



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting Agenda February 5, 2026

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

This meeting will also be broadcast on Comcast Channel 16.

Motion:

- **To approve minutes of the Public session of The Board of Assessors Meeting of Thursday, January 8, 2026**

Communications:

- **Department Update**

Old Business:

- **None**

New Business Items:

- **Solar Exemptions for approval**
- **Supplemental Warrant- Veteran's Credit**
- **Settlements- 2024**

Public Comment

Comments by Members of the Board

Non-Public Session- NONE

Signature Items

**The Public Minutes of the Board of Assessors
Meeting of January 8, 2026**

A meeting of the Board of Assessors was held on Thursday, January 8, 2026 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9AM by Charles Dobens.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne

Assessing Staff Present:

Jessica Marchant, Michelle Welsh, Susan Bailey

Other City of Nashua Staff Present:

None

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, January 8, 2026. Let the record show that present from the Board are Robert Earley, Jay Minkarah and myself, Charles Dobens .

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on December 4, 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, December 4, 2025, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

Bob Gagne stated we have four abatements for 2025 so far which is much below what we had last year.

OLD BUSINESS:

None

NEW BUSINESS:

Settlement – 43 Hawthorne Village Rd.

Bob Gagne presented the settlement.

MOTION BY Robert Earley to approve the settlement for 43 Hawthorne Village Rd.

SECONDED BY Jay Minkarah

VOTE: All in favor

Supplemental bills for new manufactured housing

- **19 Bangor St.**

Jessica Marchant presented the supplemental bill.

MOTION BY Robert Earley to approve the 2025 supplemental bill for 19 Bangor St.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **21 Shawn Ave.**

Jessica Marchant presented the supplemental bill.

MOTION BY Robert Earley to approve the 2025 supplemental bill for 21 Shawn Ave.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

Jay Minkarah asked about the size of lease lots for 19 Bangor St. and 21 Shawn Ave.

MOTION BY Robert Earley to adjourn.

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 9:18 AM

Respectfully submitted,
Susan Bailey

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

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

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

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

X _____

X _____

X _____



ADDITIONAL WARRANT - TAX YEAR 2025

City of Nashua, Board of Assessors

To Diane Mulholland, Tax Collector:

You are hereby notified that, pursuant to Section 14, Chapter 76 of the Revised Laws of New Hampshire, the Board of Assessors of Nashua hereby impose a tax upon the property owned by or in care of:

BOUCHER, RAYMOND
25 INDIANA DR
NASHUA, NH 03060

Property located at: 25 INDIANA DR Map/Lot: 0004/00066
Assessed Value of Real Estate: \$488,900 2025 Tax Rate: \$16.83

Said property having been subject to a Veteran Tax Credit that should have been removed for the first tax billing of 2025. Actual taxes billed were \$7478.19 based on assessed value of \$488,900. Taxes that should have been billed is \$8228.19 with no credit ($\$488,900 \times \$16.83 = \$8,228.19$)

You are ordered to collect the amount of **\$750.00**, that being the difference between the taxes actually billed and the correct taxes that should have been included on the final warrant of 2025, and remit the same to the City Treasurer.

The foregoing notice is given to you agreeably to a vote of the Board of Assessors taken on this, the 5th day of February 2026.

Per Order,

Charles Dobens

Jay Minkarah

Robert Earley

Original to Tax Collector
cc: Assessing



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Robert J. Gagne, Assessor Supervisor
Date: January 20, 2026
Re: BTLA Appeal Recommendation / 111 Hawthorne Vill Rd

Reasons for original abatement recommendation:

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

The subject is a 1,706 SF condo unit in section "SKY2" of the Skymeadow condo development. The taxpayer provided a list of 5 sales with his original local abatement request with a per square foot of sales price analysis.

The City reviewed and researched the comparable sales cited in the original abatement application and generally found that the square footage listed for the 5 sales analyzed by the taxpayer were inaccurate. We therefore recommended the abatement request be denied. The taxpayer subsequently appealed the denial to the Board of Tax and Land Appeals (BTLA)

Reasons for approving proposed appeal settlement agreement:

In preparation for the BTLA's ordered mediation, the taxpayer had an appraisal of his unit completed by a State of NH Certified Residential Appraiser. The appraiser's estimate of market value for the subject unit, as-is and as of April 1, 2024 is \$715,000. I have reviewed the appraiser's sales data and found it to be accurate. I have also found the appraiser's analysis well explained and documented. The conclusions are therefore considered to be reasonable.

