Traffic Exempt
Code 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
% 100.0 100.0 100.0 100.0 100.0 100.0 100.0

OTHER ASSESSMENTS
Code 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
Desc 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
Amt 100.0 100.0 100.0 100.0 100.0 100.0 100.0
Comm Int Amt

LAND SECTION
LUC 1401 1 UNIT
FL 1
U. Type SF
L. Type SITE
Depth 15,000
Units 15,000
Total ACHA 0.3444
Total SF/SM 15,000.00
Parcel LUC1401 - 1 UNIT
P. NBC Desc NEW AV
Total 170,500
Assessed 170,500
Notes 170,500

LAND SECTION
LUC 1401 1 UNIT
FL 1
U. Type SF
L. Type SITE
Depth 15,000
Units 15,000
Total ACHA 0.3444
Total SF/SM 15,000.00
Parcel LUC1401 - 1 UNIT
P. NBC Desc NEW AV
Total 170,500
Assessed 170,500
Notes 170,500

SALES INFORMATION
Grantor BEMISH, EDWARD J & BEMISH, EDWARD J & GOLDBACH ASSOCIATES LLC GROUPE, ARINA GROUPE, ALAN TERRIN, JOHN D & DAWN M
Legal Ref 9131-2301 9110-0865 9938-2104 8888-430 8647-2727 6164-1418
Type Q Q W W Q W
Date 12/06/2018 09/18/2018 01/20/2017 08/19/2016 03/25/2014 10/01/1999
TSF 0 2,667 0 247,533 0 184,933
Verif. No No No No No No

Building Permits
Date 06/19/2023 06/19/2023 06/18/2013 04/08/2011 03/08/2010 02/14/2006 02/17/2004 08/06/2003 05/22/1996 10/22/1993
Number 23-2002 23-2002-01 201301036 201100541 201000325 200600218 200400214 200300450 199600670 199449881
Amount 15,510 15,510 15,510 4,000 4,000 26,000 26,000 2,000 29,309
Closed 03/05/2024 06/20/2023 07/10/2013 05/24/2013 04/06/2010 05/22/2006 06/22/2004 06/22/2004 03/04/1997 10/22/1993
Status C C C C C C C C C C
Notes INSTALL 22 ROO ELECTRICAL FO ELECTRICAL M SHEDC - NEW, MECHANICAL MECHANICAL Mech/Plumb/E New Building Addition Addition
Last Visit

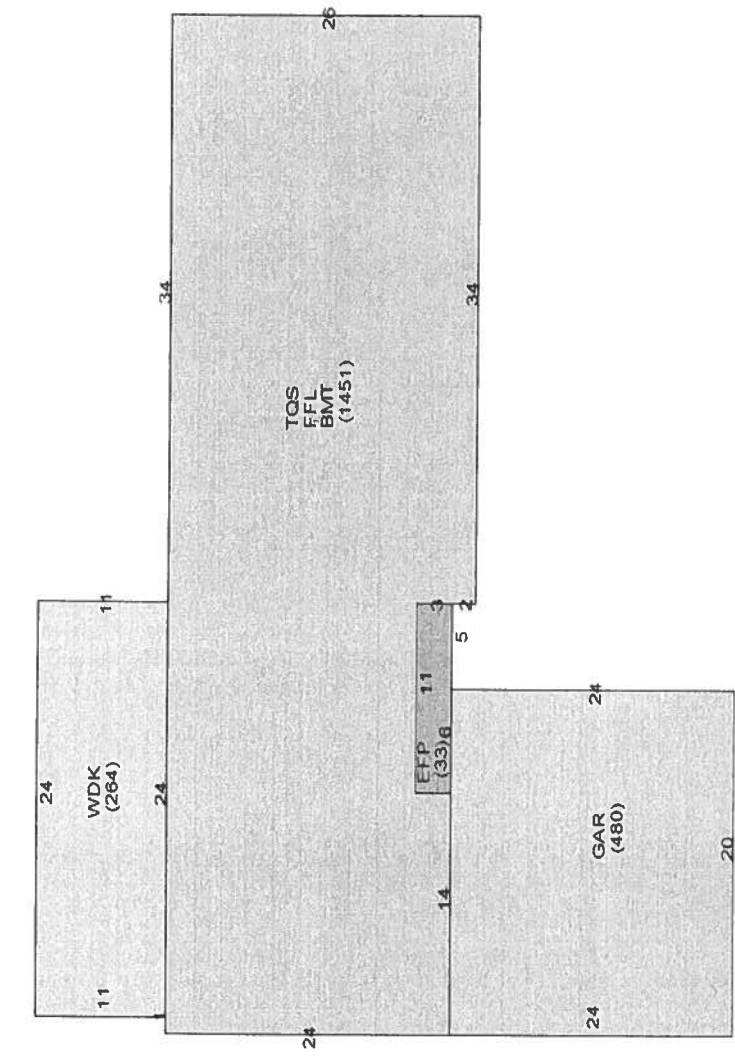
Property Factors
Item Util 1 Util 2 Util 3 Census F. Haz Topo Street Traffic Exempt
Code 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
% 100.0 100.0 100.0 100.0 100.0 100.0 100.0

Other Assessments
Code 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
Desc 1C - ALL Dis 1 Dis 2 Dis 3 Zone 1 Zone 2 Zone 3
Amt 100.0 100.0 100.0 100.0 100.0 100.0 100.0
Comm Int Amt

Land Section
LUC 1401 1 UNIT
FL 1
U. Type SF
L. Type SITE
Depth 15,000
Units 15,000
Total ACHA 0.3444
Total SF/SM 15,000.00
Parcel LUC1401 - 1 UNIT
P. NBC Desc NEW AV
Total 170,500
Assessed 170,500
Notes 170,500

Comments

Parcel ID 0004-00030
Add Solar, close BP, CD24 -- REMOVE 96 SF SHD1 & ADD 160 SF SHD1 - BP CLOSED 5/13 ND---ADD CENT AIR GT06--SERIOUS PROBLEM WWATER IN UBM=FUNC DEPR JM 4/94 SPOKE W/OWNER UHS STILL UNFIN SERIOUS CRACKING IN FNDT & SLAB&INT WALLS=FUNC DEPR ADDED FGR, HRTH GR04 HRTH IS FOR PELLET STOVE CHG AVG+10 TO AVG EW04 REPOSITIONED FGR ON SKTCH TO FRONT OF BLDG EW04 ADDED 2WDK S.SHD EW04 CHG 1.5BTHS TO 2.5 EW04 CHG 5 RMS TO 8 RMS EW04 CHG UHS&FHS TO TQS CHG FBM AREA TO UBM EW04



Exterior Information			Bath Features		Depreciation	
Type	04 - CAPE		Full Bath	2	A - AVERAGE	Phys Con
Story Height	11 - 1.75 STORIES		Add Full	0		AV - Average
(Liv) Units	1	Tot 1	3/4 Bath	0		B - BMT PROB
Found	1 - CONCRETE		Add 3/4	0		Economic
Frame	1 - WOOD		1/2 Bath	1	A - AVERAGE	Special
P. Wall	4 - VINYL		Add 1/2	0		Override
Sec Wall		0%	Other Fix	0		Total
Roof Str	1 - GABLE					
Roof Cvr	1 - ASPHALT					
Color	WHITE					
Interior Information			General Information			
Avg Ht / Ft			Grade			
P. Int Wall	1 - DRYWALL		C - AVERAGE			
Sec Int Wall			Year Blt			
Partition	T - TYPICAL		Alt LUC			
P. Floor	4 - CARPET		Juris			
Sec Floor			Con Mod			
Bmt Floors			L. Sum			
Electric	3 - TYPICAL					
Insulation	2 - TYPICAL					
Int Vs Ext						
Heat Fuel	1 - OIL					
Heat Type	3 - FORCED H/W					
# Heat Sys	0					
Heated %	100					
Sol HW %						
Com Wall %						

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,451	1,451	1,451	1,451	169.83	246,423
TQS	3/4 STORY	1,088	1,451	1,088	1,088	169.83	184,817
WDK	WOOD DECK	264	264	264	0	15.84	4,182
GAR	GARAGE	480	480	480	0	59.44	28,531
BMT	BASEMENT	1,451	1,451	0	0	42.46	61,609
EFP	ENCL PORCH	33	33	0	0	82.52	2,723
Building Totals		4,767	5,130	2,539	2,539		528,286
Parcel Totals		4,767	5,130	2,539	2,539		528,286

Calc Ladder

Base Rate	190.00	Depr %	35.83%
Size Adj	0.89382	Depr	201,427
Con Adj	1.00000	Depr'd Total	360,747
Adj Prc	\$ 169.83	Juris Ft	1,0000
Grade Ft	1,00000	Spec. Features	\$ 11,700
Other Feat	\$ 33,889	Final Total	\$ 372,400
NBH Mod	1.0000	Assmnt Ft	1,0000
NBC Infl	1.0000	Assessed Val	\$ 372,400
LUC Ft	1,0000	Total \$/SF	\$ 146.66
Adj Tot (incl)	562,174	Undepr \$/SF	169.83000

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
HRTH	HEARTH	A	S	1	1.00	A	AV	1989	630.00	T	35%	1	1	1	1	1	1	400
SHD1	SHED FRAME	D	Y	1	160.00	A	AV	2011	15.00	T	13%	1	1	1	1	1	1	2,000
SLR6	SOLAR ELEC	A	S	22	3.00x5.00	A	AV	2024	35.00	T	2%	1	1	1	1	1	1	11,300
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

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	8	3
Bld Total			
Prc'l Total			

Image





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: March 25, 2025

Re: Abatement Recommendation

Reasons for abatement recommendation:

Per inspection at the owners' request, data corrections were made to the property card which decreased the assessed value. Factors adjusted include: condition, flooring, siding, dimensions of basement and extra fixture.

An abatement is warranted.

Account: 22322

Map/Lot: 0000G-00306

Owner: EASTON, JAMES & EASTON, KRISTINA L

Property Location: 14 VALIANT LN

Reason: Data Correction

2024 Assessment: \$566,400 **Proposed 2024 Assessment:** \$525,600

Total amount of abatement \$648.72

BOA Meeting Date: 04/03/2025

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 22322

Address: 14 VALIANT LN

Owner: EASTON, JAMES & EASTON, KRISTINA L

2024 Assessment: \$566,400

Applicant's Opinion of Value: \$525,600

Application Information:

The physical data is incorrect. The physical condition on the VGSI property card was changed from Average in 2023 to Very Good in 2024 for no discernable reason. Please see the attached VGSI property cards for 2023 and 2024. Using the depreciation that comes from using the corrected physical condition, we believe the value to be about \$525,000.

Assessor Reasoning

Per inspection at the owners' request, data corrections were made to the property card which decreased the assessed value. Factors adjusted include: condition, flooring, siding, dimensions of basement and extra fixture. An abatement is warranted.

Assessor Recommendation

To grant the 2024 abatement to the value of \$525,600 due to data corrections.



Patriot
PROPERTIES INC.

Nashua
Acct: 22322

14 VALIANT LN
Building LocationParcel ID
0000G-00306

Bldg#

Unit#

0000G	00306
Sheet	Lot

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	390,400	0	13,500.00	176,000	566,400
Building Total	390,400	0	13,500.00	176,000	566,400
Parcel Total	390,400	0	13,500.00	176,000	566,400
0 - Mkt Adj Cost					
Source		Tot Val SF/Bld	373.61	Tot Val SF/Prcd	373.61

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed INCL
2024	FV	1401	390,400	0	13,500	176,000	566,400	566,400 Yr
2023	FV	1401	276,300	0	13,500	140,800	417,100	417,100 Yr
2022	FV	1401	276,300	0	13,500	140,800	417,100	417,100 Yr
2021	FV	1401	206,400	0	13,500	98,600	305,000	305,000 S
2020	FV	1401	204,700	0	13,500	98,600	303,300	303,300 Yr
2019	FV	1401	204,700	0	13,500	98,600	303,300	303,300 Yr
2018	PATR	1401	194,600	300	13,500	98,600	293,500	293,500 C
2017	FV	1401	146,700	300	13,500	76,400	223,400	223,400 Yr
2016	FV	1401	146,700	300	13,500	76,400	223,400	223,400 Yr
2015	FV	1401	146,700	0	13,500	76,400	223,100	223,100

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSE Verif.	NAL	Notes
EASTON, JAMES	8614-2332	Q	10/22/2013	0	No		38 JT
MARCIDY, LOUIS J SR	5236-1096	W	01/30/1991	145,048	No		
EASTON, JAMES	5236-1094	Q	01/30/1991	0	No		
	5203-1280		08/02/1990	135,905	No		

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
10/01/2024	No Change	Nick Smith (VG)
07/26/2024	Field Review	Sandra Schmut
05/16/2024	Field Review	June Perry (VG)
12/17/2021	Meas+Lst	Josh Seymour
07/30/2020	Meas+TVisit	Mike Castillo (V)
08/08/2019	AERIAL V NC	Lynn Cameron
08/07/2019	Meas+TVisit	Michael Mandlik
04/11/2018	Field Review	George L-KRT
07/10/2018	Meas/Info Dr	Michael Mandlik
01/11/2018	Meas/Info Dr	Michael Mandlik
07/28/2017	Meas+TVisit	Michael Mandlik

LAND SECTION

[illegible]

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

Bid: 9988 Sec: 1 Year: 2024 Data As Of Date: 03/25/2025 User: marchantlj DB: Assess50Nashua

Comments

Parcel ID 0000G-00306

7/20: HTUB NV. REMOVED SHD5 & PAT, ADDED CIA, 20X14 FFL, WDK, NEW 8X7 PAT, CHGD EYB FROM 1979 TO 1988, INT EST DUE TO NO ENTRY, (NOTE: GRADE CHGD FROM C TO C+ FOR 2018 UPDATE, CHGD BACK TO GRADE C BASED ON 8/7/19 OBSERVATION), FOR 2019, MM19 --- SPL5-ADD SHD5-BOTH BTHS UPDATED-STILL AVG-BPS CLOSED GT16---ADD BRK VEN-CLOSE BP FOR SPL4-OWNR WILL APPLY FOR NEW BP FOR SPL5 GT15---CHNGD WDK TO PAT PER 2013 PHOTO GT15 -- ADJ SF-REF HCRD 2685 1/13 ND--SALE=QUITCLAIM CER TL FL IN KITCH & DR JG

Exterior Information			Bath Features		Depreciation	
Type	08 - RAISED RANCH		Full Bath	2	A - AVERAGE	Phys Con
Story Hght	1 - 1 STORY		Add Full	0		Functional
(Liv) Units	1	Tot 1	3/4 Bath	0		Economic
Found	1 - CONCRETE		Add 3/4	0		Special
Frame	1 - WOOD		1/2 Bath	0		Override
P. Wall	2 - CLAPBOARD		Add 1/2	0		Total 20.2%
Sec Wall	8 - BRICK VENTR	15%	Other Fix	0		
Roof Str	1 - GABLE		General Information			
Roof Cvr	1 - ASPHALT		Kitchens	1	A - AVERAGE	Grade
Color	GREEN		Add Kit	0		Year Blt
Interior Information			Condo 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	20%	Calc Ladder			
Bmt Floors	12 - CONCRETE		Base Rate	190.00		Depr %
Electric	3 - TYPICAL		Size Adj	1.15963		Depr
Insulation	2 - TYPICAL		Con Adj	1.01254		Depr'd Total
Int Vs Ext			Adj Prc	\$ 223.09		Juris Ft
Heat Fuel	2 - GAS		Grade Ft	1.00000		Spec. Features
Heat Type	1 - FORCED H/A		Other Feat	\$ 30.031		Final Total
# Heat Sys	0		NBH Mod	1.0000		Assmnt Ft
Heated %	100	AC %	NBC Infr	1.0000		Assessed Val
Sol HW %		Cntl Vac %	LUC Ft	1.0000		Total \$/SF
Com Wall %		Sprink %	Adj Tot (rcn)	484,686		Undepr \$/SF

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,516	1,516	1,516	1,516	223.09	338,204
LLV	LOWER LEVEL	504	504	0	0	100.39	50,597
PAT	PATIO	56	56	0	0	16.11	902
URB	UNF RSD BM	312	312	0	0	66.93	20,882
WDK	WOOD DECK	404	404	0	0	14.77	5,967
BGR	BMT GARAGE	336	336	0	0	66.93	22,488
BMT	BASEMENT	280	280	0	0	55.77	15,616
Building Totals		3,408	3,408	1,516	1,516		454,656
Parcel Totals		3,408	3,408	1,516	1,516		454,656

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	8	3
Bld Total		1	8
Prcd Total		1	8

Image



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	1979	4,400.00	T	40%		1		1		1	2,600
FPO	EXTRA FPL OP	A	S	1	1.00	A	AV	1979	1,600.00	T	40%		1		1		1	1,000
SPL6	RECTANGULAR	D	Y	1	12.00x24.00	A	AV	2020	0.00	T	4%		1		1		1	0

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

Comments

Parcel ID 0000G-00306

PER H.O REQUESTED INSP- ADJ COND FROM VG TO GD, ADJ FLOOR & SIDING %S, ADJ URB DIMS, ADD X-FIXT(URB) ML25--- 7/20: HTUB NV. REMOVED SHD5 & PAT, ADDED CIA, 20X14 FFL, WDK, NEW 8X7 PAT, CHGD EYB FROM 1979 TO 1988, INT EST DUE TO NO ENTRY. (NOTE: GRADE CHGD FROM C TO G+ FOR 2018 UPDATE, CHGD BACK TO GRADE C BASED ON 8/7/19 OBSERVATION), FOR 2019, MM19 --- SPL5-ADD SHD5-BOTH BTHS UPDATED-STILL AVG-BPS CLOSED GT16--ADD BRK VEN-CLOSE BP FOR SPL4-OWNR WILL APPLY FOR NEW BP FOR SPL5 GT15---CHNGD WDK TO PAT PER 2013 PHOTO GT15 -- ADJ SF-REF HCRO 2685 1'1/3 ND---SALE=QUITCLAIM CER TL FL IN KITCH & DR JG

Exterior Information			Bath Features		Depreciation	
Type	08 - RAISED RANCH	2	Full Bath	A - AVERAGE	Phys Con	GD - Good
Story Hght	1 - 1 STORY		Add Full		Functional	28.6
(Liv) Units	1	Tot 1	3/4 Bath	0	Economic	
Found	1 - CONCRETE		Add 3/4	0	Special	
Frame	1 - WOOD		1/2 Bath	0	Override	
P. Wall	2 - CLAPBOARD		Add 1/2	0		Total 28.6%
Sec Wall	8 - BRICK VENTR	10%	Other Fix	1	General Information	
Roof Str	1 - GABLE		Other Features		Grade	C - AVERAGE
Roof Cvr	1 - ASPHALT		Kitchens	1	Year Blt	1976
Color	GREEN		Add Kit	0	Alt LUC	
Interior Information			Condo Information		Juris	
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	4 - CARPET		Name			
Sec Floor	3 - HARDWOOD	25%	Calc Ladder			
Bmt Floors	12 - CONCRETE		Base Rate	190.00	Depr %	28.6%
Electric	3 - TYPICAL		Size Adj	1.15963	Depr	138,597
Insulation	2 - TYPICAL		Con Adj	1.01303	Depr'd Total	346,007
Int Vs Ext			Adj Prc	\$ 223.20	Juris Ft	1,0000
Heat Fuel	2 - GAS		Grade Ft	1,00000	Spec. Features	\$ 3,600
Heat Type	1 - FORCED H/A		Other Feat	\$ 30,531	Final Total	\$ 349,600
# Heat Sys	1		NBH Mod	1,0000	Assmnt Ft	1,0000
Heated %	100	AC %	NBC Infr	1,0000	Assessed Val	\$ 349,600
Sol HW %		Cirt Vac %	LUC Ft	1,0000	Total \$/SF	\$ 230.61
Com Wall %		Sprink %	Adj Tot (PCH)	484,604	Undepr \$/SF	223,20000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,516	1,516	1,516	1,516	223.20	338,37
LLV	LOWER LEVEL	480	480	0	0	100.44	48,21
PAT	PATIO	56	56	0	0	16.11	902
URB	UNF RSD BM	336	336	0	0	66.96	22,499
WDK	WOOD DECK	404	404	0	0	14.77	5,967
BGR	BMT GARAGE	336	336	0	0	66.96	22,499
BMT	BASEMENT	280	280	0	0	55.80	15,624
Building Totals		3,408	3,408	1,516	1,516		454,073
Parcel Totals		3,408	3,408	1,516	1,516		454,073

Res Breakdown				
Floor	No. Unit	Rooms	Bdms	
U	1	8	3	
Bld Total	1	8	3	
Prd Total	1	8	3	

Image



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	1979	4,400.00	T	40%	1	1	1	1	1	1	2,600
FPO	EXTRA FPL OP	A	S	1	1.00	A	AV	1979	1,600.00	T	40%	1	1	1	1	1	1	1,000
SPL6	RECTANGULAR	D	Y	1	12.00x24.00	A	AV	2020	0.00	T	4%	1	1	1	1	1	1	0
					</													

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: Jessica Marchant, Assessor

Date: March 25, 2025

Re: Abatement Recommendation

Reasons for abatement recommendation:

Per inspection at the owners' request, data corrections were made to the property card which decreased the assessed value. Factors adjusted include: heat and AC, flooring, bath condition, kitchen condition, covered porch, patio, shed, room count. Water issues in the basement were observed and deemed un-fixable. Reduction to building value made to reflect basement water issue.

