



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting for January 8, 2026 Agenda

A meeting of the Board of Assessors is scheduled for Thursday, January 8, 2026 at 9 AM at the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

This meeting will also be broadcast on Comcast Channel 16.

📌 Motion:

- **To approve minutes of the Public and Non-Public sessions of The Board of Assessors Meeting of Thursday, December 4, 2025**

📌 Communications:

- **Department Update**

📌 Old Business:

- **None**

📌 New Business Items:

- **Settlement – 43 Hawthorne Village Rd**
- **Supplemental bills for new manufactured housing**

📌 Public Comment

📌 Comments by Members of the Board

📌 Non-Public Session- NONE

📌 Signature Items

**The Public Minutes of the Board of Assessors
Meeting of December 4, 2025**

A meeting of the Board of Assessors was held on Thursday, December 4, 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 Robert Earley.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh, Susan Bailey

Other City of Nashua Staff Present:

None

Chairman Robert Earley

I'll call the meeting of the Nashua Board of Assessors to order at 9:05 AM on Thursday, December 4, 2025. Let the record show that present from the Board are Jay Minkarah, and myself, Robert Earley.

MOTION BY Jay Minkarah to waive the reading of the public minutes from the Board of Assessors meeting held on November 6, 2025, accept them and place them on file.

SECONDED BY Robert Earley

VOTE: All in favor

MOTION BY Jay Minkarah to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, November 6, 2025, accept them and place them on file.

SECONDED BY Robert Earley

VOTE: All in favor

Chairman Charles Dobens arrived at 9:08 AM.

UPDATES:

2026 Meeting Schedule was presented.

OLD BUSINESS:

None

NEW BUSINESS:

- **Administrative Abatement – Tax Abatement for Uncollectible Taxes**

Jessica Marchant explained 6 Larchen Lane had sat vacant since owner passed away in 2021. Park management will be retaining ownership, removing the home and replacing with a new one.

There was discussion among board members and staff relating to details of the park management requesting all back taxes be abated and written off as uncollectible.

MOTION BY Robert Earley to approve the abatement request for 6 Larchen Lane with the condition the home is demolished within six months.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

None

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 9:16 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 November 6, 2025 as submitted.

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,
Susan Bailey

Docket #31474-24 PT / Jacob Gottlieb / 43 Hawthorne Village Rd

Year	Tax Rate	Original Assessed Value	Settlement Assessed Value	Settlement Reduction	Settlement Refund Offer	
2024	\$15.90	\$788,400	\$755,000	\$33,400	\$531.06	Plus statutory interest from date paid.
2025	\$16.83	\$810,700	\$755,000	\$55,700	\$937.43	Plus statutory interest from date paid.

RESIDENTIAL
COMPARABLE SALES ANALYSIS
43 Hawthorne Village Rd

2024

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	
Acct#	47932	47837	47831	46718	
Address	43 Hawthorne Village Rd Nashua	71 Hawthorne Village Rd Nashua	41 Hawthorne Village Rd Nashua	47 Hawthorne Village Rd Nashua	
Proximity to Subject		200 Yards	Adjacent Unit	20 Yards / Next Bdg	
Sales Price					
Price/Gross Liv. Area		\$ 477.73	\$ 515.40	\$ 441.07	\$ 857,000
Assessed Value	\$ 788,400	\$ 843,300	\$ 727,200	\$ 1,037,700	
Assessment Ratio		1.03	0.97	1.21	
VALUE ADJUSTMENTS	Description	Adjustments	Adjustments	Adjustments	Adjustments
Sales or Financing Concessions					
Date of Sale/Time		03/14/24	2/16/24	10/24/23	
Location	SKY2	SKY2	SKY2	SKY2	
Leasehold/Fee Simple	Fee	Fee	Fee	Fee	
Site (Acre)	0.00	0.00	0.00	0.00	
View	Gd/Prtl/Fairway	Gd/Prtl/Fairway	Gd/Prtl/Fairway	Gd/Prtl/Fairway	
Design & Appeal	TH Condo	TH Condo	TH Condo	TH Condo	
Quality of Construction	Good	Good	Good	Good	
Age	1998	1996	1998	1986	
Condition	Average	Gd/Superior	Similar	Gd/Superior	
Above Grade	Total	Total	Total	Total	
Room Count	7	7	6	7	
Gross Living Area (sf)	3	3	3	3	
Basement & Finished Rooms Below Grade	2,50	3,50	3,00	3,50	
Functional Utility	1706	1706	1455	1943	
Heating/Cooling	Full/1057 SF	Full/1057 SF	Full/676 SF	Full/1345 SF	
Energy Efficient Items	Finished SF	Finished SF	Finished SF	Finished SF	
Garage/Carport	634	1,057	566	0	
Porch, Patio, Deck, Fireplace(s), etc.	Average	Average	Average	Average	
Fence, Pool, etc.	Gas / FHA / Cent	Gas / FHA / Cent	Gas / FHA / Cent	Gas / FHW / Cent	
Other	Avq	Avq	Avq	Avq	
Other	1-Car Att	1-Car Att	1-Car Att	2-Car Att	
Other	0	0	0	0	
Other	190 SF Deck	170 SF Deck	133 SF Deck	313 SF Deck	
Other	1-FP	1-FP	1-FP	1-FP	
Other	None	None	None	96 SF Encl Porch	
Other	None	2nd Kit in FBM	None	None	
Other	None	None	None	None	
Other	None	None	None	None	
Other	None	None	None	None	
Net Adj (Total)	None	None	None	None	
Adjusted Sales Price of Comparables		\$ (61,100)	\$ 20,100	\$ (51,700)	
		\$ 753,900	\$ 770,000	\$ 805,300	

