THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

Board of Assessors Meeting for October 2, 2025 Agenda

A meeting of the Board of Assessors is scheduled for Thursday, October 2, 2025 at 9 AM at the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

This meeting will also be broadcast on Comcast Channel 16.

- **Motion:**
  - **To approve minutes of the Public and Non-Public sessions of The Board of Assessors Meeting of Thursday, August 21, 2025**
- **Communications:**
  - **Department Update**
- **Old Business:**
  - **None**
- **New Business Items:**
  - **2024 Administrative Abatements**
  - **2024 Abatement/Settlement**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
- **Signature Items**

The Public Minutes of the Board of Assessors
Meeting of August 21, 2025

A meeting of the Board of Assessors was held on Thursday, August 21, 2025 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9AM by Chairman Charles Dobens.

Members Present:
Charles Dobens, Robert Earley, Jay Minkarah

Contracted Assessors:
Bob Gagne

Assessing Staff Present:
Jessica Marchant, Michelle Welsh

Other City of Nashua Staff Present:
None

Chairman Charles Dobens
I'll call the meeting of the Nashua Board of Assessors to order at 9AM on Thursday, August 21, 2025.
Let the record show that present from the Board are Robert Earley, Jay Minkarah, and myself, Charles Dobens.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on July 10, 2025, accept them and place them on file.
SECONDED BY Jay Minkarah
VOTE: All in favor

MOTION BY Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, July 10, 2025, accept them and place them on file.
SECONDED BY Jay Minkarah
VOTE: All in favor

UPDATES:
B. Gagne updated the board on the following:
- Staff has completed the reviews and recommendations for all residential 2024 abatement applications. Some commercial applications are being worked on, but there are no board meetings scheduled before the appeal deadline, so appeals must be filed to maintain their rights for settlement or hearing.

OLD BUSINESS:
None

NEW BUSINESS:
- **Veteran's Credits for Approval and Denial**

M. Welsh presented Veteran's Credits for approval and denial.

MOTION BY Robert Earley to approve the credits per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

MOTION BY Robert Earley to deny the credits per the list provided.
SECONDED BY Jay Minkarah
VOTE: All in favor

- **2024 Abatements for Approval and Denial**

Charles Dobens listed each address recommended for approval of an abatement and asked the board members if there were any questions for each item after reviewing the documents prepared in the packet.

3 VALENCIA DR.
3 CORTEZ DR.
43 SPRING COVE RD.
60 SPRING COVE RD.
46 SPRING COVE RD.
16 REDWOOD CIR.
75 WALDEN POND DR.
17 WALDEN POND DR.
45 WALDEN POND DR.
65 WALDEN POND DR.
94 WALDEN POND DR.
28-30 BERKELEY ST.
71 HAWTHORNE VILL RD
9 HAWTHORNE VILL RD
19 HAWTHORNE VILL RD
27 HAWTHORNE VILL RD
3 HAWTHORNE VILL RD
61 HAWTHORNE VILL RD
69 HAWTHORNE VILL RD
101 HAWTHORNE VILL RD
109 HAWTHORNE VILL RD
125 HAWTHORNE VILL RD
85 HAWTHORNE VILL RD
7 HAWTHORNE VILL RD *
57 HAWTHORNE VILL RD
133 HAWTHORNE VILL RD *
15 HAWTHORNE VILL RD
59 HAWTHORNE VILL RD *
81 HAWTHORNE VILL RD
31 HAWTHORNE VILL RD
67 HAWTHORNE VILL RD
65 HAWTHORNE VILL RD
131 HAWTHORNE VILL RD
97 HAWTHORNE VILL RD
3 TESTAMENT CIR.
17 VISTA WAY.
19 VISTA WAY.

12 CRAFTSMAN LN.
11 CRAFTSMAN LN.
2 CRAFTSMAN LN.
14 CRAFTSMAN LN.
9 CRAFTSMAN LN.
4 TESTAMENT CIR.
6 TESTAMENT CIR.
15 VISTA WAY. *

*Owners of these properties were present at the meeting and inquired what the revised assessments for their properties are and how refunds are handled. Staff and board members addressed the inquiries.

MOTION BY Robert Earley to approve 2024 abatements for the 45 properties listed above as presented in the packet.
SECONDED BY Jay Minkarah
VOTE: All in favor

Charles Dobens listed each address recommended for denial of a 2024 abatement and asked the board members if there were any questions for each item after reviewing the documents prepared in the packet.

27 SILVERTON DR.
28 WALDEN POND DR.
38 WALDEN POND DR.
49 WALDEN POND DR.
100 WALDEN POND DR.
57 SAWYER ST.
46 TANGLEWOOD DR.
9 WARNER ST.
78 AVON DR.
74 AVON DR.
30 GREENWOOD DR.
441 MAIN DUNSTABLE RD.
626 SOUTH MAIN ST.
2 HENRY DAVID DR, Unit 209.
2 HENRY DAVID DR, Unit 307.
43 HAWTHORNE VILL RD
111 HAWTHORNE VILL RD
117 HAWTHORNE VILL RD
23 HAWTHORNE VILL RD
1 CHESTNUT ST.
120 SPIT BROOK RD.