An abatement is warranted.

Account: 21362

Map/Lot: 0001-00106

Owner: LYONS, PETER J GST TRUST
LYONS, PETER J TRUSTEE

Property Location: 171 TAYLOR ST

Reason: Data Correction

2024 Assessment: \$930,700 **Proposed 2024 Assessment:** \$912,900

Total amount of abatement \$283.02

BOA Meeting Date: 04/03/2025

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 21362

Address: 171 TAYLOR ST

Owner: LYONS, PETER J GST TRUST

LYONS, PETER J TRUSTEE

2024 Assessment: \$930,700

Applicant's Opinion of Value: \$775,000

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID # 001/106 Appeal Year Market Value \$725,000 to \$775,000

See additional sheet with letter from tax representative comments.

Assessor Reasoning

Tax representative sent comments about issues with the property. These were reviewed and the property was inspected in the presence of an owner and the tax rep.

Not all comments were deemed accurate by assessing staff.

Some comments were observed and adjustments were made to the property card accordingly. Additional changes were made to the property card upon inspection.

Data corrections made to the property card included adjustments to: heat and AC, flooring, bath condition, kitchen condition, covered porch, patio, shed, room count. Water issues in the basement were observed and deemed un-fixable. Reduction to building value made to reflect basement water issue.

An abatement is warranted.

Assessor Recommendation

To grant the 2024 abatement to the value of \$912,900 due to data corrections.

Northeast Property Tax Consultants
14 Roy Dr.
Hudson, NH 03051
(603) 731-0340, NPTC@comcast.net

2024 abatement

Peter J. Lyons GST Trust
171 Taylor St.
Nashua, NH 03063

Map/Lot: 001/106

Assessment:

Land	\$175,700
Yard items	\$ 6,500
Building	<u>\$748,500</u>
Total	\$930,700

The house was built in 1953. The lot size is 1.06 acres.

The first floor of this house was remodeled 11 years ago. The second floor was not. Many of the original single pane windows still exist in this house.

There is a section of basement that is crawl space. I can't read the print on the assessment card to tell if it is accurate or not. There is a data error on the small section listed as SFL. It should be $\frac{3}{4}$ story.

The access to the area over the garage is awkward. You need to go outside to the other staircase. The hallway does not have any floor covering.

On the second floor, the hard wood floors need sanding and refinishing. The bedroom with the linoleum floor covering needs to be replaced.

The basement floods frequently. Previously submitted pictures show water stains on the floor.

The grade of the property is GOOD. I believe it should be FAIR.

The assessment card lists the heat and AC as 100%. There is no heat or AC over the garage area (966 SF).

The front deck does not have any railings. This is a safety issue.

The house is on well water and town sewer. The water has a high iron content and stains the fixtures.

There is a sewer line easement across the side of the property. A 5% reduction has been given to the subject land for this. The rear lot is steep with many rocks. Most of rear land is not usable. I believe the land issue deserves an additional 10% reduction.

Comments

Parcel ID 0001-00106

ROOF IS 1/2 METAL, ADDED SHD1 & PAT GT20 -- REMOVED 15X15 FFL, ADDED 2 6X10 FFL'S & WDK/FFL, 10X14 FFL/BMT, 8X34 FFL, OFP & C/A, ENLARGED HST/FFL/BMT & SFUFFL, GT17 --- ADD SFL/GAR & WDK GT12---REMOVE FGR3-CKBK 2012 FOR NEW GAR-FNDT ONLY FOR 2011GT11---ADJ SF-COMB W/LOT 1-108-REF CAVEAT 8190-112 4/10 ND---CHNGD EFF YR BUILT FROM 1974 TO 1965, PHYS COND FROM AVG TO FAIR & REMOVED GAR IN VERY POOR COND FROM SKETCH TO YARD ITEMS GT08 -- J-TUB PL2940
APPR DATE 8/1993 MIX FLIRNG FGR ANGLE LEDGE

Exterior Information			Bath Features			Depreciation		
Type	04 - CAPE		Full Bath	3	A - AVERAGE	Phys Con	GD - Good	29.8
Stry Hght	1H - 1.5 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	0		Override		
P. Wall	4 - VINYL		Add 1/2	0				
Sec Wall		0%	Other Fix	2	A - AVERAGE			Total 29.8%
Roof Str	1 - GABLE		General Information					
Roof Cvr	13 - METAL-GOOD		Kitchens	1	G - GOOD	Year Blt	1963	Eff Yr
Color	WHITE		Add Kit	0		Alt LUC		
Interior Information			Condo Information			Con Mod		
Avg Ht / Ft			Location			L. Sum		
P. Int Wall	2 - PLASTER		Tot Units					
Sec Int Wall			Floor					
Partition	T - TYPICAL		% Own					
P. Floor	15 - CARPET		Name					
Sec Floor	3 - HARDWOOD	40%	Calc Ladder					
Bmt Floors	12 - CONCRETE		Base Rate	190.00		Depr %	29.8%	
Electric	3 - TYPICAL		Size Adj	0.69920		Depr	316.908	
Insulation	2 - TYPICAL		Con Adj	1.06680		Depr'd Total	746.542	
Int Vs Ext			Adj Prc	\$ 141.72		Juris Ft	1.0000	
Heat Fuel	1 - OIL		Grade Ft.	1.20000		Spec. Features	\$ 2,000	
Heat Type	3 - FORCED H/W		Other Feat	\$ 49.208		Final Total	\$ 748.500	
# Heat Sys	10		NBH Mod	1.0000		Assmnt Ft.	1.0000	
Heated %	100	AC %	NBC Inf	1.0000		Assessed Val	\$ 748.500	
Sol HW %		Chl Vac %	LUC Fl	1.0000		Total \$/SF	\$ 149.10	
Com Wall %		Sprink %	Adj Tot (rcn)	1,063.450		Undepr \$/SF	170.06400	

Sub Areas

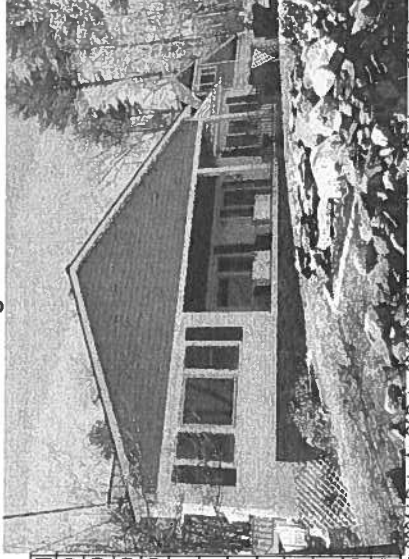
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,808	2,808	2,808	2,808	141.72	397,949
SFL	SECOND FLR	1,109	1,109	1,109	1,109	141.72	157,167
HST	HALF STORY	1,103	2,206	1,103	1,103	141.71	156,317
OFP	OPEN FRM PRC	240	240	0	0	25.63	6,15
PAT	PATIO	374	374	0	0	9.44	3,527
GAR	GARAGE	1,058	1,058	0	0	49.60	52,477
WDK	WOOD DECK	362	362	0	0	15.00	5,430
BMT	BASEMENT	1,868	1,868	0	0	35	66,183
Building Totals		8,922	10,025	5,020	5,020		845,202
Parcel Totals		8,922	10,025	5,020	5,020		845,202

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,808	2,808	2,808	2,808	141.72	397,949
SFL	SECOND FLR	1,109	1,109	1,109	1,109	141.72	157,167
HST	HALF STORY	1,103	2,206	1,103	1,103	141.71	156,317
OFP	OPEN FRM PRC	240	240	0	0	25.63	6,15
PAT	PATIO	374	374	0	0	9.44	3,527
GAR	GARAGE	1,058	1,058	0	0	49.60	52,477
WDK	WOOD DECK	362	362	0	0	15.00	5,430
BMT	BASEMENT	1,868	1,868	0	0	35	66,183
Building Totals		8,922	10,025	5,020	5,020		845,202
Parcel Totals		8,922	10,025	5,020	5,020		845,202

Res Breakdown

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

Image



Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Fl	NBC	Fl	Juris	Fl	Assessed
DRMR	DORMER	A	S	1	36.00	A	AV	1974	0.00	T	40%		1		1		1	0
FPL2	1.5 STORY CH	A	S	1	1.00	A	AV	1974	4,900.00	O	60%		1		1		1	2,000
SHD1	SHED FRAME	D	Y	1	336.00	A	AV	2019	15.00	T	5%		1		1		1	4,000
PAT1	PATIO-AVG	D	Y	1	576.00	F	FR	2021	6.00	T	3.8%		1		1		1	2,500

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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: March 25, 2025

Re: Abatement Recommendation

Reasons for abatement recommendation:

Changes were made to the property card upon inspection.

Data corrections made to the property card included adjustments to: roof, kitchen, room count.

The net value change based on data corrections was an increase of property value. This will take effect for tax year 2025.

A 2024 abatement is not warranted..

Account: 41028

Map/Lot: 0000B-00618

Owner: KRAILO, E GWEN REV TRUST
E GWEN KRAILO TRUSTEE

Property Location: 4 TOMOLONIS DR

Reason: Overassessed

2024 Assessment: \$629,200 **Proposed 2024 Assessment:** No Change

Total amount of abatement \$0

BOA Meeting Date: 04/03/2025

Abatement Request BOA Decision: **DENIED**

Abatement Information Sheet

Account Number: 41028

Address: 4 TOMOLONIS DR

Owner: KRAILO, E GWEN REV TRUST

E GWEN KRAILO TRUSTEE

2024 Assessment: \$629,200

Applicant's Opinion of Value: \$525,000

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID # B/00618 Appeal Year Market Value \$475,000 to \$525,000

See additional sheet with letter from tax representative comments.

Assessor Reasoning

Tax representative sent comments about issues with the property. These were reviewed and the property was inspected in the presence of an owner and the tax rep.

Not all comments were deemed accurate by assessing staff.

Changes were made to the property card upon inspection.

Data corrections made to the property card included adjustments to: roof, kitchen, room count.

The net value change based on data corrections was an increase of property value. This will take effect for tax year 2025.

A 2024 abatement is not warranted.

Assessor Recommendation

To deny the 2024 abatement.

Northeast Property Tax Consultants
14 Roy Dr. Hudson, NH 03051
(603) 731-0340, NPTC@comcast.net

2024 abatement

E. Gwen Krailo Rev. Trust
4 Tomolonis Dr.
Nashua, NH 03063

Map/Lot: B618

Assessment:

Land	\$180,800
Building	<u>\$448,400</u>
Total	\$629,200

The house was built in 1983. The lot size is 0.41 acres.

There are some data errors on the assessment card. The assessment card lists the heat and AC as 100%. There is no heat or AC for the enclosed finished porch (316 SF)

The driveway to the house is very steep. In the winter it is very dangerous with any snow or ice. The front yard has ledge and rocks. No lawn can be grown. There is no land adjustment to account for these issues.

The basement is very wet. The dehumidifier must be emptied twice a day in the summer and 2-3 times per week in the winter. This dampness limits the use of the basement. It is musty and has major potential for mold issues.

At the high end of the property between #2 & 4 Tomolonis Dr. is a, a neighborhood drainage pipe that opens up into the taxpayer's yard. The water flows across the taxpayers front edge of the property. It then flows across the taxpayer's driveway and down the street. This creates serious ice issues in the wintertime and erosion problems at other times.

The property has the original furnace, and it should be replaced. The water heater is around 20 years old. The kitchen floor needs to be replaced. Many of the windows are fogged up. All the windows need to be replaced. The French doors to deck also have foggy windows and it needs to be replaced.

The ceilings have a popcorn finish, and many have water stains or cracks that need repair and painting. Many rooms have old ugly wallpaper that needs to be removed and painted.

There are 2 steps down to the living room. It is awkward and dangerous.

Off the master bedroom is a bathroom with a jacuzzi tub that no longer works and has a separate shower. Both were installed in 1983, Both fixtures need to be replaced.

The carpet on the second floor is 25 years old and needs to be replaced. The back deck does not have railings. The roof needs to be replaced, and the chimney needs some repointing work.

The front steps and railings need some repairs and painting.

The assessment card shows the grade as average. I believe it should be fair. Due to the significant deferred maintenance issues, additional depreciation should be added.

Comments

Parcel ID 0000B-00618

ADDED 10% OBSERV. DEPREC., CHGD FULL & 1/2 BATH FROM AVG TO FAIR & 25X13 FFL TO EFP, MM19 --- CHNGD 6X6 AREA OF BGR TO BMT, HARDWOOD FROM 30% TO 50% GT10 -- BRICK FACING-LEFT FRT 3 SKYLIGHTS CATH-C 3X5 WHIRLPOOL, TUB CERAMIC TILE IN KITCH+ SUN ROOM ISLAND KITCH CHNGD FGR TO BGR GT00 25X13BAS AREA HAS LIMITED HEAT GT00 FFL BURNS GAS 1998 SALE INCLUDED \$5800 IN PERS PROP GT00

Exterior Information				Bath Features				Depreciation			
Type	07 - MODERN OR CO	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	28.7				
Story Hght	11' - 1.75 STORIES	Add Full	1	F - FAIR	Functional						
(Liv) Units	1	Tot 1		3/4 Bath	Economic						
Found	1 - CONCRETE	Add 3/4	0		Special						
Frame	1 - WOOD	1/2 Bath	1	F - FAIR	Override						
P. Wall	4 - VINYL	Add 1/2	0								
Sec Wall	8 - BRICK VENTR	Other Fix	1	F - FAIR							
Roof Str	1 - GABLE										
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	1983	Eff Yr				
Color	GREEN	Add Kit	0		Alt LUC						
Interior Information				Condo Information				General Information			
Avg Ht / Ft		Location									
P. Int Wall	1 - DRYWALL	Tot Units									
Sec Int Wall		Floor									
Partition	T - TYPICAL	% Own									
P. Floor	4 - CARPET	Name									
Sec Floor	3 - HARDWOOD	50%									
Bmt Floors	12 - CONCRETE	Base Rate	185.00	Depr %	28.7%						
Electric	3 - TYPICAL	Size Adj	0.88386	Depr	179,199						
Insulation	2 - TYPICAL	Con Adj	1.02306	Depr'd Total	445,187						
Int Vs Ext		Adj Prc	\$ 167.28	Juris Ft	1,0000						
Heat Fuel	2 - GAS	Grade Ft	1,10000	Spec. Features	\$ 3,200						
Heat Type	1 - FORCED H/A	Other Feat	\$ 36,839	Final Total	\$ 448,400						
# Heat Sys	0	NBH Mod	1,0000	Assmnt Ft	1,0000						
Heated %	100	NBC Infr	1,0000	Assessed Val	\$ 448,400						
Sol HW %		LUC Ft	1,0000	Total \$/SF	\$ 186.84						
Com Wall %		Adj Tot (rcs)	624,386	Undepr \$/SF	184,00800						

Sub Areas

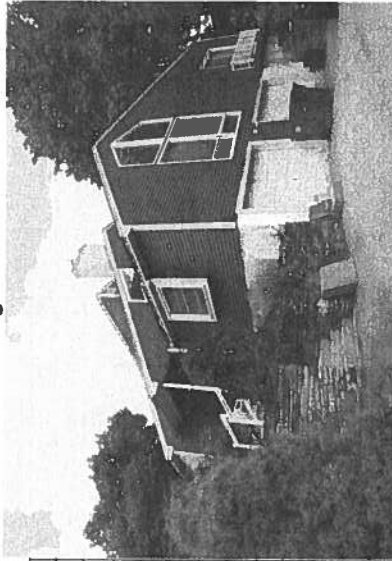
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,006	2,006	2,006	2,006	167.28	335,564
TQS	3/4 STORY	542	722	394	394	157.24	80,707
UAT	UNF ATC	58	288	0	58	167.28	9,633
WDK	WOOD DECK	276	276	0	0	15.71	4,336
OFF	OPEN FRM PRC	40	40	0	0	41.25	1,650
BGR	BMT GARAGE	548	548	0	0	50.19	27,504
BMT	BASEMENT	1,436	1,436	0	0	41.82	60,054
EFP	ENCL PORCH	316	316	0	0	46	14,685
Building Totals		5,221	5,632	2,400	2,458		534,134
Parcel Totals		5,221	5,632	2,400	2,458		534,134

Res Breakdown			
Floor	No. Unit	Rooms	Bdms
U	1	9	3
Bld Total		1	9
Prl Total		1	9
Bld Total		1	9
Prl Total		1	9

Image

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,006	2,006	2,006	2,006	167.28	335,564
TQS	3/4 STORY	542	722	394	394	157.24	80,707
UAT	UNF ATC	58	288	0	58	167.28	9,633
WDK	WOOD DECK	276	276	0	0	15.71	4,336
OFF	OPEN FRM PRC	40	40	0	0	41.25	1,650
BGR	BMT GARAGE	548	548	0	0	50.19	27,504
BMT	BASEMENT	1,436	1,436	0	0	41.82	60,054
EFP	ENCL PORCH	316	316	0	0	46	14,685
Building Totals		5,221	5,632	2,400	2,458		534,134
Parcel Totals		5,221	5,632	2,400	2,458		534,134

Special Features / Yard Items			
Building Totals	Yard Item Appr	3,200	3,200
Parcel Totals	Yard Item Appr	3,200	3,200



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



THE CITY OF NASHUA

"The Gate City"

[*Administrative Services Division*]

[*Assessing Department*]

Joshua C. Cardin
7 Crystal Dr
Nashua, NH 03063

Re: RSA 76-16 Property Tax Abatement
Map 0000F, Lot 01538, 7 Crystal Drive

Dear Mr. Cardin:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

Disproportionality is established by estimating the subject's market value as of April 1st for the tax year, based on arm's length sales, then adjusting by the general level of assessment (median ratio), and comparing the result to the assessed value. The taxpayer provides one sale of a neighboring property (5 Crystal Dr.) and provides a comparison with the subject property. The comparison is not considered reliable as it is partly based on incorrect information, specifically that the sale is larger in living area (3,471 sq. ft.) than the subject (2,617 sq. ft.). The subject is actually larger in living area than the sale (2,548 sq. ft.).