It is noted that I completed my own sales analysis in anticipation of BTLA ordered mediation. My estimate of market value was \$726,000. The taxpayer's appraisal notes some repairs would be needed to improve the marketability of the subject unit, specifically that some split drywall joints along the ceilings need to be repaired. The taxpayer has attempted to obtain

written repair estimates for the recommended work but has received only a verbal estimate that the repairs would likely approach \$10,000 to complete.

The City initially offered to settle at a revised assessment of \$726,000, a \$36,800 reduction from the original 2024 assessed value of \$726,000. Citing the likely cost of the needed repairs, the taxpayer strongly believes that a settlement value of \$715,000 would be more reasonable.

Conclusion:

With consideration of the taxpayer’s appraisal, the estimated cost of needed repairs and the City’s own analysis, a settlement value of \$715,000 is considered reasonable and should be approved by the Board of Assessors.

Account: 47944 **Map/Lot:** 0000B-02427-397

Owner: 111 HAWTHORNE VILLAGE TR
 ANTHONY V DEGREGORIO SR & JUDITH D TAYLOR, TRUSTEES

Property Location: 111 HAWTHORNE VILL RD

Original 2024 Assessed Value: \$762,800

Recommended Revised Assessed Value: \$715,000 for tax years 2024 & 2025

2024 Refund Amount: \$760.02 plus statutory interest from date paid

2025 Refund Amount: \$804.47 plus statutory interest from date paid

BOA Meeting Date: 02/05/2026

BOA Decision:

Year	Tax Rate	Original Assessed Value	City Offer Assessed Value	City Offer Settlement Reduction	City Offer Settlement Refund Offer	Taxpayer Counter-Offer Assessed Value	Taxpayer Counter-Offer Settlement Reduction	Taxpayer Counter-Offer Settlement Refund	
2024	\$15.90	\$762,800	\$726,000	\$36,800	\$585.12	\$715,000	\$47,800	\$760.02	Plus statutory interest from date paid.
2025	\$16.83	\$762,800	\$726,000	\$36,800	\$619.34	\$715,000	\$47,800	\$804.47	Plus statutory interest from date paid.
NOTE: Taxpayer qualifies for and is receiving an elderly exemption in the amount of \$215,000 (prorated 50%). The exemption has no bearing on the abatement settlement as the settlement value still exceeds the exemption amount.									

OWNERSHIP
111HAWTHORNE VILLAGE TR
DEGREGORIO, ANTHONY V SR & TAYLOR, JUDITH D, TEES
111HAWTHORNE VILLAGE RD U-397
NASHUA, NH 03062

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	762,800	0	0.00	0	762,800
Building Total	762,800	0	0.00	0	762,800
Parcel Total	762,800	0	0.00	0	762,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	447.13	Tot Val SF/Pct	447.13

Doc	Type
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PREVIOUS OWNER
DEGREGORIO, ANTHONY V SR
111HAWTHORNE VILLAGE RD U-397
NASHUA, NH 03062-0000

NARRATIVE DESCRIPTION

This parcel contains 0 SF of land mainly classified as CONDO NL (It has 1 building(s) first built in 1997 with a total of 1,706 square feet. There are 1 living unit(s), 2 Baths, 1 Half Bath, 6 Rooms, and 3 Bedrooms.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Amnt

PROPERTY FACTORS

Item/Code	Item	Code	%
Unit 1C - ALL	Dis 1	NASH	100.0
Unit 2	Dis 2		
Unit 3	Dis 3		
Census	Zone 1	R40	
F. Haz	Zone 2		
Topo4 - ROLLING	Zone 3		
Street1 - PAVED			
Traffic1 - NONE			
Example3 - ELDERLY 3			

LAND SECTION

LUC	LUC Desc	Fl	# Units	Depth	U_Type	L_Type	FL	Base V	Unit Pct	Adj Pct	NBC	FL	Mod	Int 1	%	Int 2	%	Int 3	%	Appr	All LUC	%	Spec L V	Juris	L Fl	Assessed/Notes
1021	CONDO NL	1	0		SF	SITE	1	0		0	SKY2	0	Z							0			0	19	1	0
Total ACHA			0.0000		Total SF/SM		0.00		Parcel LUC 1021 - CONDO NL			P. NBC Desc SKYMED HAW								0			0			0