MOTION BY Robert Earley to deny 2024 abatements for the remaining 21 properties listed above as presented in the packet.
SECONDED BY Jay Minkarah
VOTE: All in favor

PUBLIC COMMENT:
All comments occurred during New Business above

COMMENTS BY BOARD MEMBERS:
None

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

SECONDED BY Jay Minkarah
VOTE:
Mr. Minkarah - Yes
Mr. Earley – Yes
Mr. Dobens – Yes

The Board entered non-public session at 9:19 AM

The Board resumed public session at 9:25 AM

MOTION BY Robert Earley to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective.
SECONDED BY Jay Minkarah
VOTE: All in favor

MOTION BY Robert Earley to release the non-public minutes of July 10, 2025 as redacted.
SECONDED BY Jay Minkarah
VOTE: All in favor

MOTION BY Robert Earley to adjourn.
SECONDED BY Jay Minkarah
VOTE: All in favor

The board adjourned at 9:26 AM

Respectfully submitted,
Jessica Marchant

Veteran's Credit with a recommendation of Approval:

Account #	Property Address
46200	12 MT LAURELS DR, Unit U-206

Veteran's Credit with a recommendation of Denial (RSA 72:28)

Account #	Property Address
50114	9 GARY ST

Certain Disabled Veterans with a recommendation of Denial (RSA 72:36-a)

Account #	Property Address
50114	9 GARY ST

UPDATES:

B. Gagne updated the board on the following:

- 2024 Abatements
  - 147 Residential abatements received
    - All were acted on by the Board of Assessors
      - 84 Granted
      - 63 Denied
  - 97 Commercial abatements received
    - 3 acted on by Board of Assessors
      - 2 Denied
      - 1 Granted

- 2024 BTLA Filings
  - 41 BTLA appeals filed (see sheet attached)
    - 19 Residential
      - Mediation meetings underway
    - 24 Commercial
      - Mediation meetings underway

Residential

Case No.	Case Name	Location
31592-24PT	Darois, Lisa v. Nashua	NASHUA
31620-24PT	DeGregorio, Anthony v. Nashua	NASHUA
31383-24PT	DeWitt, Thomas & Joyce v. Nashua	NASHUA
31612-24PT	Friedland, Kelly v. Nashua	NASHUA
31474-24PT	Gotlieb, Jacob v. Nashua	NASHUA
31408-24PT	Lyons, William & Maureen v. Nashua	NASHUA
31343-24PT	Modica, Matthew D v. Nashua	NASHUA
31606-24PT	NSL GROUP, LLC v. Nashua	NASHUA
31340-24PT	Nunnari, Wilson v. Nashua	NASHUA
31403-24PT	Patel, Bhaigirath Ambalal, et al. v. Nashua	NASHUA
31614-24PT	Puleo, Karen I. v. Nashua	NASHUA
31385-24PT	The Accomazzo Investment Trust v. Nashua	NASHUA
31430-24PT	The Angela Dimitrova RT. of 2015, et al v. Nashua	NASHUA
31405-24PT	The Clairmont P. & Kathryn M Carter RT v. Nashua	NASHUA
31611-24PT	The David & Monica Chaput Rev. Tr. v. Nashua	NASHUA
31329-24PT	The JM & LA Camp Living Trust v. Nashua	NASHUA
31398-24PT	The Mark J. Pettrone Trust v. Nashua	NASHUA
31392-24PT	Timothy C. Jr. & Renee A. Tiches, Tees v Nashua	NASHUA
31491-24PT	Werle, Theo v. Nashua	NASHUA

Commercial

Case No.	Case Name	Location
31542-24PT	146 Lofts, LLC v. Nashua	NASHUA
31369-24PT	163 Amherst Street, LLC v. Nashua	NASHUA
31607-24PT	321 Main Street, LLC v. Nashua	NASHUA
31484-24PT	Agree Central, LLC v. Nashua	NASHUA
31541-24PT	Bellwether Community Credit Union v. Nashua	NASHUA
31456-24PT	Bronze Craft Corp. v. Nashua	NASHUA
31590-24PT	Centro GA Willow Springs Plaza, LLC v. Nashua	NASHUA
31544-24PT	First Building Partnership v. Nashua	NASHUA
31547-24PT	Flatley, John J. v. Nashua	NASHUA
31642-24PT	Jensen's, Inc. v. Nashua	NASHUA
31487-24PT	Lowe's Home Centers, LLC v. Nashua	NASHUA
31439-24PT	May Department Stores Co. v. Nashua	NASHUA
31608-24PT	Nashua Foundries, Inc. v. Nashua	NASHUA
31551-24PT	Nashua Tremont House, LLC v. Nashua	NASHUA
31635-24PT	NBP III Celina, LLC v Nashua	NASHUA
31553-24PT	Olivax, LLC v. Nashua	NASHUA
31599-24PT	Rhino 4 State Investors, LLC v. Nashua	NASHUA
31598-24PT	Roy Family Irrevocable Trust of 2020 v. Nashua	NASHUA
31552-24PT	SAT SR Limited Partnership v Nashua	NASHUA
31545-24PT	Tara Suites Management, LLC v. Nashua	NASHUA
31540-24PT	The Landing at Nashua, LLC v. Nashua	NASHUA
31554-24PT	Triangle Credit Union v. Nashua	NASHUA
31555-24PT	Trio Real Estate Management LLC v. Nashua	NASHUA
31558-24PT	Xinhua Education Consulting Svs. Corp. v. Nashua	NASHUA