Mean Sales Price: \$ 807,300

Median Sales Price: \$ 815,000

Mean Sale Price/S.F.: \$ 478.06

Median Sale Price/S.F.: \$ 477.73

Mean Adjusted Sale Price: \$ 776,400

Median Adjusted Sale Price: \$ 770,000

FINAL MARKET VALUE ESTIMATE:

Equalization Ratio: X \$ 755,000

PROPORTIONATE ASSESSMENT: \$ 755,000

Assumptions

\$100 per sq. ft. for differences over 100 sq. ft.
Baths adjusted \$10,000 for full bath

Comp 1 given most weight, sale closest to 4/1/2024 and most similar GLA.

Other features adjusted as warranted
0

*****FOR SETTLEMENT DISCUSSION PURPOSES ONLY*****

00008 02427 364
Sheet Lot Unit# Bldg#

PROPERTY LOCATION
43 HAWTHORNE VILL RD, Unit U-364
NASHUA, NH 03062-0000

OWNERSHIP
GOTTLIEB, JACOB
43 HAWTHORNE VILLAGE RD U-364
NASHUA, NH 03062-0000

PREVIOUS OWNER
GOTTLIEB, HARVEY J
C/O CRI
12A STAR DR
MERRIMACK, NH 03054-4470

NARRATIVE DESCRIPTION
This parcel contains 0 SF of land mainly classified as CONDO NL
it has 1 building(s) first built in 1998 with a total of 1,706 square
feet. There are 1 living unit(s), 2 Baths, 1 Half Bath, 7 Rooms,
and 3 Bedrooms.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Amnt

PROPERTY FACTORS

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

00008-02427-364
Parcel ID Building Location

43 HAWTHORNE VILL RD, Unit U-364
Parcel ID Building Location

Nashua
Acct: 47932

Card: 1 of 1 Total Card
788,400 / 788,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	788,400	0	0.00	0	788,400
Building Total	788,400	0	0.00	0	788,400
Parcel Total	788,400	0	0.00	0	788,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	462.13	Tot Val SF/Pct	462.13

PREVIOUS ASSESSMENTS

Tx Yr	Cal	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2024	FV	1021	788,400	0	0	0	788,400	788,400 Year End Roll 2024	12/12/2024
2023	FV	1021	578,000	0	0	0	578,000	578,000 Year End Roll 2023	12/05/2023
2022	FV	1021	578,000	0	0	0	578,000	578,000 Year End Roll 2022	11/15/2022
2021	FV	1021	407,900	0	0	0	407,900	407,900 System Roll for 2021	11/15/2021
2020	FV	1021	407,900	0	0	0	407,900	407,900 Year End Roll	11/12/2020
2019	FV	1021	407,900	0	0	0	407,900	407,900 Year End Roll	03/04/2020
2018	PATR	1021	407,900	0	0	0	407,900	407,900 Corrects for Assessor	01/09/2019
2017	FV	1021	321,900	0	0	0	321,900	321,900 Year End Roll	11/06/2017
2016	FV	1021	321,900	0	0	0	321,900	321,900 Year End Roll	11/16/2016
2015	FV	1021	321,900	0	0	0	321,900	321,900	11/6/2015