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

Bld: 26042 | Sec: 1 | Year: 2024 | Data As Of Date: 07/28/2026 | User: marchant | DB: Assess0Nashua

LEGAL DESCRIPTION

Desc: PL NR1704	Total Val
	762,800
Lot Size	
Total Land	
Land Unit Type	



GIS Coord 1	1036735.98323177
GIS Coord 2	76029.18345433
Insp Date	10/08/2024
PRINT	
Date	11/28/2026
Time	9:30 am

TAX YEAR

2024

USER DEFINED

PriorID1a	Nashua PID
	B-2427
	Plan #
PriorID1b	
PriorID2b	
PriorID3b	
Code Date	11/1
Code Status	
Nashua Ward	9
Assessor Map	CG485

ACTIVITIES

Date	Result	By
10/08/2024	Change	Robert Gagne
08/29/2022	No Change	Chris Ruei (VS)
06/30/2022	Field Review	June Perry (VG)
03/30/2022	Meas+Lst	Iosh Seymour
07/13/2021	Meas+1V/sit	Adam Natali (V)
09/21/2018	No Change	KRT Hearings
07/31/2018	Field Review	Rob T-KRT
08/12/1998	Data Ver NOE	Gary Turgiss
03/19/1997	Meas+1V/sit	DM

Added adj for chronic wet sleet issues. RG 1024 REMOVE LAND SR-TOTAL SHOWN ON Z ACCT-ADD CONDO INFO & CHNG FLR TO 50 HDW/50 CPT 7/09 ND---FAIRWAY VIEW NO WOB STYLE=D1A-END UNIT D1A=L0FT VS. D1=NO L0FT

Exterior Information			Bath Features		Depreciation		
Type	5ST - TOWNHOUSE	Full Bath	2	A - AVERAGE	Phys Con	AV - Average	17.5
Story Hght	1H - 1.5 STORIES	Add Full	0		Functional	B - BMT PROB	2
(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	2 - CLAPBOARD	Add 1/2	0			Total 19.15%	
Sec Wall		Other Fix	1	A - AVERAGE			
Roof Str	1 - GABLE						
Roof Cvr	1 - ASPHALT	Other Features					
Color	GRAY	Kitchens	1	A - AVERAGE	Grade	B - GOOD	
		Add KIt.	0		Year BIt	1997	EMTY
Interior Information			Condo Information				
Avg Ht / Ft		Location	E - END UNIT		Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum		

UnSketchSubareas
FPL (1706)
BMT (1067)
GAR (220)
OFP (B)
WDK (170)

Sec Int Wall	Floor
Partition	% Own
P. Floor	Name

Sec Floor	3 - HARDWOOD	40%	Calc Ladder
-----------	--------------	-----	-------------

Bmt Floors	12 - CONCRETE	Base Rate	252.00	Dep'r %	19.15%
Electric	3 - TYPICAL	Size Adj	0.94050	Dep'r	180.685
Insulation	2 - TYPICAL	Con Adj	1.01600	Dep'd Total	762.839
Int Vs Ext		Adj Pct	\$ 240.80	Juns Fl.	1.0000
Heat Fuel	2 - GAS	Grade Fl.	1.30000	Spec. Features	\$ 0
Heat Type	1 - FORCED H/A	Other Feat	\$ 56.026	Final Total	\$ 762.800
# Heat Sys	0	NBH Mod	1.0000	Assmnt Fl.	1.0000
Heated %	100	AC %			
Sol HW %		Cut Vac %	100		
Com Wall %		Sprink %			
		Adj Tot. Pctm	943.524	Underpr \$/SF	313.04000
				Assessed Val	\$ 762.800
				Total \$/SF	\$ 447.13

[illegible]

Res Breakdown				
Floor	No. Unit	Rooms	Adms	
U	1	6	3	
Bld Total	1	6	3	
Pct Total	1	6	3	

[illegible]



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors
From: Robert J. Gagne, Assessor Supervisor
Date: January 20, 2026
Re: BTLA Appeal Recommendation / 37 Jessica Dr

Reasons for original abatement recommendation:

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

The subject is a 1,600 SF detached condo unit in the Ashley Place condo development. The taxpayer provided a list of sales and a Broker's Price Opinion (BPO) with her original local abatement request.