The City has searched for sales similar to subject in style, size (within 10% of subject's 2,617 sq. ft. of living area), age (year built 1995 or later) and location. A list of twelve sales found is attached. The sales ranged in price from \$700,000 to \$900,000 and the median price per sq. ft. was \$317.82. Three sales from the subject's immediate neighborhood (4 Holden Rd, 5 Jasper Ln and 5 Crystal Dr) had a range of sales price from \$850,000 to \$900,000 and a median sale price per sq. ft. of \$327.68. The subject's assessed value per sq. ft. is \$314.75. The subject's assessed value is well supported by the sales found.

III – Conclusions

The Taxpayer's claim that the assessment should be reduced is erroneous. No evidence was presented or discovered that the assessed value of \$823,700 for tax year 2024 was unreasonable. The Taxpayer's abatement request is DENIED. Appeal of this decision is available if certain deadlines are met. See enclosed Notice to Taxpayers.

Respectfully,

SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF ASSESSORS

Robert J. Gagne
Chief Assessor

7 Crystal Dr Sales Comps

Location	Parcel ID	Sale Date	Sale Price	Assessed Value	Nbhd Code	Style	Year Built	Fin Area	Sale Price per SqFt
36 BROWNING AVE	0000B-01554	6/16/2023	\$800,000	\$763,000	NG	COLONIAL	1999	2,500	\$320.00
4 CHELSEA CT	0000B-03010	7/19/2023	\$700,000	\$741,000	NG	COLONIAL	1995	2,620	\$267.18
16 HOLLYHOCK AVE	0000C-02558	10/16/2023	\$840,000	\$797,700	NG	COLONIAL	2001	2,416	\$347.68
10 SWEET WILLIAM CIR	0000C-02577	6/29/2023	\$844,534	\$735,100	NG	COLONIAL	2001	2,744	\$307.77
4 CHOKEBERRY LN	0000C-02752	8/1/2023	\$750,000	\$746,200	NG	COLONIAL	2005	2,472	\$303.40
115 CHERRYWOOD DR	0000C-02845	8/1/2023	\$790,000	\$816,300	NG	COLONIAL	2010	2,484	\$318.04
6 COTILLION LN	0000C-02874	8/26/2024	\$790,000	\$791,500	NG	COLONIAL	2015	2,368	\$333.61
4 HOLDEN RD	0000F-01278	4/18/2024	\$850,000	\$747,900	NG	COLONIAL	1998	2,594	\$327.68
5 JASPER LN	0000F-01528	9/27/2024	\$900,000	\$869,500	NG	COLONIAL	2006	2,862	\$314.47
5 CRYSTAL DR	0000F-01539	8/31/2023	\$900,000	\$907,700	NG	COLONIAL	2006	2,548	\$353.22
1 SWEET MEADOW DR	0000H-00590	8/27/2024	\$780,000	\$743,300	NG	COLONIAL	2002	2,456	\$317.59
3 SWEET MEADOW DR	0000H-00591	9/13/2023	\$762,000	\$780,500	NG	COLONIAL	2001	2,612	\$291.73
		Median:	\$795,000	\$771,750				2,524	\$317.82
Subject:									Subject Assessed Value per SqFt
7 CRYSTAL DR	0000F-01538	N/A	Subject	\$823,700		COLONIAL	2007	2,617	\$314.75

Abatement Information Sheet

Account Number: 50818

Address: 7 CRYSTAL DR

Owner: CARDIN, JOSHUA

2024 Assessment: \$823,700

Applicant's Opinion of Value: 690,000

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 0000F-01538 Appeal Year Market Value \$ \$690,000

at 7 Crystal Drive, respectively,
based on the below information.

The current assessment does not reflect the fair market value of my home when contrasted to the best comparison possible—my next-door neighbor's residence at 5 Crystal Drive, which sold for \$900,000 on August 31, 2023. As you will see from the multiple attachments and this description from Coldwell Banker, 5 Crystal Drive (Parcel ID 0000F-01539) is essentially a mansion. It boasts significantly larger square footage, premium finishes, and superior amenities, all of which contribute to its much higher market value.

In a nutshell, this beautiful residence is worth \$900,000 as evidenced by its recent purchase and the current assessment for \$907,700 cannot be argued. For contrast, my primary residence at 7 Crystal Drive does not have a 3rd new garage bay, new roof, whole house generator, 3 zone heating, tankless HW, crafted built-ins throughout, an absolutely stunning walk out in-law apartment (including granite kitchen, surround sound, built-in shelving) that leads to a new \$100,000+ inground saltwater swimming pool surrounded by a gorgeous stone patio.

What my wife and I do have is guardianship of our two teenage grandchildren and two Huskies that contribute to an "aged" home with 18-year-old carpets, bathrooms, furnace, roof, that includes fine "canine" carpentry on our wood stairs and windowsills which was painted over yet still on display for all to see.

Assessor Reasoning

The owner did not allow an inspection of the property, but instead sent over photos for staff review.

See letter attached

Assessor Recommendation

To deny the abatement for lack of evidence that the value is unreasonable.



THE CITY OF NASHUA

"The Gate City"

[*Administrative Services Division*]

[*Assessing Department*]

The Y. Wang & C. Xu Family Revocable Trust of 2024
Yonggang Wang & Chenxing Xu, Co-Trustees
25 Norwich Rd
Nashua, NH 03062

Re: RSA 76-16 Property Tax Abatement
Map 0000E, Lot 00003, 598 West Hollis St

Dear Trustees Wang & Xu:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

Disproportionality is established by estimating the subject's market value as of April 1st for the tax year, *based on arm's length sales*, then adjusting by the general level of assessment (median ratio), and comparing the result to the assessed value.

The taxpayer provides a list of 9 sales. Six of these sales were found to not be arms-length sales:

367 Broad St: Per MLS, this property purchased by a friend (known party sale) before the listing was posted on the open market.

23 Hutchinson St: Actual sales price was \$576,000 based on tax stamps of \$8,640 on the recorded deed. The sale actually included a second parcel at 19 Hutchinson St and was an estate sale transferred via Fiduciary Deed by the executor of the estate, with probate court approval after the death of the owner.

5 Brigham St: Estate sale transferred via Fiduciary Deed by the executor of the estate, with the approval probate court and the heirs of the estate after the death of the owner.

21 Holbrook Dr: Estate sale transferred via Fiduciary Deed by the executor of the estate, with the approval probate court after the death of the owner.

53 Musket Dr: Estate sale by a successor trustee after the death of the trust grantor (Dennis Leith) in October of 2023.

27 Richmond St: Per the buyer, this was a word-of-mouth sale with no broker involved and no open market exposure.

Two of the three arms-length sales provided by the taxpayer (7 S London Dr & 8 Marcia Dr) are Raised Ranch style homes not comparable to a Cape style home such as the subject property. The one arms-length sale provided the taxpayer that is comparable in style was 6 Rene Dr, a 1,344 sq. ft. Gambrel style home that sold for \$528,000 on October 23, 2024. This sale actually supports the subject's 2024 assessed value.

In addition to the 598 West Hollis St that is the subject of the abatement request, the City notes that the taxpayers also own 25 Norwich Rd in Nashua. It is appropriate to consider all properties owned by a taxpayer when evaluating whether that taxpayer's overall tax burden within the City is fair and proportionate.

The West Hollis St property was purchased by the taxpayers on October 3, 2024 for \$445,000 and had a 2024 assessed value of \$495,100. The 25 Norwich Rd property was purchased by the taxpayers on April 25, 2024 for \$625,000 and had a 2024 assessed value of \$512,400. It would appear that if there were an over-assessment of the West Hollis St property, it would be more than offset by an under-assessment of the 25 Norwich Rd property.

III – Conclusions

The Taxpayer's claim that the assessment should be reduced is erroneous. No evidence was presented or discovered that the assessed value of \$495,100 for tax year 2024 was unreasonable. The Taxpayer's abatement request is DENIED. Appeal of this decision is available if certain deadlines are met. See enclosed Notice to Taxpayers.

Respectfully,

Subject to review and approval by the Board of Assessors.

Robert J. Gagne
Chief Assessor

Abatement Information Sheet

Account Number: 20354

Address: 598 WEST HOLLIS ST

Owner: Y WANG & C XU FAMILY REV TR OF 2024, THE

WANG, YONGGANG & XU, CHENXING TEES

2024 Assessment: \$495,100

Applicant's Opinion of Value: 380,138

Assessor Reasoning

Per inspection and review of the property, data corrections were made and the net value of the property increased. This will take affect at the time of the next revaluation.

See letter attached

Assessor Recommendation

To deny the abatement for lack of evidence that the value is unreasonable.

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 0000E-00003 Appeal Year Market Value \$ 380,138

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
0000B-01249,	25 Norwich Rd/Nashua,	single family home,	\$512,400

SECTION G. Sales, Rental and/or Assessment Comparisons

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents.
(Attach additional sheets if needed.)

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Sale Price/Date of Sale</u>	<u>Rents</u>	<u>Assessment</u>
0127-00039,	5 Brigham St,	\$425,000 at 3/7/2024,	\$458,700 for 2024	\$387,100 for 2023
0127-00032,	23 Hutchinson St,	\$376,000 at 7/24/2024,	\$447,800 for 2024	\$393,000 for 2023
0000F-00081,	367 Broad St,	\$435,000 at 8/15/2024,	\$541,000 for 2024	\$449,200 for 2023
0000C-02182,	6 Rene Dr,	\$528,000 at 6/20/2024,	\$445,100 for 2024	\$369,200 for 2023

Subject: Request for Abatement of Property Tax for 598 W Hollis St

Dear Members of the Board of Assessors,

I am writing to formally request a review and adjustment of the property tax assessment for my property located at 598 West Hollis St, Nashua, NH 03062. I believe the 2024 assessment of \$495,100 significantly exceeds the true market value of my property, resulting in an inequitable financial burden.

Comprehensive Market Analysis

To determine the true market value of my property, I conducted a comprehensive search using Zillow.com and the Nashua Assessing Department's website (assessing.nashuanh.gov/default.asp). The following table summarizes the data for comparable properties closed between December 2023 and December 2024.

Parcel ID	Address	Build Year	Area (sqf)	Sale Price	Sale Date	Price /sqf
0000F-00081	367 Broad St	2007	1676	\$435,000	12/29/2023	\$259.55
0127-00032	23 Hutchinson St	1992	1632	\$376,000	7/24/2024	\$230.39
0127-00039	5 Brigham St	1986	1556	\$425,000	3/19/2024	\$273.14
0000C-02182	6 Rene Dr	1985	1728	\$528,000	10/23/2024	\$305.56
0000C-01199	21 Holbrook Dr	1984	1666	\$420,000	12/17/2024	\$252.10
0000C-01948	7 S London Dr	1983	1680	\$485,000	8/30/2024	\$288.69
0000C-01724	8 Marcia Dr	1983	1718	\$480,000	8/28/2024	\$279.39
0000C-01602	53 Musket Dr	1979	2001	\$500,000	12/22/2023	\$249.88
0000F-00265	27 Richmond St	1967	2046	\$450,000	3/21/2024	\$219.94

Analysis

- **Average Price per Square Foot:** The average price per square foot of the comparable properties is approximately \$262.
- **True Market Value Calculation:** Using the average price per square foot, the true market value of my property (1,596 sq ft) would be \$418,152 (1,596 sq ft * \$262/sq ft).
- **Adjustment for Market Conditions:** Considering the current over-valued market and the subjective nature of appraisals, an equalization ratio of 110% is applied. This adjustment brings the estimated market value of my property to \$380,138 (\$418,152 / 1.10).
- **Assessment Discrepancy:** The current assessment of \$495,100 overestimates my property's value by approximately \$114,962 (\$495,100 - \$380,138), which is a substantial and unjustified deviation from the true market value.

Fair and Equitable Taxation

The principle of fair taxation requires that property assessments accurately reflect market value. The significant discrepancy between the current assessment and the market value of comparable properties suggests an overvaluation of my property. This overvaluation translates into an inequitable tax burden.

Request and Additional Information

I respectfully request that the Board of Assessors review my appeal and consider the enclosed data. I am confident this information demonstrates the need for a reassessment of my property's value to reflect current market conditions and ensure fair and equitable taxation.

I am available to discuss this matter further or provide any additional documentation that may be helpful. Thank you for your time and consideration.

Sincerely,

OWNERSHIP

Y. WANG & C. XU FAMILY REV TR
WANG, YONGGANG TEE / XU, CHENXING TEE
25 NORWICH ROAD
NASHUA, NH 03062

PROPERTY LOCATION

25 NORWICH RD
NASHUA, NH

LEGAL DESCRIPTION

HCRD 4048

Occ	Type	PREVIOUS OWNER
MARRESE LIV TR, THE ANTHONY M & R, LESLIE		
MARRESE, ANTHONY M & R, LESLIE, TEES		
25 NORWICH RD		
NASHUA, NH 03062-2004		
US		

PREVIOUS ASSESSMENTS									
Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2024	FV	1401	341,600	3,000	13,590	167,800	512,400	512,400 Year End Roll 2024	12/12/2024
2023	FV	1401	282,000	3,000	13,590	134,200	419,200	419,200 Year End Roll 2023	12/05/2023
2022	FV	1401	282,000	3,000	13,590	134,200	419,200	419,200 Year End Roll 2022	11/15/2022
2021	FV	1401	202,000	1,200	13,590	89,500	292,700	292,700 System Roll for 2021	11/15/2021
2020	FV	1401	202,000	1,200	13,590	89,500	292,700	292,700 Year End Roll	11/12/2020
2019	FV	1401	202,000	1,200	13,590	89,500	292,700	292,700 Year End Roll	03/04/2020
2018	PATR	1401	202,000	1,200	13,590	89,500	292,700	292,700 Corrects for Assessor	01/09/2019
2017	FV	1401	197,500	700	13,590	69,400	267,600	267,600 Year End Roll	11/06/2017
2016	FV	1401	197,500	700	13,590	69,400	267,600	267,600 Year End Roll	11/16/2016
2015	FV	1401	197,500	700	13,590	69,400	267,600	267,600	11/6/2015

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes	
MARRESE LIV TR, THE ANTHONY M & R, LESLIE	8769-2351	W	04/25/2024	625,000	No	8	Q		
MARRESE, ANTHONY M & R, LESLIE	8694-333	Q	03/31/2023		No	4	T		
	3204-780		08/29/1984	89,900	No		AS JT		

BUILDING PERMITS									
Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit		
03/10/2020	20-1248	Mechanical Only		04/22/2021	C	WATER HEATER	04/22/2021		
10/01/2018	201802891	ELECTRICAL C		12/12/2018	C				

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AND 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	%	Appt.	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed/Notes
1401	1 UNIT	1	13,590		SF	SITE	1	2.18		12.35	NA	1								167,800			0	4	1	167,800



THE CITY OF NASHUA

"The Gate City"

[Administrative Services Division]

[Assessing Department]

Lloyd & Loretta Leach
47 Fairview Ave
Nashua, NH 03060

Re: RSA 76-16 Property Tax Abatement
Map 0136, Lot 00122, 47 Fairview Ave

Dear Mr. & Mrs. Leach:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

Disproportionality is established by estimating the subject's market value as of April 1st for the tax year, based on arm's length sales, then adjusting by the general level of assessment (median ratio), and comparing the result to the assessed value.

The subject is a 1,040 SF 3-bedroom Ranch style home with a 1-car attached garage constructed in 1960. The taxpayer provides a list of 3 sales that are not the most comparable sales available. None of the sales has a garage. Two of the sales are smaller in living area (36 Ross St = 912 SF & 64 Watson St = 925 SF). The sale at 315 Lake St has only a partial basement, only 2 bedrooms and is older (1948).

Sales more similar in size, age and bedroom count were available (list attached). These sales are more comparable to the subject than those provided by the taxpayer. These more similar sales support the subject's current assessed value.

III – Conclusions

The Taxpayer's claim that the assessment should be reduced is erroneous. No evidence was presented or discovered that the assessed value of \$391,500 for tax year 2024 was unreasonable. The Taxpayer's abatement request is DENIED. Appeal of this decision is available if certain deadlines are met. See enclosed Notice to Taxpayers.

Respectfully,

Subject to review and approval by the Board of Assessors

Robert J. Gagne
Chief Assessor

47 Fairview Ave Sales Comps

Location	Parcel ID	Sale Date	Sale Price	Assessed Value	LUC	Nbhd Code	Style	BR's	Fin Area	Year Built	Garage
3 NINTH ST	0087-00274	4/28/2023	\$400,000	\$477,500	1401	NF	RANCH	3	1,104	1959	2-Att
34 UNDERHILL ST	0013-00291	7/22/2024	\$442,000	\$396,100	1401	NF	RANCH	3	1,008	1966	None
28 NAGLE ST	0102-00085	4/19/2024	\$442,000	\$413,100	1401	NF	RANCH	3	960	1961	None
5 FIELD ST	0108-00009	8/30/2024	\$465,000	\$416,900	1401	NF	RANCH	3	1,056	1968	1-Under
1 CARVER ST	0127-00074	7/15/2024	\$495,000	\$475,100	1401	NF	RANCH	3	1,040	1962	1-Att

Abatement Information Sheet

Account Number: 20696

Address: 47 FAIRVIEW AVE

Owner: LEACH, LLOYD & LEACH, LORETTA

2024 Assessment: \$391,500

Applicant's Opinion of Value: 370,000

Application Information:

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 136 - 172 Appeal Year Market Value \$ 360,000 - 370,000
Town Parcel ID# _____ Appeal Year Market Value \$ _____ 365,000

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

315 LAKE ST 335,000 0088 00022
36 ROSS ST 380,000 0095 00036
BANK ASSESSMENT 364,000 MAY 2023

SECTION G. Sales, Rental and/or Assessment Comparisons

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents.
(Attach additional sheets if needed.)