R-24-084

RESOLUTION

ESTABLISHING THE INITIAL VALUATION OF THE TAXABLE PROPERTY IN THE MOHAWK TANNERY REDEVELOPMENT PROJECT, ALLOCATING TAX REVENUE FROM THE MOHAWK TANNERY REDEVELOPMENT PROJECT, AND AUTHORIZING ENTERING INTO PLEDGE AGREEMENT WITH THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY, ALL IN CONNECTION WITH A BOND NOT TO EXCEED A $2,500,000 PAR AMOUNT TO BE ISSUED BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY

CITY OF NASHUA

In the Year Two Thousand and Twenty-Four

WHEREAS, the Nashua Housing and Redevelopment Authority ("Authority") by Authority Resolution No. 24-2454 approved on July 24, 2024 determined it is necessary to develop or redevelop the former Mohawk Tannery site in conjunction with certain adjacent parcels where the former Mohawk Tannery site is vacant land and is substandard or blighted because it is unduly costly to develop or redevelop the former Mohawk Tannery site in conjunction with such adjacent parcels through the ordinary operations of private enterprise by reason of the existence of unsuitable soil or other physical conditions (the "Redevelopment Project");

WHEREAS, the Authority by Authority Resolution No. 24-2454 adopted the Mohawk Tannery Redevelopment Plan ("Redevelopment Plan"), which provides an outline for the development or redevelopment of the former Mohawk Tannery site and such adjacent parcels, and found that the Redevelopment Plan is sufficiently complete: (1) to indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (2) to indicate proposed land uses and building requirements in the area; and (3) as the area is vacant, there is no need for the Redevelopment Plan to make provisions for relocation of any persons living in such area;

WHEREAS, the Board of Aldermen, upon the recommendation of the Authority, is in R-24- 079 considering approval of the Redevelopment Plan so that the Authority may initiate the Redevelopment Project;

RESOLUTION **R-24-084**

WHEREAS, RSA 205:4-c allows the City to authorize financing for any redevelopment project and enter into an agreement with the Authority relating to one or more redevelopment projects, to provide that the taxes raised by assessment on the taxable property included as part of the Redevelopment Project shall be divided as follows: 1) the portion of taxes raised each year from the Redevelopment Project's taxable property by the rate at which the tax is assessed for said year by and for the municipality upon the initial valuation of the Redevelopment Project's taxable property in the tax year in which the Redevelopment Plan was first approved shall be allocated to the City as taxes by and for the City, and 2) the portion of taxes raised each year upon the actual valuation of the taxable property in the Redevelopment Project which is in excess of the initial valuation ("Project Incremental Tax Revenue") shall be allocated to and, when collected, shall be paid into a special fund of the Authority for the payment of the principal of and interest on loans, moneys advanced to, or indebtedness incurred by the Authority to finance or refinance, in whole or in part, the Redevelopment Project.

WHEREAS, pursuant to RSA 205:4-c, IV (a)(2), "initial valuation" means whatever "figure shall be established by the municipality in the initial approval vote;"

WHEREAS, the Authority by Authority Resolution No. 24-2456 approved July 24, 2024, is authorized, subsequent to the conditions of Authority Resolution No. 24-2456 being met, including the City of Nashua Board of Aldermen approving the Redevelopment Plan, to issue and sell bonds in an aggregate principal amount not to exceed a par amount of Two Million Five Hundred Thousand Dollars ($2,500,000) (the "NHRA Bond"); and

WHEREAS, the Authority is authorized by Authority Resolution No. 24-2456 to enter into a pledge agreement with the City of Nashua pursuant to RSA 205:4-c providing that the principal and interest on the NHRA Bond will be repaid by a pledge to the Authority by the City of all the Project Incremental Tax Revenue until the principal and interest on the NHRA Bond is paid in full.