The City reviewed and researched the comparable sales cited in the original abatement application as well as sales researched independently and determined that the sales generally supported the subject's assessed value. We therefore recommended the abatement request be denied. The taxpayer subsequently appealed the denial to the Board of Tax and Land Appeals (BTLA)

Reasons for approving proposed appeal settlement agreement:

In preparation for the BTLA's ordered mediation, the taxpayer cited two units in the project with the same style and layout but which were both assessed for significantly less than the subject unit.

In reviewing the two units cited by the taxpayer, it was noted that each had an Economic Depreciation adjustment. On further research, it was noted that 33 out of 35 units had similar adjustments. It appears the adjustment of -5% was removed from the subject unit in error. As the Economic Depreciation factors were listed on the sold units used to set the base factor in this project, every unit should have an adjustment. (NOTE: If all units in a project are

similarly impacted by an outside factor, it would be more appropriate to eliminate the individual adjustments made to every unit and instead adjust the overall project base rate to reflect that outside influence. The subject project will be flagged for review during the next revaluation.)

The adjustment to the subject unit that was removed in error should be reinstated. During the mediation meeting with the taxpayer, it was also determined that there was a data error in the subject's flooring type. Correcting both of these items results in a reduction in assessed value of \$29,100, from the original assessed value of \$434,900 to a corrected assessed value of \$405,800.

Conclusion:

The taxpayer agrees to settle the BTLA appeal with a reduction in assessed value to \$405,800. I recommend the settlement agreement be approved by the Board of Assessors.

Account: 44215 **Map/Lot:** 0000E-00129-3

Owner: LISA DAROIS

Property Location: 37 JESSICA DR

Original 2024 Assessed Value: \$434,900

Recommended Revised Assessed Value: \$405,800 for tax years 2024 & 2025

2024 Refund Amount: \$462.69 plus statutory interest from date paid

2025 Refund Amount: \$489.75 plus statutory interest from date paid

BOA Meeting Date: 02/05/2026

BOA Decision:

Year	Tax Rate	Original Assessed Value	Proposed Settlement Assessed Value	Proposed Settlement Reduction	Proposed Settlement Refund Offer	
2024	\$15.90	\$434,900	\$405,800	\$29,100	\$462.69	Plus statutory interest from date paid.
2025	\$16.83	\$434,900	\$405,800	\$29,100	\$489.75	Plus statutory interest from date paid.

0000E	00129	3	
Sheet	Lot	Unit#	Bldg#
PROPERTY LOCATION			
37 JESSICA DR, Unit U-3			
NASHUA, NH			

0000E-00129-3
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location

Nashua
Acct: 44215

Cart: 1 of 1
Total Card
Total Parcel
434,900 / 434,900

OWNERSHIP

DAROS, LISA
37 JESSICA DR U-3
NASHUA, NH 03060

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	434,900	0	0.00	0	434,900
Building Total	434,900	0	0.00	0	434,900
Parcel Total	434,900	0	0.00	0	434,900
Source	0 - Mkt Adj Cost		271.81	Total Val SF/Pct	271.81

LEGAL DESCRIPTION



PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2024	FV	1021	434,900	0	0	0	434,900	434,900 Year End Roll 2024	12/12/2024
2023	FV	1021	324,000	0	0	0	324,000	324,000 Year End Roll 2023	12/05/2023
2022	FV	1021	324,000	0	0	0	324,000	324,000 Year End Roll 2022	11/15/2022
2021	FV	1021	227,000	0	0	0	227,000	227,000 System Roll for 2021	11/15/2021
2020	FV	1021	225,800	0	0	0	225,800	225,800 Year End Roll	11/12/2020
2019	FV	1021	225,800	0	0	0	225,800	225,800 Year End Roll	03/04/2020
2018	PATR	1021	225,800	0	0	0	225,800	Corrects for Assessor	01/09/2019
2017	FV	1021	181,100	0	0	0	181,100	181,100 Year End Roll	11/06/2017
2016	FV	1021	181,100	0	0	0	181,100	181,100 Year End Roll	11/16/2016
2015	FV	1021	181,100	0	0	0	181,100	181,100	11/16/2015

TAX YEAR

NARRATIVE DESCRIPTION

This parcel contains 0 SF of land mainly classified as CONDO NL. It has 1 building(s) first built in 1987 with a total of 1,600 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Amnt