LEGAL DESCRIPTION

Desc: PL NRT704

Total Land
Land Unit Type

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
GOTTLIEB, HARVEY J	9204-0266	W	08/30/2019	299,000	No		38	
MCMAHANS, WILLIAM E & BARBARA/7057-1832		W	09/08/2003	365,000	No			CONDOMINIUM
GILBOA GOLF INC	5968-1038	W	07/16/1998	240,000	No			AS JT
	5370-49	Q	09/18/1992	0	No			

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
08/02/2017	201702069	MECHANICAL		09/08/2017	C		
05/25/2017	201701408	MECHANICAL		06/08/2017	X		09/16/2020

ACTIVITIES

Date	Result	By
10/03/2024	No Change	Nick Smith V/G
08/30/2022	No Change	Terr Sullivan V
06/30/2022	Field Review	June Perry V/G
07/13/2021	Meas+1/Visi	Adam Nara V/G
09/03/2019	PA-34 Received	Amanda Mazer
07/31/2018	Field Review	Rob T-KRT
11/06/2003	SI mea&LC	Gary Turjiss
08/11/1998	Data Verifd	Gary Turjiss
08/07/1998	Data Ver NOE	Gary Turjiss
03/30/1998	Meas+List	DM

USER DEFINED

2024	Priority1b
	Priority2b
	Priority3b
	Code Date
	Code Status
	Nashua Ward
	9
	Assessor Map
	CG465

2024

USER ACCOUNT

GIS Coord 1
1037194.97823177
GIS Coord 2
76028.61845433
Insp Date
10/03/2024

PRINT
Date Time
12/29/2025 11:53 am



Patriot
PROPERTIES INC

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U-Type	L-Type	Ft.	Base V.	Unit Pct	Adj Pct	NBC	Ft.	Mod	Int 1	%	Int 2	%	Int 3	%	Appt	All LUC	%	Spec L.V.	Juris	L.Ft.	Assessed/Notes
1021	CONDO NL	1	0		SF	SITE	1	0		0	SKY2	0	Z							0			0	19	1	0
Total AC/HIA				0.0000				Total SF/SM				0.00		Parcel LUC 1021 - CONDO NL						P. NBC Desc SKY/MEAD HAW Tot			0			0

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

Bld: 26033 | Seq: 1 | Year: 2024 | Data As Of Date: 12/29/2025 | User: marchant | DB: Assess00Nashua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Supplemental Bill

To: City of Nashua – Board of Assessors
From: Jessica Marchant, Assessor
Date: December 3, 2025
Re: Supplemental Bill- Manufactured Housing

Reasons for supplemental bill: Prorated tax bill for manufactured house per RSA 72:7 a

1 a. Manufactured housing, as defined in RSA 205-A:1, I, suitable for use for domestic, commercial, or industrial purposes is taxable as real estate in the town, city or unincorporated place to which it is brought and located after April 1 and before the following January 1, provided that said manufactured housing remains in said town, city, or unincorporated place for more than 10 weeks, except for storage only, and further provided a tax has not been assessed on it elsewhere in the state for that year. The tax shall be for the pro rata part of the tax year remaining when said manufactured housing became located in the town, city, or unincorporated place.

Account: 52966

Map/Lot: 0000H-00031-1093-19-NMH

Owner: HARRIS, ROBERT J

Property Location: 19 BANGOR ST

Reason: Prorated tax bill for manufactured housing

2025 Assessment: \$ 332,000

Total amount of bill \$3536.61

BOA Meeting Date: 01/08/2026

Abatement Request BOA Decision: **APPROVED**

Prorated Taxes Manufactured Housing 2025

ADDRESS	ACCT	ASSESSMENT	YEAR TAX	PERDIEM	DATE OF OCCUPANCY	DAYS TO 3/31/2026	TAX DUE
19 Bangor st	52966	\$ 332,000	\$ 5,587.56	\$ 15.31	8/13/2025	231	\$ 3,536.61

0000H 00031 1093 19
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
19 BANGOR ST
NASHUA, NH