NOW THEREFORE BE IT RESOLVED *by the Board of Aldermen of the City of Nashua* that subsequent to the Board approving the Redevelopment Plan in R-24-XXX, the initial valuation of the taxable property in the Mohawk Tannery Redevelopment Project, as defined and described in the Redevelopment Plan, is $100,000.

RESOLVED FURTHER, that the City of Nashua shall

(i) allocate the portion of taxes raised each tax year from the Redevelopment Project's taxable property by the rate at which the tax is assessed for said year upon the $100,000 initial valuation of the Redevelopment Project's taxable property to the City as taxes by and for the City;

(ii) allocate to and, when collected, pay into a special fund of the Nashua Housing and Redevelopment Authority the Project Incremental Tax Revenue for the payment of principal and interest on the NHRA Bond, which will finance environmental remediation work performed as part of the Redevelopment Project; and

(iii) enter into agreement(s), including but not limited to a pledge agreement substantially similar to the attached, with the Authority to implement the same and related provisions, on such terms and conditions as the Mayor and Corporation Counsel determine, and take such other actions as may be necessary or desirable in connection therewith, which actions may be taken by the Mayor, or if the Mayor is unavailable, by the President of the Board of Aldermen, either or both with the assistance of the Office of Corporation Counsel.

LEGISLATIVE YEAR 2024

RESOLUTION: R-24-084

PURPOSE: Establishing the Initial Valuation of the Taxable Property in the Mohawk Tannery Redevelopment Project, Allocating Tax Revenue from the Mohawk Tannery Redevelopment Project, and Authorizing Entering into Pledge Agreement with the Nashua Housing and Redevelopment Authority, all in Connection with a Bond not to Exceed a $2,500,000 par amount to be Issued by the Nashua Housing and Redevelopment Authority.

ENDORSERS:
Mayor Jim Donchess
Alderman-at-Large Lori Wilshire
Alderman Tom Lopez

COMMITTEE ASSIGNMENT: Budget Review Committee

FISCAL NOTE:

ANALYSIS

This resolution (1) establishes the initial valuation of the taxable property in the Mohawk Tannery Redevelopment Project, (2) allocates tax revenue from the Mohawk Tannery Redevelopment Project, and (3) authorizes entering into a pledge agreement with the Nashua Housing and Redevelopment Authority, all in connection with a bond (not to exceed a par amount of $2,500,000) to be issued by the Nashua Housing and Redevelopment Authority, and taking related actions.

Approved as to form:

Office of the Corporation Counsel

By: ______________

Date: September 4, 2024

Parcel	Map-Lot	Owner	2024 Assessed Value	Percentage of Total	2024 Abatement Allocation	Abatement Reduction	Abatement Credit Amount
1852	Portion of 0062-00100	JKS Realty LLC & LJJ Realt LLC	$759				
11946	0071-00001	Fimbel Door Corp	$0				
14308	0070-00013	Chester Realty Trust	$300,900	44.30%	$44,300	$256,600	$4,079.94
14314	0070-00014	Chester Realty Trust	$48,800	7.20%	$7,200	$41,600	$661.44
14312	0134-00016	Chester Realty Trust	$31,300	4.60%	$4,600	$26,700	$424.53
14316	0134-00040	Chester Realty Trust	$105,400	15.50%	$15,500	$89,900	$1,429.41
50573	0134-00041	Chester Realty Trust	$91,400	13.50%	$13,500	$77,900	$1,238.61
50574	0134-00061	Chester Realty Trust	$100,900	14.90%	$14,900	$86,000	$1,367.40
		Subtotal for Chester Realty:	$678,700	100.00%	$100,000	$578,700	$9,201.33
		Resolution R-24-084 Value:	$100,000				
		2024 Administrative Abatement:	$578,700				
		Credit Accounts at $15.90/Thou:	$9,201.33				

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 II

Date: September 24, 2025

Re: Acct #4720, 15 Bulova Drive Docket # 31343-24PT

Reasons for abatement recommendation:

At the mediation meeting for 15 Bulova Dr, it was discovered there were some data errors on the property card. An inspection was performed and the changes made resulted in a reduction of assessed value. The owner agrees to settle the 2024 BTLA appeal to the reduced value due to data corrections.

2024 Assessment: $434,100 **Proposed 2024 Assessment:** $426,000

Total amount of abatement **$128.79**

BOA Meeting Date: 10/2/2025

Abatement Request BOA Decision: ***GRANTED***

Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location	Nashua	Card: 1 of 1 ASSESSED	Total Card	Total Parcel
0000A	00608			0000A-00608	15 BULOVA DR	Acct: 4720		434,100 /	434,100