PROPERTY FACTORS

Item Code	Item	Code	%
Uhl 1 C - ALL	Dis 1	NASH	100.0
Uhl 2	Dis 2		
Uhl 3	Dis 3		
Census	Zone 1	R9	
F. Haz	Zone 2		
Topo 1 - LEVEL	Zone 3		
Street 1 - PAVED			
Traffic 1 - NONE			
Exem 1			

LAND SECTION

LUC Desc	Fl.	# Units	Depth	U Type	L Type	Fl.	Base V	Unit Pct	Adj Pct	NBC	Fl.	Mod	Int 1	%	Int 2	%	Int 3	%	Appt	All LUC	%	Spec L V	Juris	L Fl.	Assessed/Notes
1021 CONDO NL	1	0		SITE		1	1		0	ASH1	0	Z							0			0	19	1	0
Total AC/HAL		0.0000		Total SF/FSM		0.00		Parcel LUC 1021 - CONDO NL		P. NBC Desc	ASHLEY PLAC	Tot	0		Tot	0		Tot	0						0

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

Bld: 22683 | Seq: 1 | Year: 2024 | Data As Of Date: 07/28/2026 | User: macthrant | DB: Assess0Nashua

2024

USER DEFINED

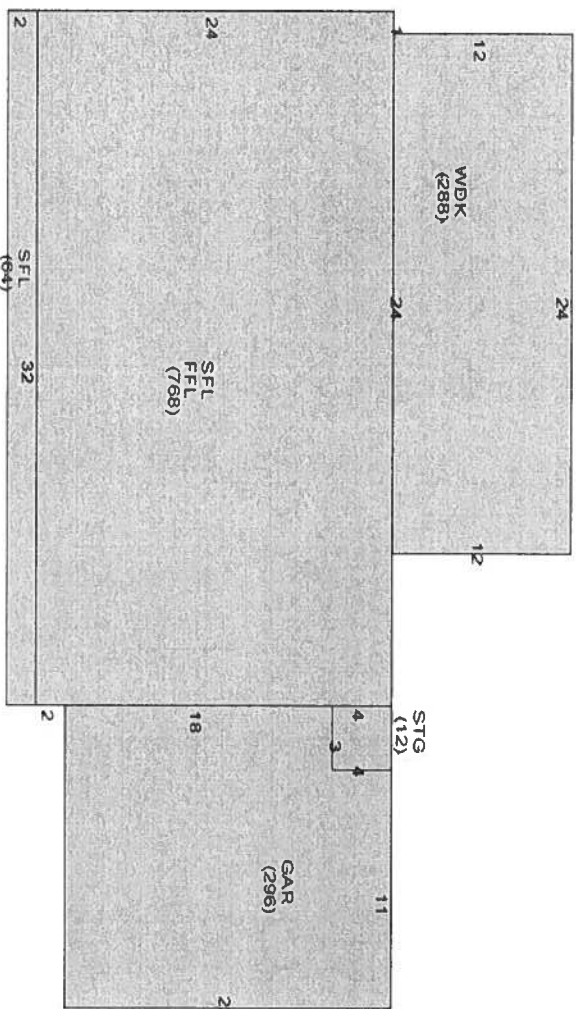
PriorID1a	
Nashua PID	
E-129	
Plan #	

ACTIVITIES

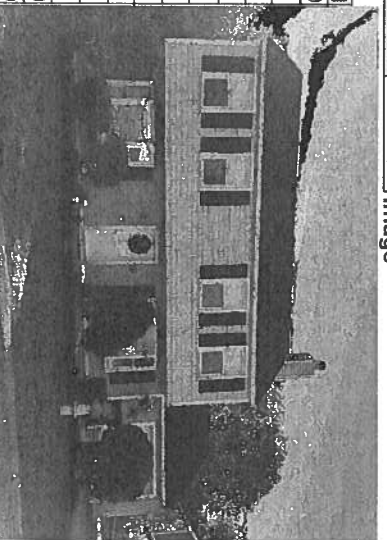
Date	Result	By
10/18/2024	Inspection	Miles LaCroix
02/07/2024	Meas/Info Dr	Josh Berio (VS)
12/06/2023	SI Quest Smt	Richard Vincon
06/29/2022	Field Review	Steve Whalen
01/12/2021	Meas+TV/sit	Josh Seymour
07/31/2018	Field Review	Rob T-KRT
05/10/1991	Meas2InfoCalf	RK
05/08/1991	Meas2InfoCalf	RK