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment
<u>0088 00022</u>	<u>315 LAKE ST</u>	<u>335,000</u>		
<u>0095 00036</u>	<u>36 ROSS ST</u>	<u>380,000</u>		
<u>0137A 00052</u>	<u>64 WATSON ST</u>	<u>350,000</u>		

Assessor Reasoning

Per inspection of the property, data corrections were made and the net value of the property increased.
This will take affect for tax year 2025.

See letter attached

Assessor Recommendation

To deny the abatement for lack of evidence that the value is unreasonable.

Comments

Parcel ID 0136-00122

APRIL 1990 SALE \$135000 -CASH FENCE FBM=NO HEAT RK 4/26/91 2:30 IA

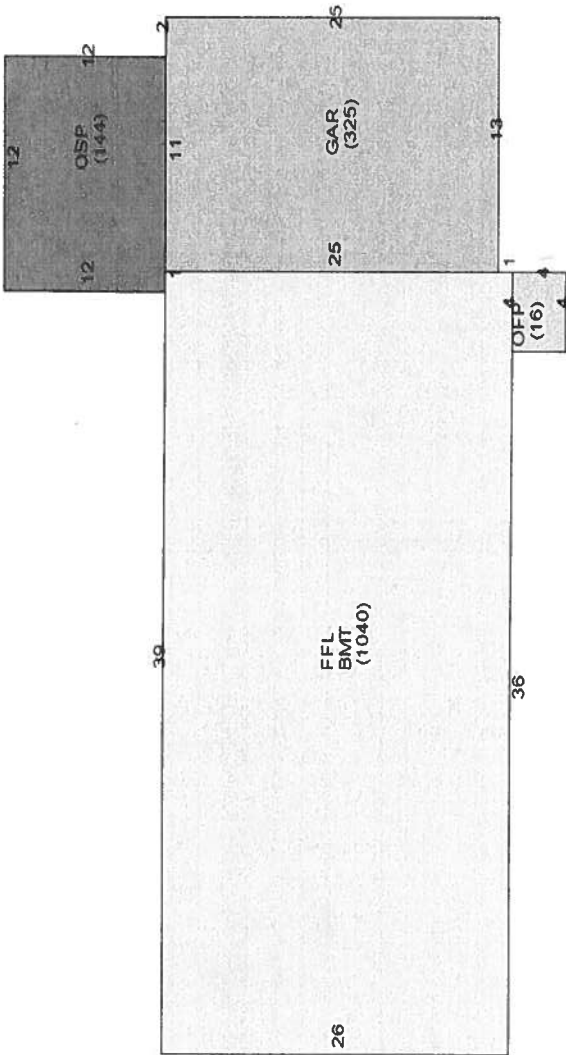
Exterior Information			Bath Features		Depreciation	
Type	01- RANCH		Full Bath	1	F - FAIR	Phys Con FR - Fair
Story Hght (Liv) Units	1 - 1 STORY		Add Full	0		Functional
			3/4 Bath	0		Economic
Found	1 - CONCRETE		Add 3/4	0		Special
Frame	1 - WOOD		1/2 Bath	0		Override
P. Wall	1 - WOOD SHING		Add 1/2	0		Total
Sec Wall		0%	Other Fix	0		42%
Roof Str	1 - GABLE		General Information			
Roof Cvr	1 - ASPHALT		Other Features		Grade	C - AVERAGE
Color	BLUE		Kitchens	1	F - FAIR	Year Blt 1960
			Add Kit	0		Alt LUC
Interior Information			Condo Information		Juris	
Avg Ht / Ft			Location		Con Mod	
P. Int Wall	2 - PLASTER		Tot Units		L. Sum	
Sec Int Wall	8 - PLYWD PAL		Floor			
Partition	T - TYPICAL		% Own			
P. Floor	3 - HARDWOOD		Name			
Sec Floor			Calc Ladder			
Bmt Floors			Base Rate	186.00	Depr %	42%
Electric	3 - TYPICAL		Size Adj	1.46154	Depr	178.439
Insulation	2 - TYPICAL		Con Adj	1.04000	Depr'd Total	246.415
Int Vs Ext			Adj Prc	\$ 282.72	Juris Ft	1.0000
Heat Fuel	2 - GAS		Grade Ft	1.00000	Spec. Features	\$ 0
Heat Type	3 - FORCED HW		Other Feat	\$ 20.250	Final Total	\$ 246.400
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft	1.0000
Heated % 100	AC %		NBC Inf	1.0000	Assessed Val	\$ 246.400
Sol HW %	Off Vac %		LUC Ft	1.0000	Total \$/SF	\$ 236.92
Com Wall %	Sprink %		Adj Tot (sch)	424.854	Undepr \$/SF	282.72000

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
SHD2	W/LIGHTS ETC	D	Y	1	96.00	A	AV	2020	24.00	T	4%		1		1		1	2,600

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

Bld: 9228 | Seq: 1 | Year: 2024 | Data As Of Date: 03/26/2025 | User: marchantij | DB: Assess50Nashua



Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,040	1,040	1,040	1,040	282.72	294,029
GAR	GARAGE	325	325	0	0	98.95	32,159
OFF	OPEN FRM PRCH	16	16	0	0	45.00	720
OSP	OPN SCN PRCH	144	144	0	0	29.09	4,189
BMT	BASEMENT	1,040	1,040	0	0	70.68	73,507
Building Totals		2,565	2,565	1,040	1,040		404,604
Parcel Totals		2,565	2,565	1,040	1,040		404,604

Res Breakdown

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

Image



Comments
Inspection for abatement. Data corrections made- no decrease in value per changes:
vinyl siding, kit/hall floor = peel and stick, SHD 2 to SHD 1 and year build 2018 per owner and pictometry, Cond F to A,
Kit F to A, JM25---
APRIL 1990 SALE \$135000 -CASH FENCE FBM=NO HEAT RK 4/26/91 2:30 IA

Exterior Information			Bath Features		Depreciation	
Type	01- RANCH		Full Bath	1	F - FAIR	35
Story Hght	1 - 1 STORY		Add Full	0	Functional	
(Liv) Units	1	Tot 1	3/4 Bath	0	Economic	
Found	1 - CONCRETE		Add 3/4	0	Special	
Frame	1 - WOOD		1/2 Bath	0	Override	
P. Wall	4 - VINYL		Add 1/2	0	Total	35%
Sec Wall		0%	Other Fix	0	General Information	
Roof Str	1 - GABLE		Other Features		Grade	C - AVERAGE
Roof Cvr	1 - ASPHALT		Kitchens	1	Year Blt	1960
Color	BLUE		Add Kit	0	Alt LUC	
Interior Information			Condo Information			
Avg Ht / Ft			Location		Juris	
P. Int Wall	2 - PLASTER		Tot Units		Con Mod	
Sec Int Wall			Floor		L. Sum	
Partition	T - TYPICAL		% Own			
P. Floor	3 - HARDWOOD		Name			
Sec Floor	5 - LINOVINYL	20%	Calc Ladder			
Bmt Floors			Base Rate	186.00	Depr %	35%
Electric	3 - TYPICAL		Size Adj	1.46154	Depr	148.151
Insulation	2 - TYPICAL		Con Adj	1.03200	Depr'd Total	275.138
Int Vs Ext			Adj Prc	\$ 280.55	Juris Ft	1.0000
Heat Fuel	2 - GAS		Grade Ft	1.00000	Spec. Features	\$ 0
Heat Type	3 - FORCED HW		Other Feat	\$ 21,750	Final Total	\$ 275.100
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft	1.0000
Heated % 100	AC %		NBC Infl	1.0000	Assessed Val	\$ 275.100
Sol HW %	Gr/Vac %		LUC Ft	1.0000	Total \$/SF	\$ 264.52
Com Wall %	Sprink %		Adj Tot (mch)	423.289	Undepr \$/SF	280.55000

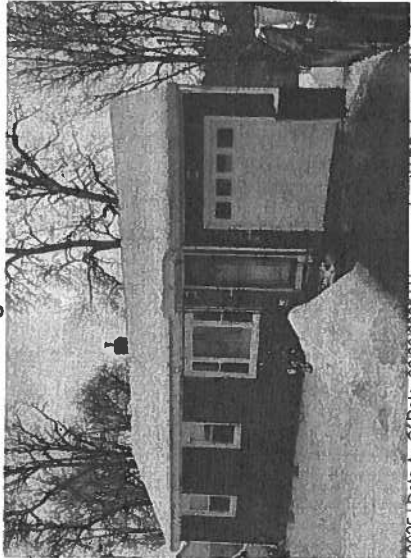
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,040	1,040	1,040	1,040	280.55	291,772
GAR	GARAGE	325	325	0	0	98.19	31,912
OPF	OPEN FRM PRC	16	16	0	0	45.00	720
OSP	OPN SCN PRCH	144	144	0	0	29.09	4,189
BMT	BASEMENT	1,040	1,040	0	0	70.14	72,946
Building Totals		2,565	2,565	1,040	1,040		401,538
Parcel Totals		2,565	2,565	1,040	1,040		401,538

Res Breakdown

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

Image



Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
SHD1	SHED FRAME	A	Y	1	96.00	A	AV	2018	15.00	T	6%	1	1	1	1	1	1	1,400
Building Totals																		1,400
Parcel Totals																		1,400
Yard Item Appr																		1,400
Special Feature Appr																		1,400

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



THE CITY OF NASHUA

"The Gate City"

[Administrative Services Division]

[Assessing Department]

The Christine A. Garbatini Revocable Trust
Christine A. Garbatini, Trustee
14 Andover Down
Nashua, NH 03063

Re: RSA 76-16 Property Tax Abatement
Map 0000G, Lot 00455 Unit 270, 14 Andover Down

Dear Ms. Garbatini:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

Disproportionality is established by estimating the subject's market value as of April 1st for the tax year, based on arm's length sales, then adjusting by the general level of assessment (median ratio), and comparing the result to the assessed value.

The taxpayer provides a list of 4 sales from the subject condominium complex. One of these sales was reported to be in poor condition and in need of updating at the time of sale (6 Highbridge Hill). After adjusting for market appreciation, the 3 other sales provided by the taxpayer support the subject's current assessed value. Support for significant market appreciation can be found in the attached list of sales from within the complex. All three 2024 sales sold for in excess of \$400,000.

III – Conclusions

The Taxpayer's claim that the assessment should be reduced is erroneous. No evidence was presented or discovered that the assessed value of \$407,600 for tax year 2024 was unreasonable. The Taxpayer's abatement request is DENIED. Appeal of this decision is available if certain deadlines are met. See enclosed Notice to Taxpayers.

Respectfully,

Pending review and approval by Board of Assessors.

Robert J. Gagne
Chief Assessor

14 Andover Down Sales Comps

Location	Parcel ID	Sale Date	Sale Price	Assessed Value	LUC	Nbhd Code	Style / Type	Fin Area	Year Built	
6 HIGHBRIDGE HILL , Unit U-171	0000G-00455-171	9/8/2023	\$300,000	\$308,000	1021	KES2	TOWNHOUSE	1,686	1987	NOTE: Poor Cond @ Sale
4 HIGHBRIDGE HILL , Unit U-172	0000G-00455-172	6/22/2023	\$385,000	\$399,700	1021	KES2	TOWNHOUSE	1,686	1987	
36 HIGHBRIDGE HILL , Unit U-185	0000G-00455-185	7/17/2024	\$419,000	\$399,700	1021	KES2	TOWNHOUSE	1,686	1987	
48 HIGHBRIDGE HILL , Unit U-191	0000G-00455-191	6/27/2024	\$426,000	\$404,400	1021	KES2	TOWNHOUSE	1,686	1987	
50 HIGHBRIDGE HILL , Unit U-192	0000G-00455-192	8/1/2024	\$415,000	\$401,300	1021	KES2	TOWNHOUSE	1,686	1987	

Abatement Information Sheet

Account Number: 46236

Address: 14 ANDOVER DOWN , Unit U-270

Owner: GARBATINI, CHRISTINE A REVOC TRUST

GARBATINI, CHRISTINE A TRUSTEES

2024 Assessment: \$407,600

Applicant's Opinion of Value: 370,000

Application Information:

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 00009-00455-270 Appeal Year Market Value \$ 370,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

I don't think my property could sell for what it is assessed for. I think it could sell for \$370,000 based upon comparable property sales.

SECTION G. Sales, Rental and/or Assessment Comparisons

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.)

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment
<u>00009-00455-265</u>	<u>4 Andover Down</u>			<u>\$404,500</u>
<u>00009-00455-266</u>	<u>6 Andover Down</u>			<u>\$404,800</u>
<u>00009-00455-268</u>	<u>10 Andover Down</u>			<u>\$402,900</u>
<u>00009-00455-272</u>	<u>18 Andover Down</u>			<u>\$378,600</u>
<u>00009-00455-275</u>	<u>24 Andover Down</u>			<u>\$402,900</u>

Assessor Reasoning

See letter attached

Assessor Recommendation

To deny the abatement for lack of evidence that the value is unreasonable.

Comments

Parcel ID 0000G-00455-270

REMOVE LAND SF-TOTAL SHOWN ON Z ACCT-ADD CONDO INFO 4/09 ND---DELUXE REMOVED ECO WW02
CHNG FGR TO BGR WW02 CHNG EYB TO '92 FROM '88

Exterior Information				Bath Features			Depreciation			
Type	551 - TOWNHOUSE			Full Bath	2	A - AVERAGE	Phys Con	AV - Average	23.4	
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	4 - VINYL			Add 1/2	0					
Sec Wall		0%		Other Fix	0			Total	23.4%	
Roof Str	1 - GABLE			Other Features			General Information			
Roof Cvr	1 - ASPHALT			Kitchens	1	A - AVERAGE	Grade	C - AVERAGE		
Color				Add Kit	0		Year Blt	1988	Eff Yr	
Interior Information				Condo Information			Juris			
Avg Ht / Ft				Location	I - INTERIOR		Con Mod			
P. Int Wall	1 - DRYWALL			Tot Units	L. Sum					

UnSketched Subareas:

ATC (680)
SFL (700)
FFL (680)
BGR (363)
FBM (240)
STG (77)
WDK (50)

Sub Areas

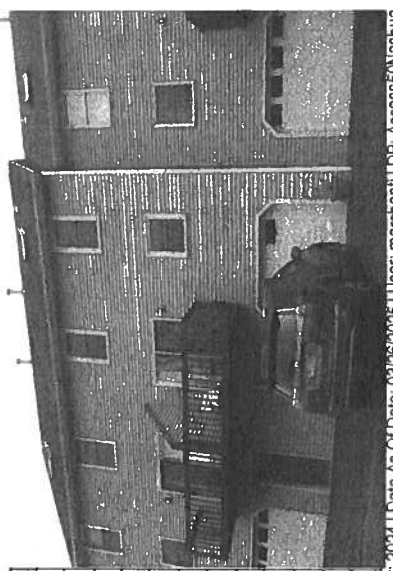
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
SFL	SECOND FLR	700	700	700	700	237.58	166,306
FFL	FIRST FLR	680	680	680	680	237.58	161,554
ATC	ATTIC FIN	306	680	306	306	237.58	72,699
BGR	BMT GARAGE	363	363	0	0	71.27	25,87
FBM	FINISHED BMT	240	240	0	0	83.15	19,956
STG	STORAGE	77	77	0	0	31.99	2,463
WDK	WOOD DECK	50	50	0	0	25.50	1,275
Building Totals		2,416	2,790	1,686	1,686		450,129
Parcel Totals		2,416	2,790	1,686	1,686		450,129

Res Breakdown

Floor	No. Unit	Rooms	Bdms
U	1	5	2
Bld Total		1	5
Prl Total		1	5

Image

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	FL	NBC	FL	Juris	FL	Assessed
Special Features / Yard Items																		
Building Totals																		
Parcel Totals																		
Yard Item Appr																		
Yard Item Appr																		
Special Feature Appr																		
Special Feature Appr																		



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THE CITY OF NASHUA

"The Gate City"

[Administrative Services Division]
[Assessing Department]

Joanne Skalski
51 Farmington Rd
Nashua, NH 03060

Re: RSA 76-16 Property Tax Abatement
Map 0000A, Lot 00263 / Acct #8724
51 Farmington Rd

Dear Ms. Skalski:

The City of Nashua, Board of Assessors ("City") has received your RSA 76:16 Property Tax Abatement Application for tax year 2024 on the above noted property. The statutory deadline for such an appeal in this tax year is March 17, 2025, and the request was timely.

I – Reason(s) for Appeal

The Taxpayer filed an abatement based on over-assessment of the property.

II – Local Review Conducted

The taxpayer cites two neighboring properties and provides an assessment analysis when compared to the subject property. Neither of these two properties is comparable to the subject. The subject is a 2,440 SF Colonial style property. 47 Farmington is a 1,798 SF Ranch and 55 Farmington is a 1,655 SF Ranch. Further, even were these two properties similar to the subject, this type of analysis does not establish disproportionality. Disproportionality is established by estimating the subject's market value as of April 1st for the tax year, based on arm's length sales, then adjusting by the general level of assessment (median ratio), and comparing the result to the assessed value. The taxpayer does not provide any sales or other market data in support of the abatement request.

The City has searched for recent sales similar in style and size to the subject property. The most similar of the sales found support the subject's current assessed value (list attached).

III – Conclusions

The Taxpayer's claim that the assessment should be reduced is erroneous. No evidence was presented or discovered that the assessed value of \$613,400 for tax year 2024 was unreasonable. The Taxpayer's abatement request is DENIED. Appeal of this decision is available if certain deadlines are met. See enclosed Notice to Taxpayers.

On behalf of the Board of Assessors, this the (DATE TBD), 2025.