PROPERTY LOCATION

15 BULOVA DR
NASHUA, NH

OWNERSHIP

MODICA, MATTHEW D
15 BULOVA DR
NASHUA, NH 03060

Occ | Type

PREVIOUS OWNER

MASSE, DAVID L
PETERSON, JACLYN E &
PETERSON, DEREK M
15 BULOVA DR
NASHUA, NH 03060
US

NARRATIVE DESCRIPTION

This parcel contains 8,700 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1972 with a total of 960 square feet. There are 1 living unit(s), 1 Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	RA	
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	V45 - CURBS PAVE			
Traffic	3 - TYPICL			
Exempt	S - SOLAR			

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	276,800	0	8,700.00	157,300	434,100
Building Total	276,800	0	8,700.00	157,300	434,100
Parcel Total	276,800	0	8,700.00	157,300	434,100
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	452.19	Tot Val SF/Prcl	452.19

LEGAL DESCRIPTION

Desc: HCRD 5419

Lot Size	
Total Land	
Land Unit Type	

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	1401	276,800	0	8,700	157,300	434,100	434,100	Year End Roll 2024	12/12/2024
2023	FV	1401	224,700	0	8,700	125,800	350,500	350,500	Year End Roll 2023	12/05/2023
2022	FV	1401	224,700	0	8,700	125,800	350,500	350,500	Year End Roll 2022	11/15/2022
2021	FV	1401	158,400	0	8,700	88,100	246,500	246,500	System Roll for 2021	11/15/2021
2020	FV	1401	158,400	0	8,700	88,100	246,500	246,500	Year End Roll	11/12/2020
2019	FV	1401	158,400	0	8,700	88,100	246,500	246,500	Year End Roll	03/04/2020
2018	PATR	1401	158,400	0	8,700	88,100	246,500	246,500	Corrects for Assessor	01/09/2019
2017	FV	1401	98,100	0	8,700	75,900	174,000	174,000	Year End Roll	11/06/2017
2016	FV	1401	98,100	0	8,700	75,900	174,000	174,000	Year End Roll	11/16/2016
2015	FV	1401	98,100	0	8,700	75,900	174,000	174,000		11/6/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MASSE, DAVID L	9434-477	W	03/03/2021	345,000	No	8	Q	
MASSE, DAVID L	9237-2921	W	11/27/2019	2,667	No	4	38	TIC
BRADLEY, JANICE & STEVEN &	9006-2818	W	09/14/2017	240,000	No	8	Q	
BRADLEY, JANICE & STEVEN &	9006-2816	Q	09/14/2017	0	No		38	STEVEN AKA STEPHEN
BRADLEY, JANICE & STEVEN &	9006-2814	Q	09/14/2017	0	No		38	MEREDITH AKA CAMBRA
BRADLEY, JANICE & STEVEN &	8610-918	Q	10/04/2013	0	No		38	MICHAEL (EX-HUSBAND) RELEASING AN

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
05/16/2024	24-1467	Mechanical Onl		07/02/2024	C	WH REPLACEME	
04/07/2023	23-1060-01	Electrical Only		04/10/2023	C	ELECTRIC FOR S	
04/07/2023	23-1060	Alt Energy	37,024	11/17/2023	C	INSTALL 23 ROO	
03/26/2013	201300472	MECHANICAL (		04/09/2013	C		
03/22/2010	201000406	MECHANICAL (		04/05/2010	C		
02/25/2002	200200182	Addition	10,800	02/13/2003	C		

ACTIVITIES

Date	Result	By
10/09/2024	No Change	Chris Ruel (VS(
11/17/2023	Extr In only	Jessica Marcha
06/22/2022	Field Review	June Perry (VG
10/21/2021	MLS VERIFIED	Greg Turgiss
03/10/2021	Meas+1Visit	Mike Castillo (V
10/22/2020	Sales Review	Gary Turgiss
07/13/2018	Field Review	Rob T-KRT
04/24/2018	Sales Review	Kevin L -KRT
10/18/2017	MLS VERIFIED	Gary Turgiss
09/27/2004	Meas+List	Greg Turgiss
02/13/2003	Extr In only	Gary Turgiss

Patriot PROPERTIES INC

User Account	
GIS Coord 1	1044861.02123177
GIS Coord 2	83581.22245433
Insp Date	10/09/2024