PriorID1b	
PriorID2b	
PriorID3b	
37	
Code Date	
Code Status	
Nashua Ward	
6	
Assessor Map	
CG235	

Exterior Information		Bath Features		Depreciation			
Type	5SDN - DETACHED W/L	Full Bath	1	A - AVERAGE	Phys Con	FR - Fair	28.8
Story Hght	2 - 2 STORES	Add Full	0		Functional		
(LIV) Units	1				Economic		
	Tot 1				Special		
Found	6 - SLAB_EARTH	Add 3/4	0				
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override		
P. Wall	2 - CLAPBOARD	Add 1/2	0				
Sec Wall	1 - WOOD SHING 10%	Other Fix	0				Total 28.8%
Roof Str	1 - GABLE	General Information					
Roof Cvr	1 - ASPHALT	Other Features		Grade	C - AVERAGE		
Color	BEIGE	Kitchens	1	F - FAIR	Year Bld	1987	Est Yr
		Add Kit	0		Att LUC		
Interior Information		Juns					
Avg Ht / Ft		Condo Information		Location	DET - DETACHED	Con Mod	
P. Int Wall	1 - DRYWALL	Tot Units				L. Sum	



P. Floor			3 - HARDWOOD			Name			ASH1 - ASHLEY PLACE		
Sec Floor			18 - LAMINATE			50%			Calc Ladder		
Bmt Floors						Base Rate			255.00		
Electric			3 - TYPICAL			Size Adj			0.95313		
Insulation			2 - TYPICAL			Con Adj			0.96980		
Int Vs Ext						Adj Prc			\$ 235.51		
Heat Fuel			2 - GAS			Grate Fl.			1.00000		
Heat Type			3 - FORCED HW			Othr Feat			\$ 28.500		
# Heat Sys			1			NBH Mod			1.0000		
Heated %			100			AC %					
Sol HW %						Cht Vac %			NBC Int		
Com Wall %						Sprink %			LUC Fl.		
						Adj Tot Price			608,520		
						Depr %			28.8%		
						Depr			175,254		
						Depr'd Total			433,266		
						Juns Fl.			1.0000		
						Spec. Features			\$ 1,600		
						Final Total			\$ 434,900		
						Assmt. Fl.			1.0000		
						Assessed Val			\$ 434,900		
						Total \$/SF			\$ 271.81		
						Under \$/SF			235.51000		

[illegible][illegible]

0000E 00129 3
Sheet Lot Unit# Bldg#
PROPERTY LOCATION
37 JESSICA DR, Unit U-3
NASHUA, NH

0000E-00129-3
Parcel ID Building Location
IN PROCESS APPRAISAL SUMMARY

Nashua
Acct: 44215

Cart: 1 of 1 Total Card Total Parcel
ASSESSED 405,800 / 405,800

OWNERSHIP

DAROS, USA
37 JESSICA DR U-3
NASHUA, NH 03060

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	405,800	0	0.00	0	405,800
Building Total	405,800	0	0.00	0	405,800
Parcel Total	405,800	0	0.00	0	405,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	253.63	Tot Val SF/Pctd	253.63

LEGAL DESCRIPTION
Lot Size
Total Land
Land Unit Type

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2025	FV	1021	434,900	0	0	0	434,900	434,900 Year End Roll 2025	12/01/2025
2024	FV	1021	434,900	0	0	0	434,900	434,900 Year End Roll 2024	12/12/2024
2023	FV	1021	324,000	0	0	0	324,000	324,000 Year End Roll 2023	12/05/2023
2022	FV	1021	324,000	0	0	0	324,000	324,000 Year End Roll 2022	11/15/2022
2021	FV	1021	227,000	0	0	0	227,000	227,000 System Roll for 2021	11/15/2021
2020	FV	1021	225,800	0	0	0	225,800	225,800 Year End Roll	11/12/2020
2019	FV	1021	225,800	0	0	0	225,800	225,800 Year End Roll	03/04/2020
2018	PATR	1021	225,800	0	0	0	225,800	225,800 Corrects for Assessor	01/09/2019
2017	FV	1021	181,100	0	0	0	181,100	181,100 Year End Roll	11/06/2017
2016	FV	1021	181,100	0	0	0	181,100	181,100 Year End Roll	11/16/2016