Robert J. Gagne
Chief Assessor

51 Farmington Rd Sales Comps

Location	Parcel ID	Sale Date	Sale Price	Assessed Value	LUC	Nbhd Code	Style	Fin Area	Year Built
18 FAIRHAVEN RD	0000A-00341	9/13/2024	\$699,934	\$672,900	1401	NG	COLONIAL	2,422	1962
8 FAIRHAVEN RD	0000A-00536	5/16/2023	\$648,000	\$609,700	1401	NG	COLONIAL	2,312	1971
22 SPENCER DR	0000B-01012	3/14/2024	\$690,000	\$601,400	1401	NG	COLONIAL	2,661	1968
6 SHADWELL RD	0000B-01281	12/15/2023	\$700,000	\$575,700	1401	NG	COLONIAL	2,388	1968
14 BIBLE WAY	0000E-01366	8/28/2024	\$630,000	\$558,800	1401	NG	COLONIAL	2,434	1980
18 WATERSEDGE DR	0000H-00192	4/29/2024	\$670,000	\$542,300	1401	NG	COLONIAL	2,424	1977
5 ORIOLE DR	0000H-00226	7/1/2024	\$715,000	\$588,300	1401	NG	COLONIAL	2,344	1978
			Search Criteria:		1401	NG	COLONIAL	+ -10%	1950-1980

Abatement Information Sheet

Account Number: 8724

Address: 51 FARMINGTON RD

Owner: SKALSKI, JOANNE

2024 Assessment: \$613,400

Applicant's Opinion of Value: 580,000

Assessor Reasoning

See letter attached

Assessor Recommendation

To deny the abatement for lack of evidence that the value is unreasonable.

Application Information:

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 0000A-00263 Appeal Year Market Value \$ \$580,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

55 Farmington with .545 Acres -
5 Bedrooms - no easment - assessed
at \$581,000 - ID 0000A - 00262
I have 3 Bedrooms, Less property easment.
.042 acres

SECTION G. Sales, Rental and/or Assessment Comparisons

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment
<u>NASHMAL00261</u>				<u>\$587,600</u>
<u>47 Farmington Rd</u>	<u>Nashua 03060</u>			
<u>55 Farmington Rd</u>	<u>Nashua 03060</u>			<u>\$581,000</u>

Reasons for abatement on 51 Farmington Road. Nashua. 03060

0000A - 00262

55 Farmington has more square footage and more land. Also in law apartment. More land. Both assessed less and less taxes.

0000A - 00261

47 Farmington also has a larger square footage. 3 car garage. Better land , more bedrooms. Again assessed for less and less taxes.

My home 51 Farmington has less land with an easement with the electric company. They can come in at anytime . They have cut down several trees and plantings.

My roof is over 17 years old and needs replacement. The property footprint is smaller than my neighbors. Yet I'm assessed more and taxed more.

Comments

Parcel ID 0000A-00263

PER HEARING INSP- ADJ BA TO FR, RMVD SHD(PLASTIC=NV) ML24--- added shed, closed BP per pictometry.
JM22--3/22 REAR GATED. CHNGD KIT FROM AVG TO GOOD, ADDED HDWD & CENT AIR FOR 2018, PER
MLS GT17 -- ADD GEN IN YI-BP CLOSED 2/12 ND---C-TILE & ISLAND KIT FBW=2RM & 1BTH=SHOWR IVG
SHARES PSNH EASE REAR ADD BRICK VENEER GR 99
3/21 REAR GATED

Exterior Information			Bath Features		Depreciation	
Type	03- COLONIAL	1	A - AVERAGE	Phys Con	AV - Average	35
Story Hght	2 - 2 STORIES	1	F - FAIR	Functional		
(Liv) Units	1	Tot 1	3/4 Bath	Economic		
Found	1 - CONCRETE	0	Add 3/4	Special		
Frame	6 - OTHER	1	1/2 Bath	Override		
P. Wall	2 - CLAPBOARD	0	Add 1/2		Total	35%
Sec Wall	8 - BRICK VENEER	5%	Other Fix			
Roof Str	1 - GABLE					
Roof Cvr	1 - ASPHALT					
Color	BLUE/BRICK					
Interior Information			Other Features		General Information	
Avg Ht / Ft			Kitchens	Grade	B - GOOD (+)	
P. Int Wall	1 - DRYWALL		Add Kit	Year Blt.	1961	Eff Yr
Sec Int Wall				Alt LUC		
Partiton	T - TYPICAL			Juris		
P. Floor	3 - HARDWOOD			Con Mod		
Sec Floor	4 - CARPET	25%		L. Sum		
Calc Ladder						
Bmt Floors	12 - CONCRETE	Base Rate	185.00	Depr %	35%	
Electric	3 - TYPICAL	Size Adj	0.90984	Depr	234,838	
Insulation	2 - TYPICAL	Con Adj	1.03155	Depr'd Total	436,128	
Int Vs Ext		Adj Prc	\$ 173.63	Juris Ft	1.0000	
Heat Fuel	2 - GAS	Grade Ft.	1.20000	Spec. Features	\$ 4,200	
Heat Type	3 - FORCED HW	Other Feat	\$ 44,525	Final Total	\$ 440,300	
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft.	1.0000	
Heated %	100	NBC Infl	1.0000	Assessed Val	\$ 440,300	
Sol HW %		LUC Ft.	1.0000	Total \$/SF	\$ 180.45	
Com Wall %		Adj Tot (rc20)	670.966	Undepr \$/SF	208.35600	

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,488	1,488	1,488	1,488	173.63	258,361
SFL	SECOND FLR	952	952	952	952	173.63	165,296
WDK	WOOD DECK	461	461	0	0	14.52	6,694
GAR	GARAGE	518	518	0	0	60.77	31,479
OPF	OPEN FRM PRC	102	102	0	0	29.85	3,045
BMT	BASEMENT	40	40	0	0	43.42	1,737
FBM	FINISHED BMT	912	912	0	0	60.77	55,422
Building Totals		4,473	4,473	2,440	2,440		522,034
Parcel Totals		4,473	4,473	2,440	2,440		522,034

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	10	3
Bld Total		1	10
Prl Total		1	10
3			3

Image



Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Pro	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
FPL3	2 STORY CHIM	A	S	1	1.00	A	AV	1984	5,400.00	T	40%		1		1		1	3,200
FPO	EXTRA FPLOP	A	S	1	1.00	A	AV	1984	1,600.00	T	40%		1		1		1	1,000
GEN	GENERATOR	D	Y	1	1.00	A	AV	2012	0.00	T	0%		1		1		1	0
SHD1	SHED FRAME	A	Y	1	7.00x10.00	A	AV	2022	15.00	T	2%		1		1		1	1,200
Building Totals									1,200			Special Feature Appr					4,200	5,400
Parcel Totals									1,200			Special Feature Appr					4,200	5,400

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

Prorated Taxes for Damaged Buildings 2024
7 Monica Dr.

Address	Acct #	Total Value	Land Value	Building Value	Yard Items Value	Building Taxes	Building Taxes Perdiem	Date of Incident	Date of Occupancy	# of Days Uninhabitable	Abatement Pro-Rated Amount
7 Monica Dr	18400	\$737,600	\$175,400	\$562,200	\$ -	\$ 8,938.98	\$ 24.49	10/5/2024	4/1/2025	178	\$ 4,359.22

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2024
FIRE PRORATION ABATEMENT RECOMMENDATION

BOA: Date 4/3/25 Decision, A/D _____ Reason Code/Desc.: FIRE

Appraiser assigned: J. MARCHANT Date: 3/19/25

Account No: # 18400 Map/Lot: B-854 Comm/Res R Application No: _____

Owner/Taxpayer: JENDROCK, SHERYL A & JENDROCK, ERIC P

Property for Which Abatement Is Sought:

Location Address: 7 MONICA DR

Total Current 2024 Assessment: \$ 737,600 Total Proposed 2024 Assessment \$ 463,431

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

This property had a fire on 10/5/24 and the home was uninhabitable for the remainder of the tax year. 10/5/24- 3/31/25.

In February of 2025 a demo permit was pulled to remove the damaged building.

In March of 2025 a permit was pulled to construct a new home on the parcel.

The fire was deemed accidental and a partial refund of the 2024 taxes is warranted.

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 TAX BILL
CITY OF NASHUA
P.O. BOX 885
NASHUA, N.H. 03061-0885
(603) 589-3190

Email: PropertyTaxes@NashuaNH.Gov

Billing & Payment History: <http://services.nashuanh.gov/mss/citizens/default.aspx>

ACCT. #	18,400
BILL #	7769
SHEET #	0000B
LOT #	00854

**SEE REVERSE SIDE
FOR IMPORTANT INFORMATION**

TO

JENDROCK, SHERYL A &
JENDROCK, ERIC P
7 MONICA DR
NASHUA NH 03062-2316

City: \$ 6.68
County: 0.85
Local School: 7.22
State School: 1.15

TAX RATE
PER \$1000 \$ 15.90

MAKE CHECKS PAYABLE TO: TAX COLLECTOR, CITY OF NASHUA

7 MONICA DR

UNPAID BALANCES AFTER

DUE DATE 1/17/2025

ACCRUE INTEREST AT 8

% PER ANNUM

ASSESSMENTS & EXEMPTIONS

TAX & CREDITS

Land Assessment \$ 175,400
Assessment on Buildings,
Structures & Improvements \$ 562,200

Net Assessment \$ 737,600

Tax on Net Assessment \$ 11,727.84
July Tax \$ 5,675.91 -
December Tax \$ 6,051.93 =
July Balance Due \$ 0.00 +
PAY THIS AMOUNT \$ 6,051.93

"PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS"
TO INSURE PROPER CREDIT, MAIL ENTIRE BOTTOM PORTION OF BILL IN THE ENCLOSED SELF-ADDRESSED ENVELOPE.

147523

DETACH HERE

DETACH HERE

CITY OF NASHUA, N.H. TAX COLLECTOR
P.O. BOX 885
NASHUA, N.H. 03061-0885
Email: PropertyTaxes@NashuaNH.Gov

DUE DATE: 1/17/2025

ACCOUNT # **18,400**

SHEET # 0000B

BILL # 7769

LOT # 00854



DESCRIPTION: 7 MONICA DR

NAME: JENDROCK, SHERYL A &
JENDROCK, ERIC P

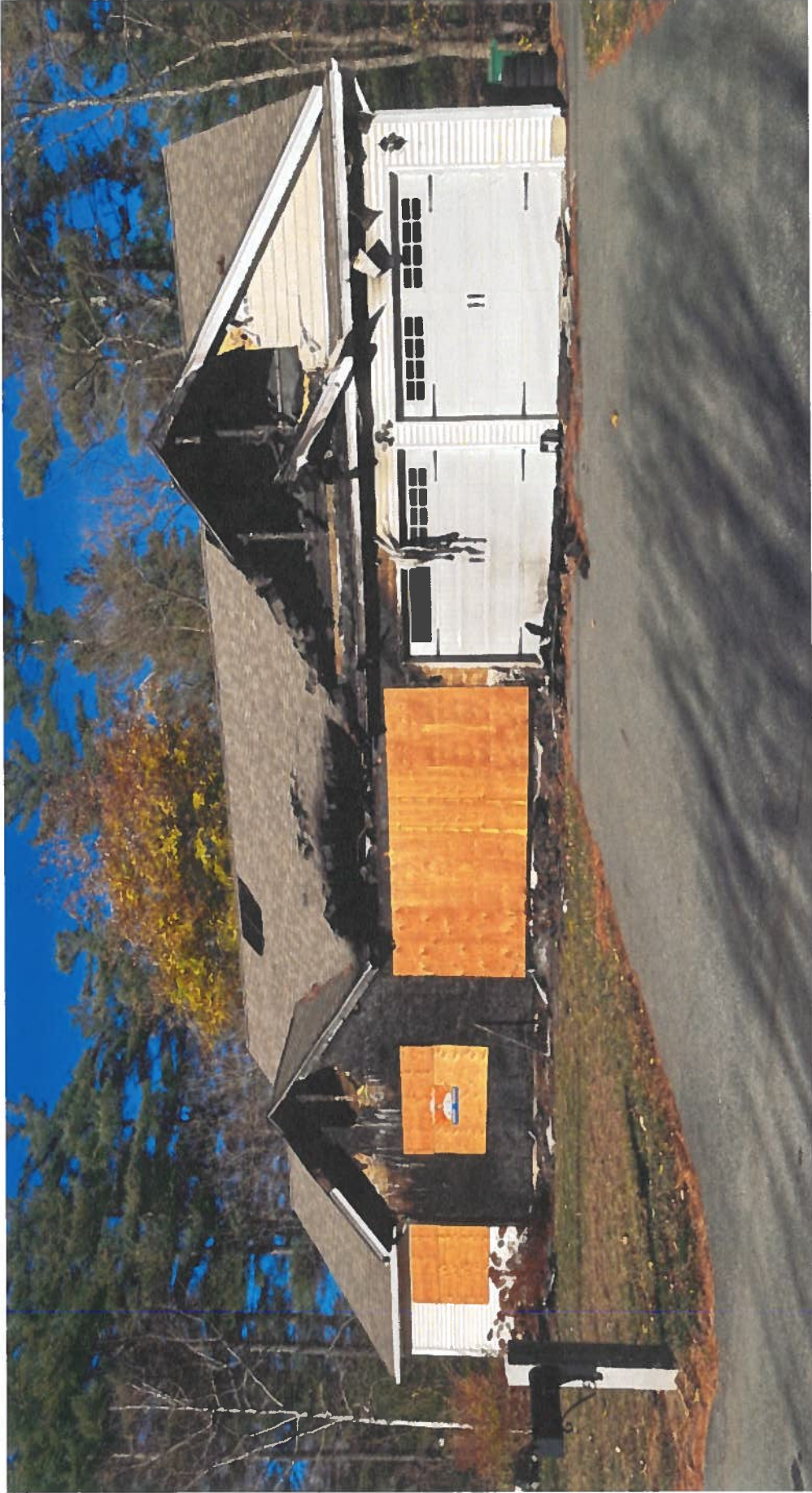


JENDROCK, SHERYL A &
JENDROCK, ERIC P
7 MONICA DR
NASHUA NH 03062-2316

\$ 6,051.93

PAY THIS AMOUNT

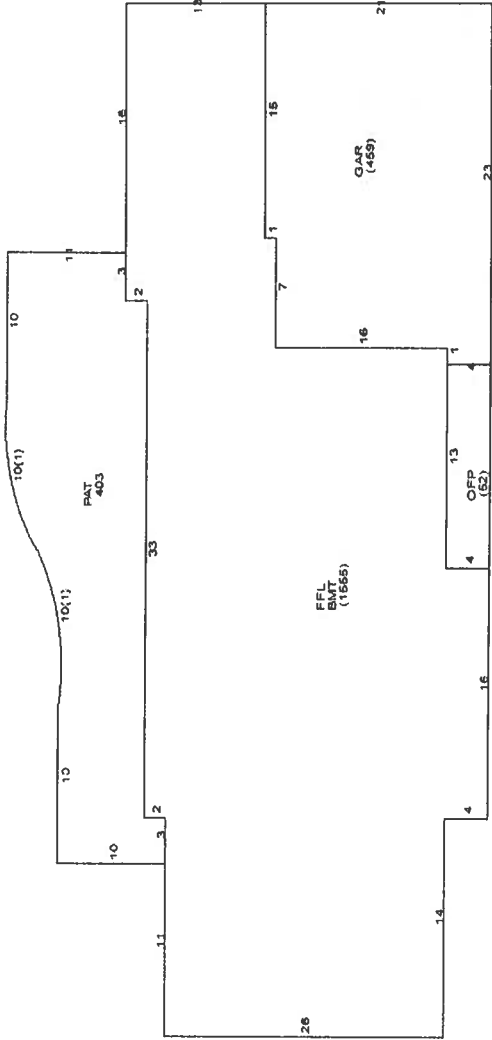
22952082024800007769300006051932



7 monica

11/8/24 inspection

REMOVED UC, COMPLETE FOR 2018, GT17 -- CKBK 2018 FOR COMP, GT17 --- ADJ INFL %-BUILDABLE LOT
PER ZBA APPROVAL-REF MTG 9/10/13 12/13 ND---CHNG LOC ADDR PER PLNG 9/13 ND--LAND
UNBUILDING-WET SQ FT CHGD PER CARTO RPT 4/1/197 SH



Exterior Information				Bath Features				Depreciation			
Type	01 - RANCH	2	A - AVERAGE	Full Bath	2	Phys/Con	AV - Average	Functional	4.9		
Story Hght	1 - 1 STORY	0		Add Full	0						
(Liv) Units	1	Tot 1		3/4 Bath	0			Economic			
Found	1 - CONCRETE	0		Add 3/4	0			Special			
Frame	1 - WOOD	0		1/2 Bath	0			Override			
P. Wall	4 - VINYL	0		Add 1/2"	0						
Sec.Wall		0%		Other Fix	1	A - AVERAGE					
Roof Str	1 - GABLE										
Roof Cvr	1 - ASPHALT										
Color	BEIGE										
Interior Information				Other Features				General Information			
Avg Ht / Ft				Kitchens	1	A - AVERAGE		Grade	B - GOOD (-)		
P. Int Wall	1 - DRYWALL			Add Kit	0			Year Bt	2017	Eff Yr	
Sec Int'Wall								Alt LUC			
Partition	T - TYPICAL										
P. Floor	3 - HARDWOOD										
Sec Floor	4 - CARPET	50%									
Bmt Floors	12 - CONCRETE										
Electric	3 - TYPICAL										
Insulation	2 - TYPICAL										
Int Vs Ext											
Heat Fuel	2 - GAS										
Heat Type	1 - FORCED H/A										
# Heat Sys	0										
Heated %	100										
Sol HW %											
Com Wall %											

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,555	1,555	1,555	1,555	216.87	337,233
GAR	GARAGE	459	459	0	0	75.90	34,838
OPF	OPEN FRM PRC	52	52	0	0	35.92	1,920
PAT	PATIO	403	403	0	0	9.34	3,764
BMT	BASEMENT	1,555	1,555	0	0	54.22	84,312
Building Totals		4,024	4,024	1,555	1,555		462,067
Parcel Totals		4,024	4,024	1,555	1,555		462,067

Res Breakdown

Floor	No. Unit	Rooms	Bdms
U	1	5	3
Bid Total		1	5
Prd Total		1	5

Image



Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
Building Totals																		
Parcel Totals																		
Special Feature Appr																		
Special Feature Appr																		

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

Comments

Parcel ID 0000B-00854

100% Fire Damage for 2025. Demo BP and New House BP pulled 2/2025. CK status 4/1/25. Process 2024 fire proration app. JM25--REMOVED UC, COMPLETE FOR 2018, GT17 --CKBK 2018 FOR COMP, GT17 ---ADJ INFL %-BUILDABLE LOT PER ZBA APPROVAL-REF MTG 9/10/13 12/13 ND---CHNG LOC ADDR PER PLNG 9/13 ND---LAND UNBUILDING-WET SQ FT CHGD PER CARTO RPT 4/1/97 SH