OWNERSHIP
HARRIS, ROBERT J
19 BANGOR ST
NASHUA, NH 03063

PREVIOUS OWNER
RODGERS MANUFACTURED HOUSING COMMUNITIES INC
843 WEST HOLLS STREET
NASHUA, NH 03062
US

NARRATIVE DESCRIPTION
This parcel contains 0 SF of land mainly classified as MANU HOUSING. It has 1 building(s) first built in 2025 with a total of 1,296 square feet. There are 1 living unit(s), 2 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

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

Code	Desc	Amt	Comm Int Amt

0000H-00031-1093-19-NMH
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1031	332,000	0	0.00	0	332,000
1031	0	0	0.00	0	0
Building Total	332,000	0	0.00	0	332,000
Parcel Total	332,000	0	0.00	0	332,000
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	256.17	Tot Val SF/Prcd	256.17

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes
2025	FV	1031	0	0	0	0	0	0	Year End Roll 2025

19 BANGOR ST
Nashua
Acc: 52966

Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
RODGERS MANUFACTURED HOU 9893-377	W	09/30/2025	285,000	No	7	Q	NEW MOBILE HOME SOLD TO ROBERT

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
RODGERS MANUFACTURED HOU	9893-377	W	09/30/2025	285,000	No	7	Q	NEW MOBILE HOME SOLD TO ROBERT

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
07/23/2025	25-1892	Mechanical Only		08/29/2025	C	INSTALLATION 2	08/28/2025
06/27/2025	25-0480-03	Plumbing Only		08/18/2025	C	PLUMBING COM	04/04/2025
06/27/2025	25-0480-02	Mechanical Only		08/18/2025	C	ADD AC TO NEW	02/12/2025
05/02/2025	25-0480-01	Electrical Only		05/05/2025	C	INSTALLING LOA	02/04/2025
02/21/2025	25-0480	MH - Repl	150,000	08/29/2025	C	REPLACEMENT I	
01/24/2025	25-0225	Demo MH		02/04/2025	C		

ACTIVITIES

Date	Result	By
08/28/2025	Meas+Vist	Jessica Marché
04/04/2025	Extr in only	Miles LaCroix
02/12/2025	Map Change	Jessica Marché
02/04/2025	Extr in only	Miles LaCroix

Date	Result	By
08/28/2025	Meas+Vist	Jessica Marché
04/04/2025	Extr in only	Miles LaCroix
02/12/2025	Map Change	Jessica Marché
02/04/2025	Extr in only	Miles LaCroix

Card: 1 of 1 Total Card
ASSESSED 332,000 / 332,000
LEGAL DESCRIPTION

Desc	Lot Size	Total Land	Land Unit Type
	0.00		



2026
USER DEFINED
PriorID1a
Nashua PID
0000H-00031
Plan #
PriorID1b
PriorID2b
PriorID3b
Code Date
Code Status
Nashua Ward
Assessor Map
GIS Coord 1
GIS Coord 2
Insp Date
08/28/2025
PRINT
Date Time
12/3/2025 9:39 am
TAX YEAR

LAND SECTION

LUC Desc	Fl	# Units	Depth	U Type	L Type	Fl	Base V	Unit Prc	Adj Prc	NBC	Fl	Mod	Int 1	%	Int 2	%	Int 3	%	Appr	Alt LUC	%	Spec L V	Juns	L Fl	Assessed	Notes
1031 MANU HOUSING	1	0		SITE		1	1.06		0	TV	0	5							0			0	16	1	0	
Total ACHA		0.0000		Total SF/SM		0.00		Parcel LUC1031 - MANU HOUSING		P. NBC Desc	THORNTON V	Tot	0		Tot	0		Tot	0						0	

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

Bid: 30952 | Seq: 1 | Year: 2026 | Data As Of Date: 12/03/2025 | User: marchanjl | DB: Assess50Nashua

Comments

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

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

Exterior Information			Bath Features		Depreciation	
Type	20DW - DW MH	Full Bath	2	A - AVERAGE	Phys Con	AV - Average
Sty Hght	1 - 1 STORY	Add Full			Functional	1
(Lv) Units	1	3/4 Bath			Economic	
Found	6 - SLAB EARTH	Add 3/4			Special	
Frame	1 - WOOD	1/2 Bath			Override	
P Wall	4 - VINYL	Add 1/2			Total	1%
Sec Wall		Other Fix			General Information	
Roof Str	1 - GABLE	Other Features		Grade	C - AVERAGE	
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Blt	2025
Color	GREEN	Add Kit.			Alt LUC	Eff Yr
Interior Information			Condo Information			
Avg Ht/Ft		Location			Con Mod	
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum	
Sec Int Wall		Floor				
Partion	T - TYPICAL	% Own				
P. Floor	15 - CARPET	Name				
Sec Floor	18 - LAMINATE	25%	Calc Ladder			