Patriot
PROPERTIES INC

User Account

GIS Coord 1
1032556.84623177
GIS Coord 2
88382.32045433
Insp Date
10/18/2024

PRINT
Date Time
1/28/2026 9:29 am

NARRATIVE DESCRIPTION

This parcel contains 0 SF of land mainly classified as CONDO NL. It has 1 building(s) first built in 1987 with a total of 1,600 square feet. There are 1 living unit(s), 1 Bath, 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 R9		
F. Haz	Zone 2		
Topog1 - LEVEL	Zone 3		
Street1 - PAVED			
Traffic1 - NONE			
Exempt			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
BOULAY, ERINN S	9728-1764	W	09/15/2023	325,000	No	7	OR	NOT IN M.L.S. SEND LETTER. Appears valid
MORGAN, ARTHUR	7931-1553	W	12/17/2007	185,533	No		OR	DISTRESSED SALE -- SEE M.L.S.
DEUTSCHE BANK NATIONAL TRU	7824-1225	Q	03/26/2007	206,000	No		S	
BALDASSARO, SCOTT E & CHERY	7724-1162	FO	08/17/2006	222,600	No		L	
BALDASSARO, SCOTT E &	8319-154	W	11/21/2000	0	No		A	JOINT TENANTS
BALDASSARO, SCOTT E & JANET	8232-479	Q	01/03/1991	0	No		PL	20086

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
02/08/2017	201700362	MECHANICAL		04/17/2017	C		

ACTIVITIES

Date	Result	By
01/15/2026	ABATE ADJUST	Robert Gagne
10/18/2024	Inspection	Miles LaCroix
02/07/2024	Meas/Info Dr	Josh Berd (VS)
12/06/2023	SI Quest Smt	Richard Vinzen
06/29/2022	Field Review	Steve Whalen
01/12/2021	Meas+1 Visit	Josh Seymour
07/31/2018	Field Review	Rob T-KRT
05/10/1991	Meas2 IntCal	RK
05/08/1991	Meas2 IntCal	RK

LAND SECTION

LUC	LUC Desc	Fl.	# Units	Depth	U. Type	L. Type	Fl.	Base V.	Unit Pct	Adj Pct	NBC	Fl.	Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juns	L. Fl.	Assessed/Notes
1021	CONDO NL	1	0			SITE	1	1	1	0	ASH1	0	Z							0			0	19	1	0
Total ACHA			0.0000		Total SFSM			0.00		Parcel LUC:1021 - CONDO NL				P. NBC Desc:ASHLEY PLAC Tol						0			0			0

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

Bld: 22683 | Seq: 1 | Year: 2026 | Data As Of Date: 07/28/2026 | User: marciannj | Db: Assess50Nashua