PRINT

Date	Time
9/24/2025	2:02 pm

TAX YEAR

2024

USER DEFINED

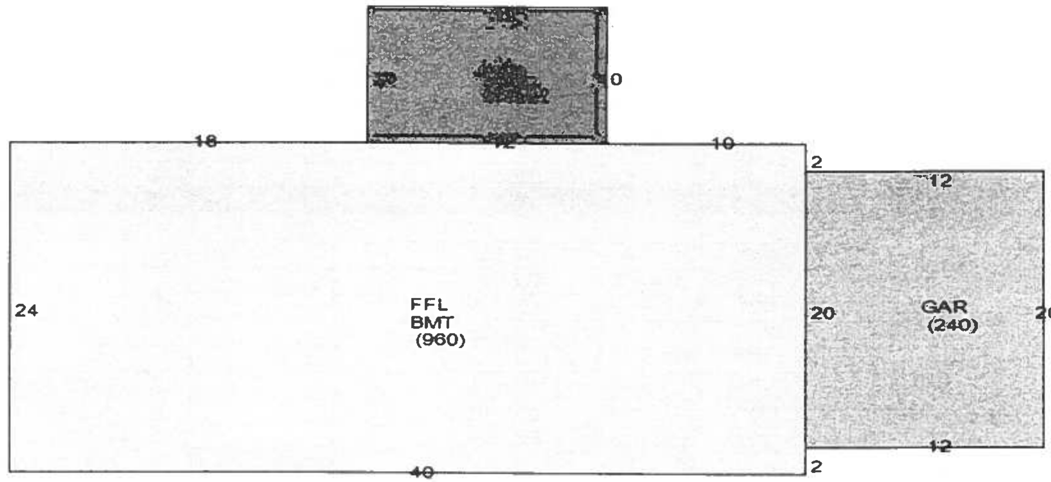
PriorID1a	
Nashua PID	A-608
Plan #	5419
PriorID1b	
PriorID2b	
PriorID3b	15
Code Date	
Code Status	
Nashua Ward	7
Assessor Map	

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1401	1 UNIT	1	8,700		SF	SITE	1		0.45	18.08	NA	1	6							157,300			0	1	1	157,300	

Total AC/HA	0.1997	Total SF/SM	8,700.00	Parcel LUC	1401 - 1 UNIT	P. NBC Desc	NEW AV	Tot	157,300	Tot	0	Tot	157,300

Add solar, close bp. JM24 -- Chg CAR to HW, KIT from AVG to GD, add cent per MLS GR 21--- PARK REAR/CHAIN FENCE CHANGED USP TO FEP GT03 ADDED FGR GT03 DELETED SHD3 GT03 REMOVED FBM GR04
3/21 REAR = EST (GATED)



Exterior Information

Type	01 - RANCH		
Stry Hght	1 - 1 STORY		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	4 - VINYL		
Sec Wall			0%
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT		
Color	BLUE		

Bath Features

Full Bath	1	A - AVERAGE
Add Full	0	
3/4 Bath	0	
Add 3/4	0	
1/2 Bath	0	
Add 1/2	0	
Other Fix	0	

Other Features

Kitchens	1	G - GOOD
Add Kit.	0	

Depreciation

Phys Con	AV - Average	35
Functional		
Economic		
Special		
Override		
	Total	35%

General Information

Grade	C - AVERAGE		
Year Blt	1972	Eff Yr	
Alt LUC			
Juris			
Con Mod			
L. Sum			

Interior Information

Avg Ht / Fl				
P. Int Wall	1 - DRYWALL			
Sec Int Wall	8 - PLYWD PAI			
Partition	T - TYPICAL			
P. Floor	3 - HARDWOOD			
Sec Floor				
Bmt Floors				
Electric	3 - TYPICAL			
Insulation	2 - TYPICAL			
Int Vs Ext				
Heat Fuel	2 - GAS			
Heat Type	1 - FORCED H/A			
# Heat Sys	1			
Heated %	100	AC %	100	
Sol HW %		Ctrl Vac %		
Com Wall %		Sprink %		

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Calc Ladder

Base Rate	186.00	Depr %	35%
Size Adj	1.50000	Depr	142,713
Con Adj	1.04000	Depr'd Total	265,039
Adj Prc	$ 290.16	Juris Ft.	1.0000
Grade Ft.	1.00000	Spec. Features	$ 11,800
Other Feat	$ 28,586	Final Total	$ 276,800
NBH Mod	1.0000	Assmnt Ft.	1.0000
NBC Infl	1.0000	Assessed Val	$ 276,800
LUC Ft.	1.0000	Total $/SF	$ 288.33
Adj Tot (RCN)	407,752	Undepr $/SF	290.16000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	960	960	960	960	290.16	278,554
GAR	GARAGE	240	240	0	0	101.56	24,374
BMT	BASEMENT	960	960	0	0	72.54	69,638
EFP	ENCL PORCH	120	120	0	0	55.00	6,600
	Building Totals	2,280	2,280	960	960		379,166
	Parcel Totals	2,280	2,280	960	960		379,166

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	6	3
Bld Total	1	6	3
Prcl Total	1	6	3

Image

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
SLR6	SOLAR ELEC	A	S	23	3.00x5.00	A	AV	2023	35.00	T	2%	1401	1	NA	1	1	1	11,800

Building Totals	Yard Item Appr		Special Feature Appr	11,800	11,800
Parcel Totals	Yard Item Appr		Special Feature Appr	11,800	11,800

0000A Sheet | 00608 Lot | Unit# | Bldg# | 0000A-00608 Parcel ID | 15 BULOVA DR Building Location