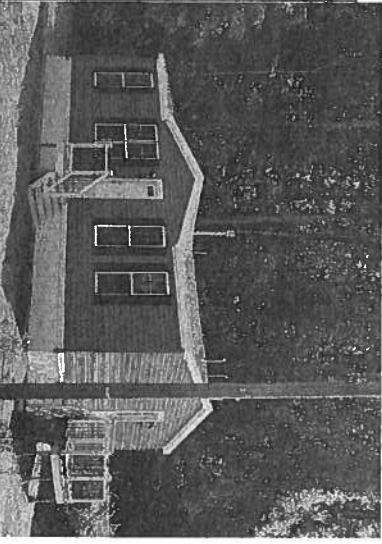
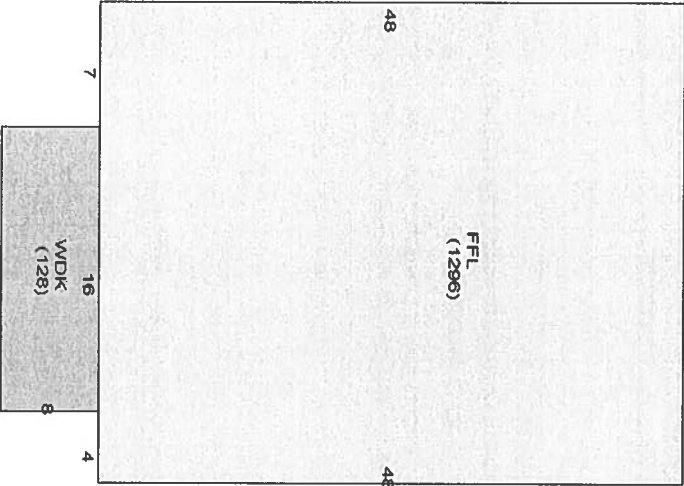
Bnt Floors	3 - TYPICAL	Base Rate	180.00	Depr %	1%
Electric	2 - TYPICAL	Size Adj	1.00000	Depr	3.328
Insulation		Con Adj	0.95000	Depr'd Total	329.472
Int Vs Ext		Adj Prc	\$ 171.00	Jur's Ft.	1.0000
Heat Fuel	2 - GAS	Grade Fl.	1.00000	Spec. Features	\$ 2,500
Heat Sys	1 - FORCED H/A	Other Feat	\$ 22,454	Final Total	\$ 332,000
# Heat Sys	1	NBH Mod	1.0000	Assmnt Fl.	1.0000
Heated %	100	NBC Int	1.3500	Assessed Val	\$ 332,000
Soil HW %	CH Vac %	LUC Fl.	1.0000	Total \$/SF	\$ 256.17
Con Wall %	Spnck %	Adj Tot (incl)	332.800	Undepr \$/SF	171.00000

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,296	1,296	1,296	1,296	171.00	221,616
WDK	WOOD DECK	128	128	0	0	19.13	2,449
Building Totals		1,424	1,424	1,296	1,296		224,065
Parcel Totals		1,424	1,424	1,296	1,296		224,065

Floor	No. Unit	Rooms	Bdms
		6	3
Bld Total	0	6	3
Prd Total	0	6	3

Special Features / Yard Items

Code	Desc	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Jur's	Ft.	Assessed
FPLG	FIREPLACE-GA	A	S	1	1.00	A	AV	2025	2,500.00	T	2%	1031	1	TV	1	16	1	2,500
Building Totals																		2,500
Parcel Totals																		2,500
Yard Item Appr																		2,500
Special Feature Appr																		2,500
Special Feature Appr																		2,500



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

Bld: 30952 | Seq: 1 | Year: 2026 | Data As Of Date: 12/03/2025 | User: marchantj | DB: Assess50Nashua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Supplemental Bill

To: City of Nashua – Board of Assessors
From: Jessica Marchant, Assessor
Date: December 24, 2025
Re: Supplemental Bill- Manufactured Housing

Reasons for supplemental bill: Prorated tax bill for manufactured house per RSA 72:7 a

I a. Manufactured housing, as defined in RSA 205-A:1, I, suitable for use for domestic, commercial, or industrial purposes is taxable as real estate in the town, city or unincorporated place to which it is brought and located after April 1 and before the following January 1, provided that said manufactured housing remains in said town, city, or unincorporated place for more than 10 weeks, except for storage only, and further provided a tax has not been assessed on it elsewhere in the state for that year. The tax shall be for the pro rata part of the tax year remaining when said manufactured housing became located in the town, city, or unincorporated place.