Exterior Information			Bath Features		Depreciation	
Type	01 - RANCH	2	A - AVERAGE	Phys Con	AV - Average	4.9
Story Height	1 - 1 STORY	0	Add Full	Functional		
(Liv) Units	1	Tot 1	3/4 Bath	Economic		
Found	1 - CONCRETE	0	Add 3/4	Special	FI - FIRE DMG	100
Frame	1 - WOOD	0	1/2 Bath	Override		
P. Wall	4 - VINYL	0	Add 1/2		Total	100%
Sec Wall		0%	Other Fix			
Roof Str	1 - GABLE	1	A - AVERAGE	General Information		
Roof Cvr	1 - ASPHALT	1	A - AVERAGE	Grade	B - GOOD (-)	
Color	BEIGE	0	Kitchens	Year Bld	2017	Eff Yr
			Add Klt	Alt LUC		
Interior Information			Condo Information			
Avg Ht / Ft			Location	Juris		
P. Int Wall	1 - DRYWALL		Tot Units	Con Mod		
Sec Int Wall			Floor	L. Sum		
Partition	1 - TYPICAL		% Own			
P. Floor	3 - HARDWOOD		Name			
Sec Floor	4 - CARPET	50%	Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	Base Rate	Depr %	Depr %	100%
Electric	3 - TYPICAL	Size Adj	1.14309	Depr	591,134	
Insulation	2 - TYPICAL	Con Adj	1.02000	Depr'd Total	0	
Int Vs Ext		Adj Prc	\$ 216.87	Juris Ft	1.0000	
Heat Fuel	2 - GAS	Grade Ft	1.20000	Spec. Features	\$ 0	
Heat Type	1 - FORCED H/A	Other Feat	\$ 36.653	Final Total	\$ 0	
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft	1.0000	
Heated %	100	AC %	100	Assessed Val	\$ 0	
Sol HW %		Crit Vac %		Total \$/SF	\$ 0.00	
Com Wall %		Sprink %		Undepr \$/SF	260,24400	

Sub Areas

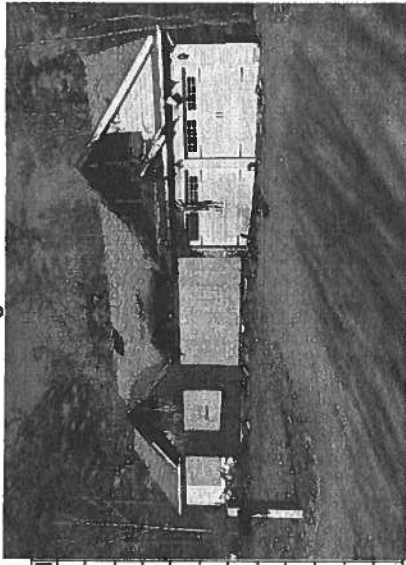
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,555	1,555	1,555	1,555	216.87	337,233
GAR	GARAGE	459	459	0	0	75.90	34,838
OFF	OPEN FRM PRC	52	52	0	0	36.92	1,920
PAT	PATIO	403	403	0	0	9.34	3,764
BMT	BASEMENT	1,555	1,555	0	0	54.22	84,312
Building Totals		4,024	4,024	1,555	1,555		462,067
Parcel Totals		4,024	4,024	1,555	1,555		462,067

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	5	3
Bid Total		1	5
Prcl Total		1	5

Image

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Flt	NBC	Flt	Juris	Flt	Assessed
Special Features / Yard Items																		
Building Totals																		
Parcel Totals																		
Special Feature Appr																		
Special Feature Appr																		



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

Prorated Taxes for Damaged Buildings 2024
4-6 Cross St.

Address	Acct #	Total Value	Land Value	Building Value	Yard Items Value	Building Taxes	Building Taxes Perdiem	Date of Incident	Date of Occupancy	# of Days Uninhabitable	Abatement Pro-Rated Amount
4-6 Cross St	32662	\$597,700	\$115,800	\$481,900	\$ -	\$ 7,662.21	\$ 20.99	4/19/2024	2/25/2025	312	\$ 6,548.88

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2024
FIRE PRORATION ABATEMENT RECOMMENDATION

BOA: Date 4/3/25 Decision, A/D _____ Reason Code/Desc.: FIRE

Appraiser assigned: J. MARCHANT Date: 3/20/25

Account No: # 32662 Map/Lot: 42-246 Comm/Res R Application No: _____

Owner/Taxpayer: PROSPERING PROPERTIES, LLC

Property for Which Abatement Is Sought:

Location Address: 4-6 CROSS ST

Total Current 2024 Assessment: \$ 597,700 Total Proposed 2024 Assessment \$ 139,565

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

This property had a fire on 4/19/24 and the home was uninhabitable for the most of the tax year. Following repairs, the Building Dept issued the Certificate of Occupancy on 2/25//25.

The fire was deemed accidental and a partial refund of 2024 taxes is warranted.

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 TAX BILL
CITY OF NASHUA

P.O. BOX 885
NASHUA, N.H. 03061-0885
(603) 589-3190

Email: PropertyTaxes@NashuaNH.Gov

Billing & Payment History: <http://services.nashuanh.gov/mss/citizens/default.aspx>

ACCT. #	32,662
BILL #	14075
SHEET #	0042
LOT #	00246

**SEE REVERSE SIDE
FOR IMPORTANT INFORMATION**

TO

PROSPERING PROPERTIES, LLC
36 GOVERNOR DINSMORE RD
WINDHAM NH 03087

25755
470

City: \$ 6.68
County: 0.85
Local School: 7.22
State School: 1.15

TAX RATE
PER \$1000 \$ 15.90

MAKE CHECKS PAYABLE TO: TAX COLLECTOR, CITY OF NASHUA

4-6 CROSS ST
UNPAID BALANCES AFTER

DUE DATE 1/17/2025

ACCUE INTEREST AT 8

% PER ANNUM

ASSESSMENTS & EXEMPTIONS

TAX & CREDITS

Land Assessment \$ 115,800
Assessment on Buildings,
Structures & Improvements \$ 481,900

Net Assessment \$ 597,700

Tax on Net Assessment \$ 9,503.43
July Tax \$ 4,643.18 -
December Tax \$ 4,860.25 =
July Balance Due \$ 0.00 +
PAY THIS AMOUNT \$ 4,860.25

"PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS"
TO INSURE PROPER CREDIT, MAIL ENTIRE BOTTOM PORTION OF BILL IN THE ENCLOSED SELF-ADDRESSED ENVELOPE.

147523

DETACH HERE

DETACH HERE

CITY OF NASHUA, N.H. TAX COLLECTOR
P.O. BOX 885
NASHUA, N.H. 03061-0885
Email: PropertyTaxes@NashuaNH.Gov

DUE DATE: 1/17/2025

ACCOUNT # 32,662
SHEET # 0042

BILL # 14075
LOT # 00246



DESCRIPTION: 4-6 CROSS ST

NAME: PROSPERING PROPERTIES, LLC



PROSPERING PROPERTIES, LLC
36 GOVERNOR DINSMORE RD
WINDHAM NH 03087

\$ 4,860.25

PAY THIS AMOUNT

22952082024800014075600004860250



Certificate of Occupancy

City of Nashua, New Hampshire

DEPARTMENT OF BUILDING SAFETY

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the use and occupancy identified. No change of occupancy or use is authorized unless a new certificate is obtained.

Property Address: 4-6 CROSS ST

Specific Location:

Property Account #: 32662

Sheet/Lot: 0042 / 00246

Owner of Property:

PROSPERING PROPERTIES, LLC

36 GOVERNOR DINSMORE RD., WINDHAM NH 03087

Certificate Number: 25-0028

Date Issued: February 25, 2025

Permit #: 24-1501

Use Group: R-2 Residential

Construction Type: IBC Building Type V-B

Automatic Sprinkler System: No

Code Book:

Conditions: 05/21/24 - INTERIOR DEMO ONLY // 6/24/24- FULL PERMIT TO REPAIR FIRE DAMAGE IN UNITS 2 AND 4

February 25, 2025

Date

Matthew C. [Signature]
Building Official or Designee



e Date: 7/12/2024

Notes:

View

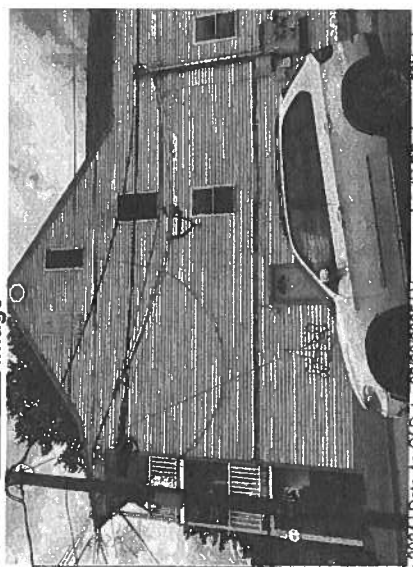




OFF	
OFF	
OFF	
(240)	40
	6

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr. Val
FFL	FIRST FLR	2,161	2,161	2,161	2,161	139.65	301,794
SFL	SECOND FLR	2,161	2,161	2,161	2,161	139.65	301,794
ATC	ATTIC FIN	540	1,200	540	540	139.65	75,411
BMT	BASEMENT	1,485	1,485	0	0	34.91	51,841
OPF	OPEN FRM PRC	480	480	0	0	24.06	11,549
WDK	WOOD DECK	32	32	0	0	25.50	816
	Building Totals	6,859	7,519	4,862	4,862		743,184
	Parcel Totals	6,859	7,519	4,862	4,862		743,184

Res Breakdown			
Floor	No. Unit	Rooms	Bdrms
U	2	6	4
U	2	5	3
Bld Total	4	22	14
Prcd Total	4	22	14

[illegible]

Fire repairs/tenos complete for 2025. Floors all Laminate. Close BR. JM25---
PROPERTY UNINHABITABLE DUE TO FIRE CKBK 25, ADU WDK AND ADDED SFL TO FFL ON SKETCH ML24---
4/23/2009 Corr Sketch from ATTU to ATC; Removed Unwarranted E and Func Adj. RG-- Previously condemned, new
owner has completely rehabilitated interior & most of exterior - new elect, mech, plumbing, porches, interior finish,
new baths & kitchens. Rm. count & rents = (2) 5 rm- 3 br-1b rent = \$1,300/mo nothing incl.; (2) 6 rm- 4 br-1 b rent =
\$1,500/mo nothing incl. 3 apts. = Sec 8; (2) 1/4 CHRG UNG INTU TO F\$1300 GR02

Exterior Information				Bath Features				Depreciation			
Type	11- FAMILY CONVE	Full Bath	4	A - AVERAGE	Phys Con	AV - Average	40				
Story Right	2A - 2 STORIES AT	Add Full	0		Functional						
(Liv) Units	4 - Tot 14	3/4 Bath	0		Economic						
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								
Sec Wall	0%	Other Fix	0								
Roof Str	1 - GABLE										
Roof Cvr	1 - ASPHALT	Kitchens	4	A - AVERAGE	Year Bkt	1900	Eff Yr				
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						
Sec Int Wall		Floor									
Partition	T - TYPICAL	% Own			Juris						
P. Floor	18 - LAMINATE	Name									
Sec Floor											
Bmt Floors				Calc Ladder							
Electric	3 - TYPICAL	Base Rate	187.00	Depr %		40%					
Insulation	2 - TYPICAL	Size Adj	0.74681	Depr		322,473					
Int Vs Ext		Con Adj	1.00000	Depr'd Total		483,709					
Heat Fuel	2 - GAS	Adj Prc	\$ 139.65	Juris Ft.		1.0000					
Heat type	3 - FORCED HW	Grade Ft.	1.00000	Spec. Features		\$ 0					
# Heat Sys	4	Other Feat	\$ 63,000	Final Total.		\$ 483,700					
Heated %	100	NBH Mod	1.0000	Assmnt Ft.		1.0000					
Sol HW %		NBC Inft	1.0000	Assessed Val		\$ 483,700					
Com Wall %		LUC Ft.	1.0000	Total \$/SF		\$ 99.49					
		Adj Tot (incl)	806,182	Undepr \$/SF		139,65000					

Sub Area

Code	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
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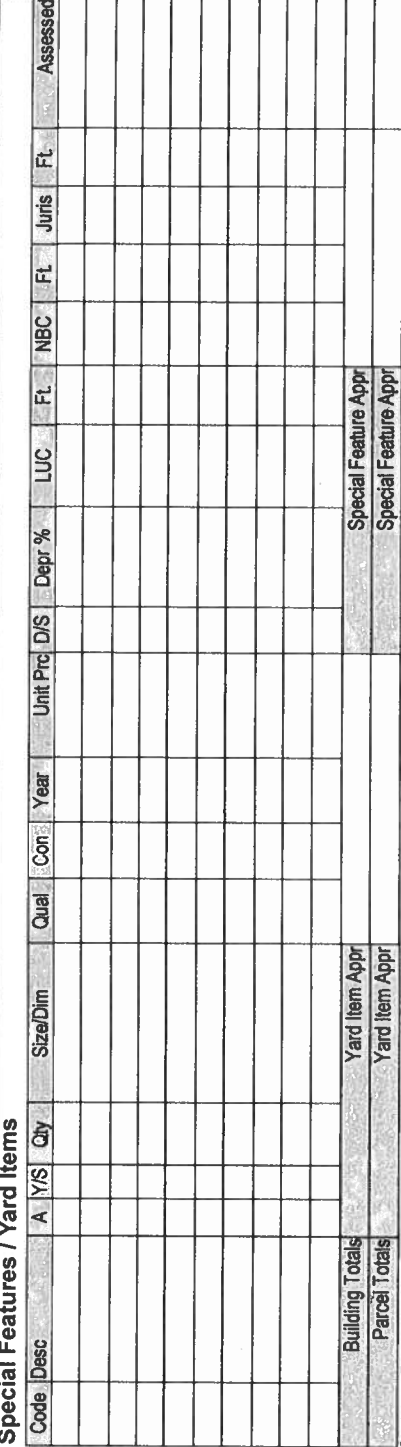
[illegible]

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

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate/AV	Undepr Val
FFL	FIRST FLR	2,161	2,161	2,161	2,161	139.85	301,784
SFL	SECOND FLR	2,161	2,161	2,161	2,161	139.85	301,784
ATC	ATTIC FIN	540	1,200	540	540	139.85	75,411
BMT	BASEMENT	1,485	1,485	0	0	34.91	51,841
OPF	OPEN FRM PRC	480	480	0	0	24.06	11,549
WDK	WOOD DECK	32	32	0	0	25.50	816
	Building Totals	6,859	7,519	4,862	4,862		743,184
	Parcel Totals	6,859	7,519	4,862	4,862		743,184

Res Breakdown				
Floor	No. Unit	Rooms	Bdrms	
U	2	6	4	
U	2	5	3	
Bld Total	4	22	14	
Pcd Total	4	22	14	



. 76:21 Proration Worksheet

Tax Year: 4/1/2023 Tax Rate: \$18.23

Account	Map	Lot	Property Address	Total Value	Land Value	Undamaged Building Value	Damaged Building Value	Outbuilding Value	Date of Fire Loss	Number of Days "Intended Use"	Number of Days "Intended Use" Lost	Proration Reduction	Net Tax Value for Year	Refund for Proration Period
23414	C	664	86 LANGHOLM DR	\$346,900	\$130,600	\$0	\$200,500	\$15,800	10/5/2023	187	178	\$97,778	\$249,122	\$1,782.49
4778	87	41	185-187 WEST HO	\$413,900	\$90,300	\$0	\$310,900	\$12,700	9/24/2023	176	189	\$160,987	\$252,913	\$2,934.79

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2024
FIRE PRORATION ABATEMENT RECOMMENDATION

BOA: Date 4/3/25 Decision, A/D _____ Reason Code/Desc.: FIRE

Appraiser assigned: J. MARCHANT Date: 3/20/25

Account No: # 4778 Map/Lot: 87-41 Comm/Res R Application No: _____

Owner/Taxpayer: NGUYEN TR, THE LEE VAN NGUYEN TR, THE MUI THI

Property for Which Abatement Is Sought:

Location Address: 185-187 WEST HOLLIS ST

Total 2023 Assessment: \$ 413,900 Total Proposed 2023 Assessment \$ 252,913

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

This property had a fire on 9/24/23 and the home was uninhabitable for the remainder of the tax year. 9/24/23- 3/31/24.

As of 4/1/24 the building was in an under construction status of 50%.

The fire was deemed accidental and a partial refund of the 2023 taxes is warranted.

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 TAX BILL
CITY OF NASHUA
P.O. BOX 885
NASHUA, N.H. 03061-0885
(603) 589-3190

Email: PropertyTaxes@NashuaNH.Gov

Billing & Payment History: <http://services.nashuanh.gov/mss/citizens/default.aspx>

ACCT. #	4,778
BILL #	1722
SHEET #	0087
LOT #	00041

**SEE REVERSE SIDE
FOR IMPORTANT INFORMATION**

TO

NGUYEN TR, THE LEE VAN
NGUYEN TR, THE MUI THI
10 GOVERNORS LN
NASHUA NH 03062

26087
873

City: \$ 7.87
County: 0.96
Local School: 7.83
State School: 1.57

TAX RATE
PER \$1000 \$ 18.23

MAKE CHECKS PAYABLE TO: TAX COLLECTOR, CITY OF NASHUA
185-187 WEST HOLLIS ST

UNPAID BALANCES AFTER **DUE DATE 12/29/2023** ACCRUE INTEREST AT 8 % PER ANNUM

ASSESSMENTS & EXEMPTIONS		TAX & CREDITS	
Land Assessment	\$ 90,300	Tax on Net Assessment	\$ 7,545.40
Assessment on Buildings, Structures & Improvements	\$ 323,600	July Tax	\$ 3,739.59 -
		December Tax	\$ 3,805.81 =
		July Balance Due	\$ 0.00 +
		PAY THIS AMOUNT	\$ 3,805.81
Net Assessment	\$ 413,900		

"PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS"
TO INSURE PROPER CREDIT, MAIL ENTIRE BOTTOM PORTION OF BILL IN THE ENCLOSED SELF-ADDRESSED ENVELOPE.