Nashua
Acct: 4720

Card: 1 of 1 | ASSESSED | Total Card 426,000 / | Total Parcel 426,000

PROPERTY LOCATION

15 BULOVA DR
NASHUA, NH

OWNERSHIP

MODICA, MATTHEW D
15 BULOVA DR
NASHUA, NH 03060

Occ		Type	

PREVIOUS OWNER

MASSE, DAVID L
PETERSON, JACLYN E &
PETERSON, DEREK M
15 BULOVA DR
NASHUA, NH 03060
US

NARRATIVE DESCRIPTION

This parcel contains 8,700 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1972 with a total of 960 square feet. There are 1 living unit(s), 1 Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	RA	
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	V45 - CURBS PAVE			
Traffic	3 - TYPICL			
Exempt	S - SOLAR			

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	268,700	0	8,700.00	157,300	426,000
Building Total	268,700	0	8,700.00	157,300	426,000
Parcel Total	268,700	0	8,700.00	157,300	426,000
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	443.75	Tot Val SF/Prcl	443.75

LEGAL DESCRIPTION

Desc: HCRD 5419

Lot Size	
Total Land	
Land Unit Type	

Patriot PROPERTIES INC

User Account
GIS Coord 1
1044861.02123177
GIS Coord 2
83581.22245433
Insp Date
09/24/2025

PRINT

Date	Time
9/24/2025	2:05 pm

TAX YEAR

2025

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	1401	276,800	0	8,700	157,300	434,100	434,100	Year End Roll 2024	12/12/2024
2023	FV	1401	224,700	0	8,700	125,800	350,500	350,500	Year End Roll 2023	12/05/2023
2022	FV	1401	224,700	0	8,700	125,800	350,500	350,500	Year End Roll 2022	11/15/2022
2021	FV	1401	158,400	0	8,700	88,100	246,500	246,500	System Roll for 2021	11/15/2021
2020	FV	1401	158,400	0	8,700	88,100	246,500	246,500	Year End Roll	11/12/2020
2019	FV	1401	158,400	0	8,700	88,100	246,500	246,500	Year End Roll	03/04/2020
2018	PATR	1401	158,400	0	8,700	88,100	246,500	246,500	Corrects for Assessor	01/09/2019
2017	FV	1401	98,100	0	8,700	75,900	174,000	174,000	Year End Roll	11/06/2017
2016	FV	1401	98,100	0	8,700	75,900	174,000	174,000	Year End Roll	11/16/2016
2015	FV	1401	98,100	0	8,700	75,900	174,000	174,000		11/6/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MASSE, DAVID L	9434-477	W	03/03/2021	345,000	No	8	Q	
MASSE, DAVID L	9237-2921	W	11/27/2019	2,667	No	4	38	TIC
BRADLEY, JANICE & STEVEN &	9006-2818	W	09/14/2017	240,000	No	8	Q	
BRADLEY, JANICE & STEVEN &	9006-2816	Q	09/14/2017	0	No		38	STEVEN AKA STEPHEN
BRADLEY, JANICE & STEVEN &	9006-2814	Q	09/14/2017	0	No		38	MEREDITH AKA CAMBRA
BRADLEY, JANICE & STEVEN &	8610-918	Q	10/04/2013	0	No		38	MICHAEL (EX-HUSBAND) RELEASING AN

USER DEFINED

PriorID1a
Nashua PID
A-608
Plan #
5419
PriorID1b
PriorID2b
PriorID3b
15
Code Date
Code Status
Nashua Ward
7
Assessor Map

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
05/16/2024	24-1467	Mechanical Only		07/02/2024	C	WH REPLACEME	
04/07/2023	23-1060-01	Electrical Only		04/10/2023	C	ELECTRIC FOR S	
04/07/2023	23-1060	Alt Energy	37,024	11/17/2023	C	INSTALL 23 ROO	
03/26/2013	201300472	MECHANICAL (		04/09/2013	C		
03/22/2010	201000406	MECHANICAL (		04/05/2010	C		
02/25/2002	200200182	Addition	10,800	02/13/2003	C		