Account: 52967

Map/Lot: 0000D-00019-2358-21-NMH

Owner: RODGERS MOBILE HOME PARK INC

Property Location: 21 SHAWN AVE

Reason: Prorated tax bill for manufactured housing

2025 Assessment: \$ 277,300

Total amount of bill \$1266.21

BOA Meeting Date: 01/08/2026

Abatement Request BOA Decision: **APPROVED**

2025

21 Shawn Ave	52967	\$	277,300	\$	4,666.96	\$	12.79	12/23/2025	99	\$	1,266.21
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Patriot
PROPERTIES INC

User Account

GIS Coord 1	
GIS Coord 2	
Insp Date	12/23/2025
Date	12/24/2025 3:32 pm
Time	
TAX YEAR	

2026

USER DEFINED	PriorID1a
--------------	-----------

000000-0000

PriorID1b
PriorID2b

1000

PriorID3b	21
Code Date	
Code Status	
Nashua Ward	5
Assessor Map	

Account No.

[illegible]

Bid: 30958 | Seq: 1 | Year: 2026 | Data As Of Date: 12/24/2025 | User: marchant | DB: Assess50Nashu

Parcel ID 0000D-00019-2358-21-NMH

Add building details for new home JM26--RMVD SHD & MTL SHD, CKBK 25 FOR MH ML25-- New account added for new mobile home going in 2025, JM25

Exterior Information				Bath Features		Depreciation		
Type	20DW - DW MH	Full Bath	2	A - AVERAGE	Phys Con	AV - Average		1
Stry Hght	1 - 1 STORY	Add Full			Functional			
(Liv) Units	1	3/4 Bath			Economic			
	Tot 1				Special			
Found	6 - SLAB EARTH	Add 3/4			Overde			
Frame	1 - WOOD	1/2 Bath						
P. Wall	4 - VINYL	Add 1/2						
Sec Wall		Other Fix						
		%						
Roof Str	1 - GABLE	Other Features			Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bit	2025	Eff Yr	
Color	TAN	Add Kit.			Alt LLC			
Interior Information				Condo Information				
Avg Ht / Ft		Location			Con Mod			
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum			

Figure 1 shows a 2D hexagonal lattice structure. The lattice is composed of hexagonal cells. A central cell is labeled "FFL (1212)". To its right is a cell labeled "VMDK (104)". Below the central cell is a cell labeled "OFF (38)". The lattice is bounded by a thick black line on the right and bottom. The top boundary is labeled "13" and the bottom boundary is labeled "14". The left boundary is labeled "6" and the right boundary is labeled "44".

Calc Ladder

P- Floor	18 - LAMINATE	Name	
Sec Floor	15 - CARPET	Calc Ladder	
Bml Floors		Base Rate	180.00
Electric	3 - TYPICAL	Size Adj	1.00000
Insulation	2 - TYPICAL	Con Adj	0.95000
Int Vs Ext		Adj Prc	\$ 171.00
Heat Fuel	2 - GAS	Grade Fl.	1.00000
Heat Type	1 - FORCED H/A	Other Feat	\$ 22.424
# Heat S/s	1	NBH Mod	1.0000
Heated %	100	NBC Infl	1.2000
So HW %		LUC Fl.	1.0000
Com Wall %		Adj Tot room	280.054
		Depr %	1%
		Depr	2.801
		Deprd Total	277.253
		Juns Fl.	1.0000
		Spec. Features	\$ 0
		Final Total	\$ 277.300
		Assmnt Fl.	1.0000
		Assessed Val	\$ 277.300
		Total \$/SF	\$ 228.80
		Undrpf \$/SF	171.00000

[illegible]

Floor	No. Unit
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Floor	No. Unit	Rooms	Bd rms
	1	6	3
Bid Total	1	6	3
Prel Total	1	6	3

210,954
Image

[illegible]

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