DETACH HERE

DETACH HERE

CITY OF NASHUA, N.H. TAX COLLECTOR
P.O. BOX 885
NASHUA, N.H. 03061-0885
Email: PropertyTaxes@NashuaNH.Gov

DUE DATE: 12/29/2023

ACCOUNT # **4,778**
SHEET # 0087

BILL # 1722
LOT # 00041



DESCRIPTION: 185-187 WEST HOLLIS ST

NAME: NGUYEN TR, THE LEE VAN
NGUYEN TR, THE MUI THI



NGUYEN TR, THE LEE VAN
NGUYEN TR, THE MUI THI
10 GOVERNORS LN
NASHUA NH 03062

\$ 3,805.81

PAY THIS AMOUNT

22952082023000001722800003805819



Comments

Parcel ID 0087-00041

Pics of fire damage. JM23--- REMOVE & REPLACE FRONT EFP-BP CLOSED GT15---IF INFO AT DOOR FROM ONE TEN ANT ECON=TRAFFIC MH

Exterior Information			Bath Features		Depreciation	
Type	09 - FAMILY FLAT		Full Bath	3	A - AVERAGE	Phys Con AV - Average
Sty Hght	2H - 2.5 STORIES		Add Full	0		Functional
(Liv) Units	3	Tot 3	3/4 Bath	0		Economic
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 40%
Sec Wall	0%		Other Fix	0		
Roof Str	1 - GABLE		General Information			
Roof Cvr	1 - ASPHALT		Other Features		Grade	C - AVERAGE
Color	WHITE		Kitchens	3	A - AVERAGE	Year Blt 1900
			Add Kit	0		Alt LUC
Interior Information			Condo Information			
Avg Ht / Ft			Location			Juris
P. Int Wall	8 - PLYWD PANL		Tot Units			Con Mod
Sec Int Wall	2 - PLASTER	20%	Floor			L. Sum
Partition	T - TYPICAL		%Own			
Pz Floor	4 - CARPET		Name			
Sec Floor	3 - HARDWOOD	50%	Calc Ladder			
Bmt Floors	12 - CONCRETE		Base Rate	160.00		Depr %
Electric	3 - TYPICAL		Size Adj	0.90747		Depr
Insulation	2 - TYPICAL		Con Adj	0.97920		Depr'd Total
Int Vs Ext			Adj Prc	\$ 142.18		Juris Ft
Heat Fuel	2 - GAS		Grade Ft	1.00000		Spec. Features
Heat Type	1 - FORCED H/A		Other Feat	\$ 47,000		Final Total
# Heat Sys	3		NBH Mod	1.0000		Assmnt Ft
Heated %	100	AC %	NBC Infr	1.0000		Assessed Val
Sol HW %		Ctrl Vac %	LUC Ft	1.0000		Total \$/SF
Com Wall %		Sprink %	Adj Tot (PCN)	518.147		Undepr \$/SF

Sub Areas

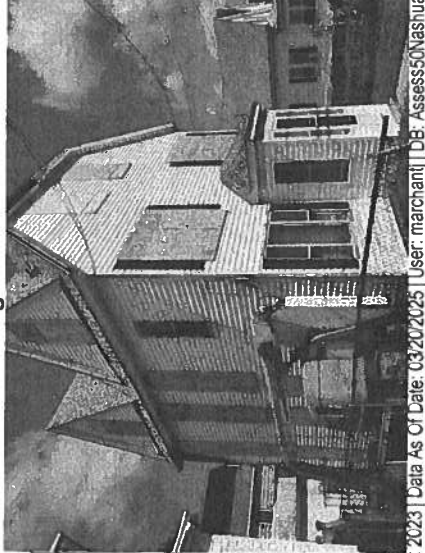
Code	Desc	Net Area	Gross A.	Fz Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,178	1,178	1,178	1,178	142.18	167,488
SFL	SECOND FLR	1,178	1,178	1,178	1,178	142.18	167,488
HST	HALF STORY	589	1,178	589	589	142.18	83,744
BMT	BASEMENT	1,178	1,178	0	0	35.54	41,866
EFP	ENCL PORCH	216	216	0	0	48.89	10,561
Building Totals		4,339	4,928	2,945	2,945		471,147
Parcel Totals		4,339	4,928	2,945	2,945		471,147

Res Breakdown

Floor	No. Unit	Rooms	Bdms
U	3	4	2
Bld Total	3	12	6
Prcd Total	3	12	6

Special Features / Yard Items		Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
DRMR DORMER		A	S	4			16.00	A	AV	1959	0.00	T	40%	0	1	1	1	1	1	0
FGR1 GARAGE-AVE		D	Y.	1			288.00	F	FA	1992	36.00	T	0%	11,000	1	1	1	1	11,000	
SHD1 SHED FRAME		D	Y	1			108.00	F	FA	2020	15.00	T	0%	1,500	1	1	1	1	1,500	
LNT LEAN-TO		D	Y	1			24.00	F	FR	2020	7.00	T	2.5%	200	1	1	1	1	200	
Building Totals											12,700			Special Feature Appr	0				12,700	
Parcel Totals											12,700			Special Feature Appr	0				12,700	

Image



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

ADU building details for UC 2-fam reno. JM24...100% Fire code added JM24...Pics of fire damage. JM23-- REMOVE & REPLACE FRONT EFP-BP CLOSED GT15---IF INFO AT DOOR FROM ONE TEN ANT ECON=TRAFFIC MH

Comments

Exterior Information				Bath Features		Depreciation	
Type	09 - FAMILY FLAT	Full Bath	2	G - GOOD	Phys Con	VG - Very Good	24
Story Hght	2H - 2.5 STORIES	Add Full	0		Functional		
(Liv) Units	2	Tot 2	0		Economic		
Found	3 - BRK/STONE	Add 3/4	0		Special		
Frame	1 - WOOD	1/2 Bath	2	G - GOOD	Override	UC - UND CONSTR	50
P. Wall	4 - VINYL	Add 1/2	0		Total	50%	
Sec Wall	0%	Other Fix	0		General Information		
Roof Str	1 - GABLE				Grade	C - AVERAGE	
Roof Cvr	1 - ASPHALT	Kitchens	2	G - GOOD	Year Blt	1900	Eff Yr
Color	GREEN	Add Kit	0		Alt LUC		
Interior Information				Condo Information			
Avg Ht / Ft		Location		Con Mod			
P. Int Wall	1 - DRYWALL	Tot Units		L. Sum			
Sec Int Wall		% Own					
Partition	T - TYPICAL						
P. Floor	18 - LAMINATE	Name					
Calc Ladder				50%			
Brnt Floors	12 - CONCRETE	Base Rate	200.00	Depr %		50%	
Electric	3 - TYPICAL	Size Adj	0.96303	Depr		303.479	
Insulation	2 - TYPICAL	Con Adj	1.00000	Depr'd Total		303.479	
Int Vs Ext		Adj Prc	\$ 192.61	Juris Ft.		1.0000	
Heat Fuel	2 - GAS	Grade Ft.	1.00000	Spec. Features		\$ 0	
Heat Type	1 - FORCED H/A	Other Feat	\$ 46.825	Final Total		\$ 303.500	
# Heat Sys	2	NBH Mod	1.0000	Assmnt Ft.		1.0000	
Heated %	100	NBC Infl	1.0000	Assessed Val		\$ 303.500	
Sol HW %		LUC Fl	1.0000	Total \$/SF		\$ 128.82	
Com Wall %		Adj Tot (Rcn)	606.957	Undepr \$/SF		192.61000	

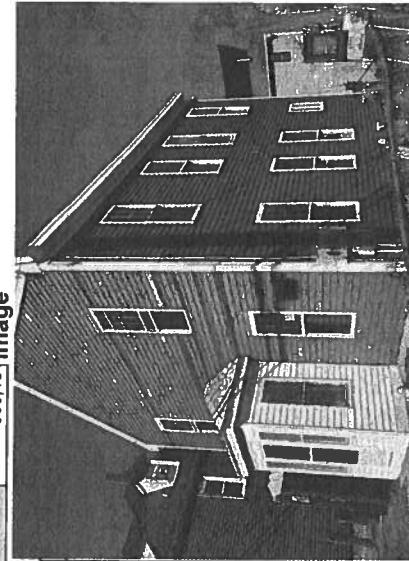
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,178	1,178	1,178	1,178	192.61	226.895
SFL	SECOND FLR	1,178	1,178	1,178	1,178	192.61	226.895
UAT	UND ATC	236	1,178	0	236	192.61	45.379
WDK	WOOD DECK	24	24	0	0	25.50	612
BMT	BASEMENT	1,178	1,178	0	0	48.15	56.72
EFP	ENCL PORCH	48	48	0	0	75.63	3.630
Building Totals		3,842	4,784	2,356	2,592		560.13
Parcel Totals		3,842	4,784	2,356	2,592		560.13

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	2	5	3
Bld Total		2	10
Prd Total		2	10
Image			

Special Features / Yard Items																		
Code	Desc	A	V/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	FL	NBC	Ft	Juris	Ft	Assessed
DRMR	DORMER	A	S	4	16.00	A	AV	1959	0.00	T	40%		1		1		1	0
FGR1	GARAGE-AVE	D	Y	1	288.00	F	FA	1992	36.00	T	0%		1		1		1	11,000
	</																	



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 2024
FIRE PRORATION ABATEMENT RECOMMENDATION

BOA: Date 4/3/25 Decision, A/D _____ Reason Code/Desc.: FIRE

Appraiser assigned: J. MARCHANT Date: 3/20/25

Account No: # 23414 Map/Lot: C-664 Comm/Res R Application No: _____

Owner/Taxpayer: MICHAEL, KENNETH R & MICHAEL, JUDITH A

Property for Which Abatement Is Sought:

Location Address: 86 LANGHOLM DR

Total 2023 Assessment: \$ 346,900 Total Proposed 2023 Assessment \$ 249,122

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

This property had a fire on 10/5/23 and the home was uninhabitable for the remainder of the tax year. 10/5/23- 3/31/24.

No permits for removal of fire damage or repairs were pulled until 3/15/24. As of 4/1/24 the building was still in a status of complete fire damage.

The fire was deemed accidental and a partial refund of the 2023 taxes is warranted.

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 TAX BILL
CITY OF NASHUA
P.O. BOX 885
NASHUA, N.H. 03061-0885
(603) 589-3190

Email: PropertyTaxes@NashuaNH.Gov

Billing & Payment History: <http://services.nashuanh.gov/mss/citizens/default.aspx>

ACCT. #	23,414
BILL #	10001
SHEET #	0000C
LOT #	00664

**SEE REVERSE SIDE
FOR IMPORTANT INFORMATION**

TO

||||| 6611
MICHAEL, KENNETH R &
MICHAEL, JUDITH A
86 LANGHOLM DR
NASHUA NH 03062-3072

City: \$ 7.87
County: 0.96
Local School: 7.83
State School: 1.57

TAX RATE PER \$1000 \$ 18.23

MAKE CHECKS PAYABLE TO: TAX COLLECTOR, CITY OF NASHUA
86 LANGHOLM DR

UNPAID BALANCES AFTER **DUE DATE 12/29/2023** ACCRUE INTEREST AT 8 % PER ANNUM

ASSESSMENTS & EXEMPTIONS		TAX & CREDITS	
Land Assessment	\$ 130,600	Tax on Net Assessment	\$ 6,323.99
Assessment on Buildings, Structures & Improvements	\$ 216,300	July Tax	\$ 2,884.24 -
		Veterans Tax Credit	\$ 500.00 -
		December Tax	\$ 2,939.75 =
		July Balance Due	\$ 0.00 +
		PAY THIS AMOUNT	\$ 2,939.75
Net Assessment	\$ 346,900		

"PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS"
TO INSURE PROPER CREDIT, MAIL ENTIRE BOTTOM PORTION OF BILL IN THE ENCLOSED SELF-ADDRESSED ENVELOPE.

DETACH HERE

DETACH HERE

CITY OF NASHUA, N.H. TAX COLLECTOR
P.O. BOX 885
NASHUA, N.H. 03061-0885
Email: PropertyTaxes@NashuaNH.Gov

DUE DATE: 12/29/2023

ACCOUNT # 23,414
SHEET # 0000C

BILL # 10001
LOT # 00664

DESCRIPTION: 86 LANGHOLM DR

NAME: MICHAEL, KENNETH R &
MICHAEL, JUDITH A

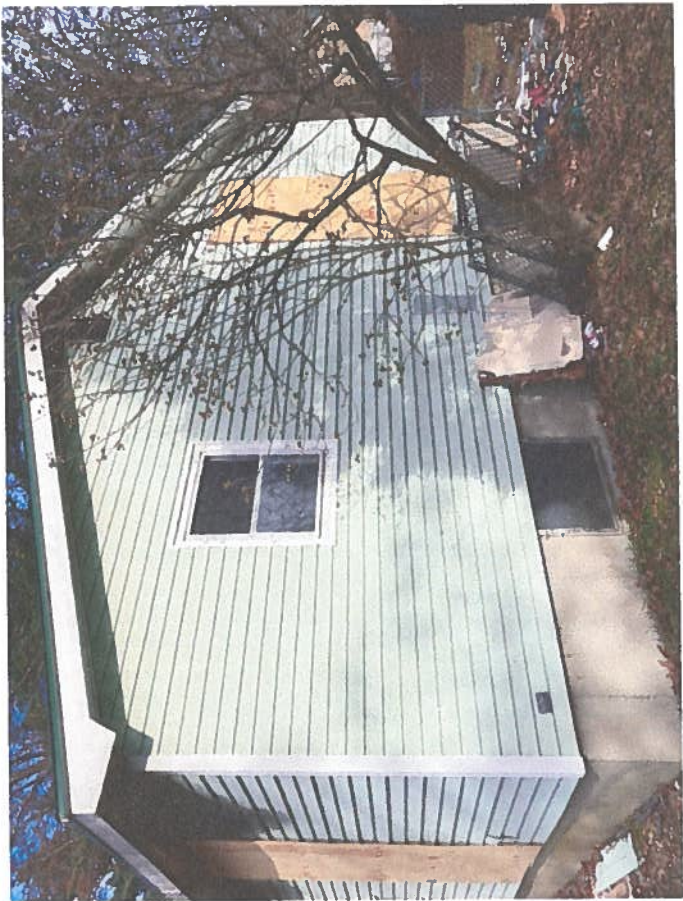
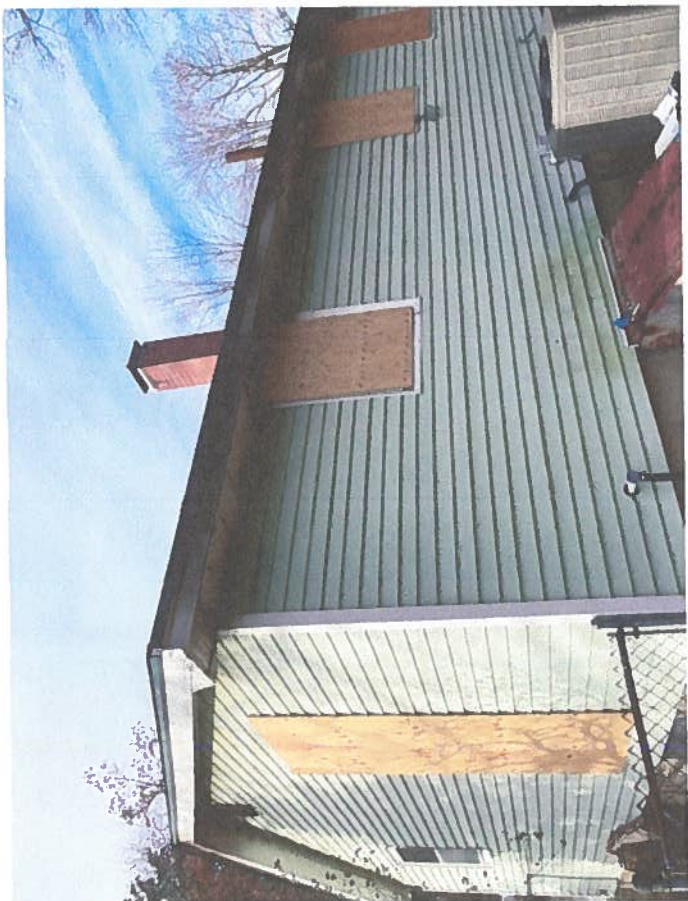
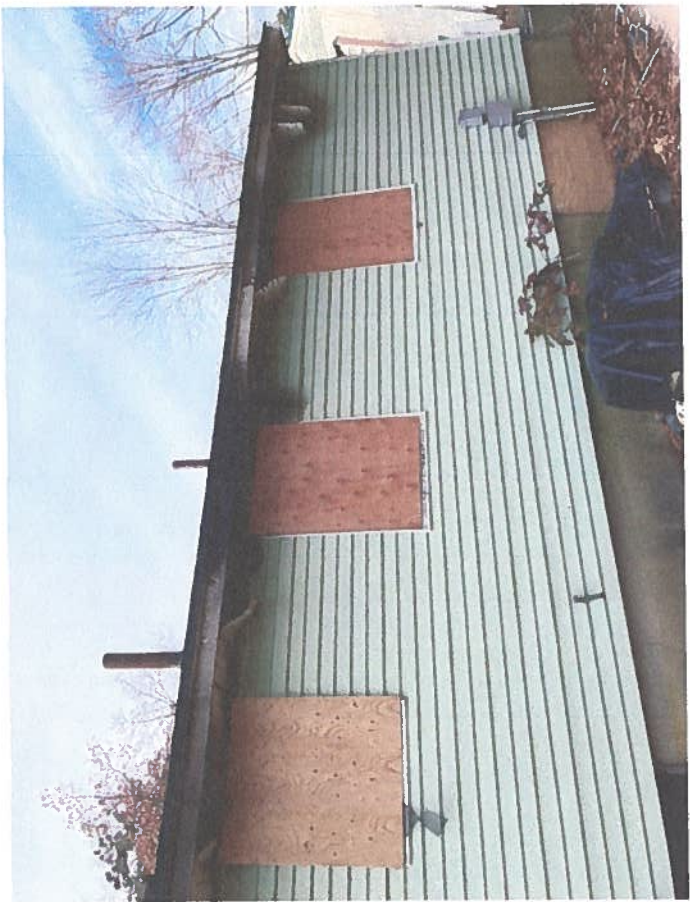


MICHAEL, KENNETH R &
MICHAEL, JUDITH A
86 LANGHOLM DR
NASHUA NH 03062-3072

\$ 2,939.75

PAY THIS AMOUNT

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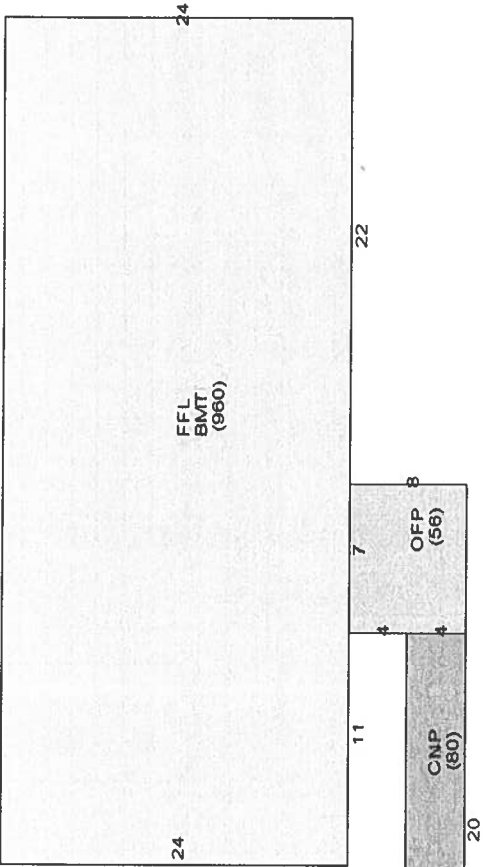