ACTIVITIES

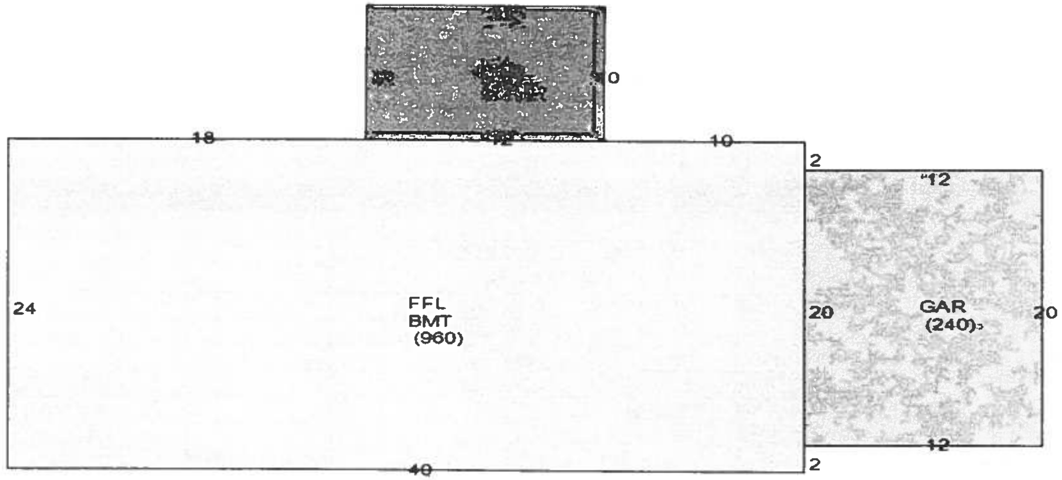
Date	Result	By
09/24/2025	Meas+List	Jessica Marcha
10/09/2024	No Change	Chris Ruel (VS(
11/17/2023	Extr In only	Jessica Marcha
06/22/2022	Field Review	June Perry (VG
10/21/2021	MLS VERIFIED	Greg Turgiss
03/10/2021	Meas+1Visit	Mike Castillo (V
10/22/2020	Sales Review	Gary Turgiss
07/13/2018	Field Review	Rob T-KRT
04/24/2018	Sales Review	Kevin L -KRT
10/18/2017	MLS VERIFIED	Gary Turgiss
09/27/2004	Meas+List	Greg Turgiss

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1401	1 UNIT	1	8,700		SF	SITE	1		0.45	18.08	NA	1	6							157,300			0	1	1	157,300	

Total AC/HA 0.1997 | Total SF/SM 8,700.00 | Parcel LUC 1401 - 1 UNIT | P. NBC Desc NEW AV | Tot 157,300 | Tot 0 | Tot 157,300

Per inspection for appeal, RMV panel walls, HW to Lam/Tile, 5 rooms. JM25---Add solar, close bp. JM24 -- Chg CAR to HW, KIT from AVG to GD, add cent per MLS GR 21--- PARK REAR/CHAIN FENCE CHANGED USP TO FEP
GT03 ADDED FGR GT03 DELETED SHD3 GT03 REMOVED FBM GR04
3/21 REAR = EST (GATED)



Exterior Information

Type	01 - RANCH		
Stry Hght	1 - 1 STORY		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	4 - VINYL		
Sec Wall			0%
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT		
Color	BLUE		

Bath Features

Full Bath	1	A - AVERAGE
Add Full	0	
3/4 Bath	0	
Add 3/4	0	
1/2 Bath	0	
Add 1/2	0	
Other Fix	0	

Other Features

Kitchens	1	G - GOOD
Add Kit	0	

Depreciation

Phys Con	AV - Average	35
Functional		
Economic		
Special		
Override		
	Total	35%

General Information

Grade	C - AVERAGE		
Year Blt	1972	Eff Yr	
Alt LUC			
Juris			
Con Mod			
L. Sum			

Interior Information

Avg Ht / Fl		
P. Int Wall	1 - DRYWALL	
Sec Int Wall		
Partition	T - TYPICAL	
P. Floor	18 - LAMINATE	
Sec Floor	6 - CERAMIC T	25%
Bmt Floors		
Electric	3 - TYPICAL	
Insulation	2 - TYPICAL	
Int Vs Ext		
Heat Fuel	2 - GAS	
Heat Type	1 - FORCED H/A	
# Heat Sys	1	

Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Calc Ladder

Base Rate	186.00	Depr %	35%
Size Adj	1.50000	Depr	138,327
Con Adj	1.00500	Depr'd Total	256,893
Adj Prc	$ 280.40	Juris Ft.	1.0000
Grade Ft.	1.00000	Spec. Features	$ 11,800
Other Feat	$ 28,586	Final Total	$ 268,700
NBH Mod	1.0000	Assmnt Ft.	1.0000
NBC Infl	1.0000	Assessed Val	$ 268,700
LUC Ft.	1.0000	Total $/SF	$ 279.90
Adj Tot (RCN)	395,220	Undepr $/SF	280.40000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	960	960	960	960	280.40	269,184
GAR	GARAGE	240	240	0	0	98.14	23,554
BMT	BASEMENT	960	960	0	0	70.10	67,296
EFP	ENCL PORCH	120	120	0	0	55.00	6,600
	Building Totals	2,280	2,280	960	960		366,634
	Parcel Totals	2,280	2,280	960	960		366,634

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	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
SLR6	SOLAR ELEC	A	S	23	3.00x5.00	A	AV	2023	35.00	T	2%	1401	1	NA	1	1	1	11,800

Building Totals	Yard Item Appr	Special Feature Appr	11,800	11,800
Parcel Totals	Yard Item Appr	Special Feature Appr	11,800	11,800

Image