Comments

Parcel ID 0000E-00129-3

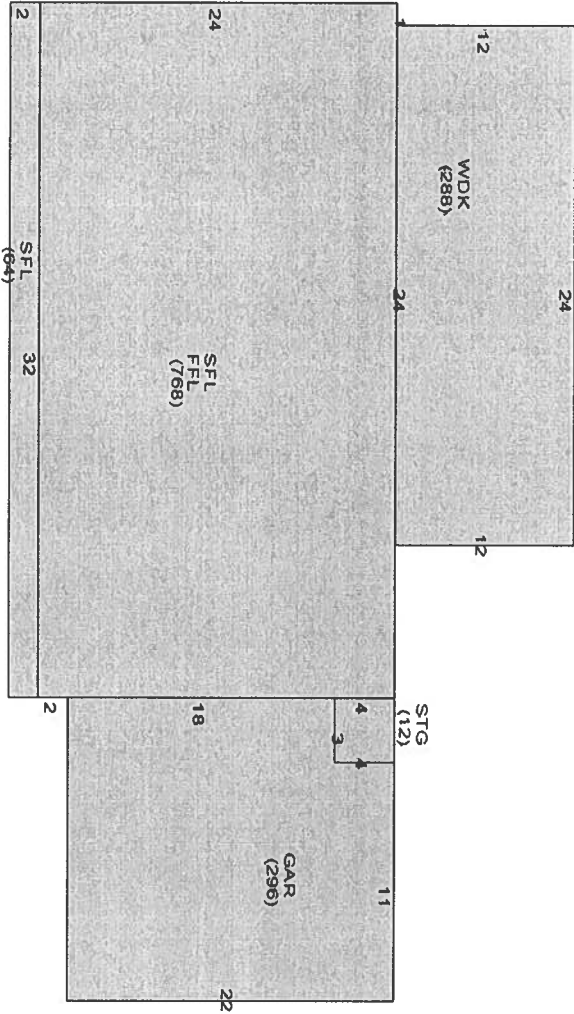
PER HEARING INSP. RMVD UNWARRANTED FUNC. ADJ. ADJ COND TO FR. ADJ KIT TO FR. ADJ SKETCH-SOME GAR TO STO. RMVD PAT. ADJ FLR TYPES ML24-- 2/24 SALES REVIEW - ADDED WOOD SHINGLE TO EXT WALL. ENLGRD WDK TO 10X24 PER 2011 PHOTO 8/11ND--CHNG TO SLAB 6/09 ND--ADD CONDO INFO-REMOVE LAND SF-TOTAL SHOWN ON Z ACCT 3/09 ND--BOGART GARRISON ECO-MKT ADJ BANK SALE RK 2 BOW WNDWS 1-WALL AC 5/8 3:38 & 6:46 5/10 12:21-HEARING 6/4/92 N/C

Exterior Information		Bath Features		Depreciation	
Type	550N - DETACHED NL	Full Bath	1	A - AVERAGE	
Sty Hght	2 - 2 STORIES	Add Full	0		28.8
(Lv) Units	1	Tot 1		Functional	
Found	6 - SLAB EARTH	Add 3/4	0	Economic	D - OTHER
Frame	1 - WOOD	1/2 Bath	0	Special	5
P. Wall	2 - CLAPBOARD	Add 1/2	0	Overide	
Sec Wall	1 - WOOD SHING 10%	Other Fix	0	Total 32.36%	
Roof Str	1 - GABLE	General Information			
Roof Cvr	1 - ASPHALT	Other Features		Grade	C - AVERAGE
Color	BEIGE	Kitchens	1	Year Bt	1987
		Add Kit	0	Alt LUC	
Interior Information		Condo Information		Jurs	
Avg Ht / FI		Location	DET - DETACHED	Con Mod	
P. Int Wall	1 - DRYWALL	Tot Units		L. Sum	

Calc Ladder		Base Rate		Depr %	
Bmt Floors		255.00		32.36%	
Electric	3 - TYPICAL	Size Adj	0.95313	Depr	193.358
Insulation	2 - TYPICAL	Con Adj	0.95000	Depr'd Total	404.163
Int Vs Ext		Adj Prc	\$ 230.90	Jur's Fl.	1.0000
Heat Fuel	2 - GAS	Grade Fl.	1.00000	Spec. Features	\$ 1.600
Heat Type	3 - FORCED HW	Other Feat	\$ 28.500	Final Total	\$ 405.800
# Heat Sys	1	NBH Mod	1.0000	Assmnt Fl.	1.0000
Heated %	100	NBC. Inlt	1.4000	Assessed Val	\$ 405.800
Sol HW %		LUC Fl.	1.0000	Total \$/SF	\$ 253.63
Com Wall %		Adj Tot rcn	597.521	Underpr \$/SF	230.90000

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Underpr Va
SFL	SECOND FLR	832	832	832		230.91	192.109
FFL	FIRST FLR	768	768	768		230.90	177.337
GAR	GARAGE	296	296	0		80.87	23.928
STG	STORAGE	12	12	0		37.83	454
WDK	WOOD DECK	288	288	0		15.58	4.487
Building Totals		2,196	2,196	1,600			398.307
Parcel Totals		2,196	2,196	1,600			398.307

Res Breakdown		Floor	No. Unit	Rooms	Bdrms
Bld Total		1		7	3
Prd Total		1		7	3



Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Fl	NBC	Fl	Jur's	Fl	Assessed
FPL	FIREPLACE	A	S	1	1.00	A	AV	1987	2,500.00	T	37%	1021	1	ASH1	1	19	1	1,600
Building Totals																		1,600
Yard Item Appr																		1,600
Special Feature Appr																		1,600
Parcel Totals																		1,600