Comments

Parcel ID 0000C-00664

Add AC. close BP. JM22--10/21 LNT NV-SZ. ADDED 8X7 OFF & 20X4 CNP (CNP= METAL H-CAP RAMP W/ROOF), OWNER NOT BUILDING OFF BACK DOOR, CLOSE BP, MM20 --- CKBK 2020 FOR ZDK & OFF, MM19 --- ADD GEN TO YI-BP CLOSED 3/13 ND



Exterior Information				Bath Features				Depreciation			
Type	01 - RANCH	Full Bath	1	A - AVERAGE	Phys Con	AV - Average					35
Story Hght	1 - 1 STORY	Add Full	0		Functional						
(Liv) Units	1	Tot 1			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	35%
Sec Wall		Other Fix	0								
Roof Str	1 - GABLE	Other Features				Grade	C - AVERAGE				
Roof Cvr	14 - METAL-AVG	Kitchens	1	A - AVERAGE	Year Blt	1968	Eff Yr				
Color	GREEN	Add Kit	0		Alt LUC						
Interior Information				Condo 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	5 - LINO/VINYL	10%									
Bmt Floors	12 - CONCRETE	Base Rate	155.00	Depr %		Depr					35%
Electric	3 - TYPICAL	Size Adj	1.50000	Depr		107,970					
Insulation	2 - TYPICAL	Con Adj	1.00000	Depr'd Total		200,516					
Int Vs Ext		Adj Prc	\$ 232.50	Juris Ft		1,0000					
Heat Fuel	2 - GAS	Grade Ft	1.00000	Spec. Features		\$ 0					
Heat Type	1 - FORCED H/A	Other Feat	\$ 24,836	Final Total		\$ 200,500					
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft		1,0000					
Heated %	100	NBC Infrl	1.0000	Assessed Val		\$ 200,500					
Sol HW %		LUC Ft	1.0000	Total \$/SF		\$ 208.85					
Com Wall %		Adj Tot (RCH)	308,486	Undepr \$/SF		232,50000					

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	960	960	960	960	232.50	223,200
OFF	OPEN FRM PRC	56	56	0	0	35.89	2,010
BMT	BASEMENT	960	960	0	0	58.13	55,805
CNP	CANOPY	80	80	0	0	32.94	2,635
Building Totals		2,056	2,056	960	960		283,650
Parcel Totals		2,056	2,056	960	960		283,650

Res Breakdown

Floor	No. Unit	Rooms	Bdms
	1	5	3
Bld Total	1	5	3
Prd Total	1	5	3

Image



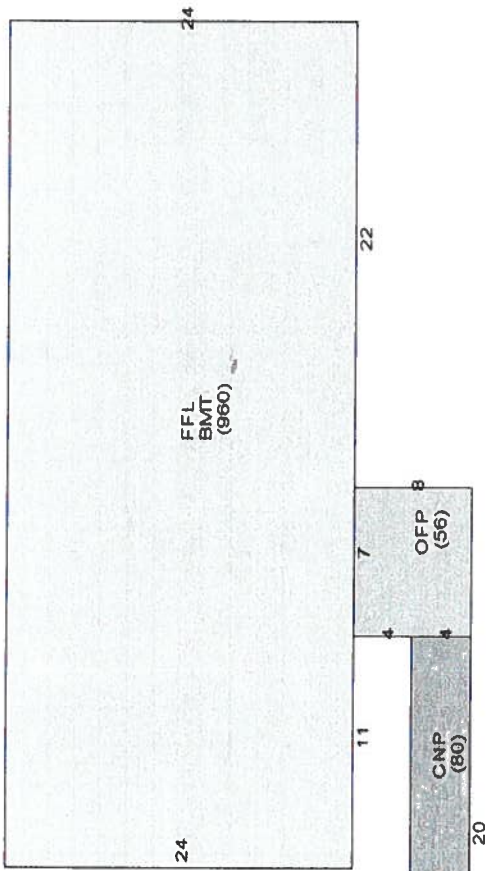
Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed
FGR1	GARAGE-AVE	D	Y	1	26.00x22.00	A	AV	1992	36.00	T	30%		1		1		1	14,000
GEN	GENERATOR	D	Y	1	1.00	A	AV	2013	0.00	T	0%		1		1		1	0
SHD1	SHED FRAME	D	Y	1	12.00x10.00	A	AV	2021	15.00	T	2%		1		1		1	1,800

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

Comments

Parcel ID 0000C-00664

Fire proration application filed. took pics, added Fire code for 2024. JM 11-27-23---Add AC. close BP. JM22---10/21 LNT NV-SZ. ADDED 8X7 OFP & 20X4 CNP (CNP= METAL H-CAP RAMP W/ROOF), OWNER NOT BUILDING OFF BACK DOOR, CLOSE BP. MM20 --- CKBK 2020 FOR 2DK & OFP, MM19 --- ADD GEN TO YI-BP CLOSED 3/13 ND



Exterior Information				Bath Features				Depreciation			
Type	01- RANCH	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	35				
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	FI - FIRE DMG	100				
Frame	1- WOOD	1/2 Bath	0		Override						
P. Wall	4- VINYL	Add 1/2	0								
Sec Wall		Other Fix	0								
Roof Str	1- GABLE										
Roof Cvr	14- METAL-AVG	Kitchens	1	A - AVERAGE	Grade	C - AVERAGE					
Color	GREEN	Add Kit	0		Year Blt	1968	Eff Yr				
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	5- LINO/VINYL	10%									
Bmt Floors	12- CONCRETE	Base Rate	186.00		Depr %		100%				
Electric	3- TYPICAL	Size Adj	1.50000		Depr		364.281				
Insulation	2- TYPICAL	Con Adj	1.00000		Depr'd Total		0				
Int Vs Ext		Adj Prc	\$ 279.00		Juris Ft		1.0000				
Heat Fuel	2- GAS	Grade Ft	1.00000		Spec. Features		\$ 0				
Heat Type	1- FORCED H/A	Other Feat	\$ 24.836		Final Total		\$ 0				
# Heat Sys	1	NBH Mod	1.0000		Assmnt Ft		1.0000				
Heated %	100	NBC Infr	1.0000		Assessed Val		\$ 0.00				
Sol HW %	CH/Vac %	LUC Ft	1.0000		Total \$/SF		\$ 0.00				
Com Wall %	Sprink %	Adj Tot (RCN)	364.281		Undepr \$/SF		279.00000				

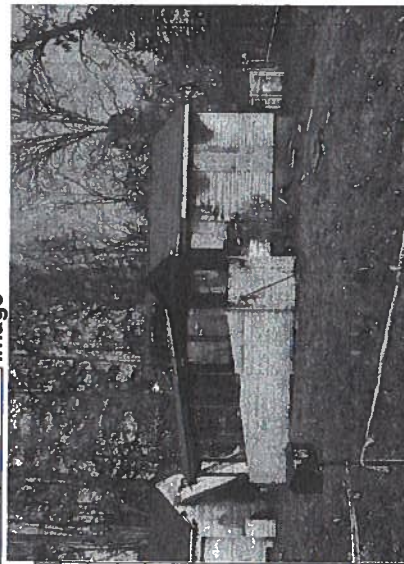
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	FIRST FLR	960	960	960	960	279.00	267,840
OFP	OPEN FRM PRC	56	56	0	0	35.89	2,010
BMT	BASEMENT	960	960	0	0	69.75	66,960
CNP	CANOPY	80	80	0	0	32.94	2,635
Building Totals		2,056	2,056	960	960		339,445
Parcel Totals		2,056	2,056	960	960		339,445

Res Breakdown			
Floor	No. Unit	Rooms	Btms
	1	5	3
Bld Total	1	5	3
Prcl 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
FGR1	GARAGE-AVE	D	Y	1	26.00x22.00	A	AV	1992	36.00	T	32%		1		1		1	13,600
GEN	GENERATOR	D	Y	1	1.00	A	AV	2013	0.00	T	0%		1		1		1	0
SHD1	SHED FRAME	D	Y	1	12.00x10.00	A	AV	2021	15.00	T	3%		1		1		1	1,700



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BLUESTONE Fire Abatement worksheet

Account	Map	Lot	Location	Owner's Name	Applicant Address	Applicant Address 2	Applicant City	App St	App Zip	Application Date	Incident Date	Occupancy Date	Number of Days of Loss	Percentage of Tax Year	Total Assessed Parcel Value	Assessed Value to be Abated	Abatement Refund 2024
42170 A	98-61	61 BLUESTONE DR	HAUENSTEIN, L & C JT REV TRUST	4 MASEFIELD RD			NASHUA	NH	03062	8/22/2024	7/16/2024	2/1/2025	200	54.79%	\$241,100	\$132,099	\$2,100.37
42171 A	98-62	62 BLUESTONE DR	BERNARDI, ROBERT A	638 West End Ave Apt 2A			New York	NY		1/22/2025	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42172 A	98-63	63 BLUESTONE DR	VINCENT 2021 REV TR, THE RONALD J	63 BLUESTONE DR			NASHUA	NH	03060	8/22/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42173 A	98-64	64 BLUESTONE DR	BATES REV TR, THE RB & SE	64 BLUESTONE DR			NASHUA	NH	03060	8/21/2024	7/16/2024	3/3/2025	230	63.01%	\$268,100	\$168,930	\$2,685.99
42174 A	98-65	65 BLUESTONE DR	PANTAZIS, MICHAEL T	65 BLUESTONE DRIVE			NASHUA	NH	03060	8/28/2024	7/16/2024	2/1/2025	200	54.79%	\$133,300	\$73,035	\$1,161.26
42175 A	98-66	66 BLUESTONE DR	IYENGAR, LI ZHOU & IYENGAR, SHRI	1006 91ST AVE NE			BELLEVUE	WA	98004	8/27/2024	7/16/2024	2/1/2025	200	54.79%	\$184,400	\$101,033	\$1,606.42
42176 A	98-67	67 BLUESTONE DR	CHANDLER, CHARLES A & CHANDLER, CHRISTINE L	67 BLUESTONE DR			NASHUA	NH	03060	1/9/2025	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42177 A	98-68	68 BLUESTONE DR	LISLE, JOHN B	68 BLUESTONE DR			NASHUA	NH	03060	9/12/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42178 A	98-69	69 BLUESTONE DR	SANCHEZ, ALEXIS LOPEZ & GARCIA, ADAMALIS GONZALEZ	69 BLUESTONE DR			NASHUA	NH	03060	2/7/2025	7/16/2024	2/1/2025	200	54.79%	\$251,900	\$138,016	\$2,194.45
42179 A	98-70	70 BLUESTONE DR	NEWBOLD, ALEX W & NEWBOLD, JOHANNA LISLE	131 DW HWY PO BOX 204			NASHUA	NH	03060	11/1/2024	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42180 A	98-71	71 BLUESTONE DR	FOSSETT, DENIS R & FOSSETT, PATRICIA J							9/10/2024	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42181 A	98-72	72 BLUESTONE DR	ZIMINSKY, MYSTIE	72 BLUESTONE DR			NASHUA	NH	03060	8/20/2024	7/16/2024	2/1/2025	200	54.79%	\$255,000	\$139,715	\$2,221.47
42182 A	98-73	73 BLUESTONE DR	GILBERT, JUDY I TRUST							8/21/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42183 A	98-74	74 BLUESTONE DR	LEVESQUE FAMILY TR, THE	5893 LAKEVIEW AVE			YORBA LINDA	CA	92886	2/19/2025	7/16/2024	3/3/2025	230	63.01%	\$266,900	\$168,174	\$2,673.97
42184 A	98-75	75 BLUESTONE DR	TUON, LUCKYNA L	75 BLUESTONE DR			NASHUA	NH	03060	8/27/2024	7/16/2024	2/1/2025	200	54.79%	\$184,300	\$100,978	\$1,605.55
42185 A	98-76	76 BLUESTONE DR	BOUTIN, ROSEMARIE M	76 BLUESTONE DR			NASHUA	NH	03060	8/26/2024	7/16/2024	2/1/2025	200	54.79%	\$193,100	\$105,799	\$1,682.20
42186 A	98-77	77 BLUESTONE DR	THAPA, BINU K	15 COURTNEY LN			NASHUA	NH	03062	3/18/2025	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42187 A	98-78	78 BLUESTONE DR	KAUFFMAN, SANDRA	78 BLUESTONE DR			NASHUA	NH	03060	8/26/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42188 A	98-79	79 BLUESTONE DR	DOUCETTE, THOMAS R & DOUCETTE, JUDITH A	79 BLUESTONE DR			NASHUA	NH	03060	8/22/2024	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42189 A	98-80	80 BLUESTONE DR	SIERRA, DARIO A	80 BLUESTONE DR			NASHUA	NH	03060	9/12/2024	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42190 A	98-81	81 BLUESTONE DR	MORIC, AMIR	81 BLUESTONE DR			NASHUA	NH	03060	8/21/2024	7/16/2024	2/1/2025	200	54.79%	\$251,900	\$138,016	\$2,194.45
42191 A	98-82	82 BLUESTONE DR	CHAO, WENCHUM & CHAO, BO LIU	444 WALNUT ST			SHREWSBURY	MA	01545	2/7/2025	7/16/2024	2/8/2025	207	56.71%	\$240,000	\$136,104	\$2,164.05
42192 A	98-83	83 BLUESTONE DR	LEMOINE, BERNARD R	15 OAKS ST			TYNGSBORO	MA	01879	9/9/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42193 A	98-84	84 BLUESTONE DR	VILLA, RAMIRO	17 DUBLIN AVE			NASHUA	NH	03063	2/7/2025	7/16/2024	3/3/2025	230	63.01%	\$264,600	\$166,724	\$2,650.91
42194 A	98-85	85 BLUESTONE DR	NOWICKA, AGNES	85 BLUESTONE DR			NASHUA	NH	03060	9/11/2024	7/16/2024	2/1/2025	200	54.79%	\$184,300	\$100,978	\$1,605.55
42195 A	98-86	86 BLUESTONE DR	GAGNE, DEE-ANN M	86 BLUESTONE DR			NASHUA	NH	03060	9/4/2024	7/16/2024	2/1/2025	200	54.79%	\$192,600	\$105,526	\$1,677.86
42196 A	98-87	87 BLUESTONE DR	DONAHUE, CATHY A	87 BLUESTONE DR			NASHUA	NH	03060	8/21/2024	7/16/2024	2/1/2025	200	54.79%	\$265,000	\$145,194	\$2,308.58
42197 A	98-88	88 BLUESTONE DR	SOKOLOVSKIY, OLEKSIY	BLUESTONE DR			NASHUA	NH	03060	9/4/2024	7/16/2024	2/1/2025	200	54.79%	\$264,600	\$144,974	\$2,305.09
42198 A	98-89	89 BLUESTONE DR	HANLEY, KEVIN ESTATE OF	89 BLUESTONE DR			NASHUA	NH	03060	2/19/2025	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79
42199 A	98-90	90 BLUESTONE DR	MANNINO INVESTMENTS, LLC	90 BLUESTONE DR			NASHUA	NH	03060	9/10/2024	7/16/2024	2/1/2025	200	54.79%	\$240,000	\$131,496	\$2,090.79

Casualty Loss Date:	7/16/2024
Deadline to File Proration Request per RSA 76:21 III:	3/17/2025
Tax Year Date:	4/1/2024
Total Days Useable In Tax Year:	Various
Percentage of Days Useable in Tax Year:	Various
Tax Rate:	\$15.90

SOLAR EXEMPTIONS TO BE APPROVED BY BOARD OF ASSESSORS ON 4/3/2025

20332	140 EAST DUNSTABLE RD
22026	101 HARRIS RD
3362	15 BICENTENNIAL DR
11566	11 WELLMAN AVE
21864	11 WATSON ST
44589	34 COLUMBIA AVE
10794	11 EAST DUNSTABLE RD
40178	31 CLEARVIEW DR
43820	6 DECATUR DR
17436	9 BOURDEUX ST
12722	10 PEACH DR
12320	35 BULOVA DR
10638	6 GRUEN LN
35306	5 BULOVA DR
50148	7 NORTH INTERVALE ST
37036	4 CARDINAL CIR
51580	23 DIAMONDBACK AVE
52536	9 AIRLEY AVE
31100	105 WESTWOOD DR
39052	6 KIM DR
50249	28 FORSYTHIA DR
10616	38 LANGHOLM DR
38432	42 NEWBURGH RD
51007	115 CHERRYWOOD DR
50500	9 SUGARBERRY DR
41414	6 LAREDO CIR
6176	1 ECHO AVE
49905	119 CONANT RD

42860	36 SHINGLE MILL DR
3050	11 HAMPTON DR
50844	11 MONTCLAIR DR
11146	17 BEAVER ST
38232	5 DIXVILLE ST
33962	60 DUBLIN AVE
22980	53 SANBORN DR
26084	3 LEWIS ST
13212	48 HUNT ST
25096	108-110 MONROE ST
29534	35 RUSSELL ST
10806	109 VINE ST
7654	51A-51B CALDWELL RD
25832	62 GILLIS ST
4630	15 MERRILL ST
1368	7 SPALDING AVE
52593	7 SADDLEBACK DR
34986	100 LOCK ST
29524	167 SHORE DR***
31830	135 ASH ST
7590	15 RUSSELL ST
33960	14 KINSLEY ST
19956	160 TOLLES ST
45876	77 PINE HILL AVE
14880	5 LONG AVE
25446	23 BURGESS ST
52233	8 NORTH INTERVALE ST
9118	1 PARK AVE
30264	51 ROBINSON RD

8276	224 HARRIS RD
1408	6 SWART TER
17770	14 WATERSEEDGE DR
22892	17 ORIOLE DR
52600	6 SADDLEBACK DR
52597	14 SADDLEBACK DR
10598	66 ALMONT ST
14486	24 WHITE PLAINS DR
40922	77 CONANT RD
52691	15 PONDEROSA AVE
52498	3 BRAEBURN DR
52320	4 PONDEROSA AVE
49949	27 HOLLYHOCK AVE
26868	38 MONICA DR
19332	258 E DUNSTABLE RD
17266	2 BROWNING AVE
43877	4 ROSECLIFF DR
52006	52 LEGACY DR
21990	28 BULOVA DR
23460	111 E GLENWOOD ST
20974	3 PINE ST
26826	31 LANGHOLM DR
50481	3 DAYLILY DR
50641	7 DAFFODIL DR
25764	7 PERCHERON CIR
27476	713B WEST HOLLIS ST
20996	9 MIZORAS DR
31902	12 LESSARD ST
6554	95 ½ PALM ST

3820	14 CHARLTON CIR
14646	80 BURKE ST
27356	126 AMHERST ST
20420	10 BOLIC ST
47765	11 EDMATTERIC DR
26776	14 BLOOMINGDALE DR
34486	15 INDIANA DR
20846	9 BROADCREST LN
41873	10 COSWORTH CIR
41478	24 GOSSELIN RD
49489	12 WANDA LN