

# Reading Your Property Record Card (Patriot AssessPro)

- Property Location:** The actual physical location of the property being valued.
- Map ID:** The Map/Block/Lot/Unit of the property. This is created by the Town and used to reference tax maps.
- Account Number:** The account number for the parcel.
- Use Code:** This is the current use of the property (i.e. 1401, single family). These codes are used by the City of Nashua.
- Building Value:** The total value of the building and special features.
- Yard Items Value:** The total of all yard items (detached structures such as sheds or pools).
- Land Size:** Total land area in square feet.
- Land Value:** The total value of the land.
- Total Value:** The total value of items 5, 6 and 8. The total assessed value of the parcel.
- Ownership:** The name and mailing address current owner(s).
- Previous Owner:** The name and mailing address of the previous owner(s).
- Other Assessments:** This section is generated by the Town.
- Property Factors:** These items are purely descriptive of the property and do not generate value.
- Previous Assessment:** Prior year valuation breakdown.
- Sales Information:** All available sales history with dates, legal references, sales price and validity codes. Town generated field.

0081 Sheet **2** Lot 00024 Unit# Bldg# other 1 of 2 CARD COMMERCIAL
139906! 7,046,900

Nashua **3**


**PROPERTY LOCATION** **1**

No	Alt No	Direction/Street/City
229		MAIN ST, Nashua

**OWNERSHIP** **10**

Owner 1: NASHUA, CITY OF  
 Owner 2: PO BOX 2019  
 Owner 3:  
 Street 1: 229 MAIN ST  
 Street 2:  
 Twn/City: NASHUA  
 St/Prov: NH Cntry Own Occ:  
 Postal: 03060-0000 Type:

**PREVIOUS OWNER** **11**

Owner 1:  
 Owner 2:  
 Street 1:  
 Twn/City:  
 St/Prov: Cntry  
 Postal:

**NARRATIVE DESCRIPTION**

This Parcel contains 69,260 Sq Feet of land mainly classified as MUNICIPAL with a(n) CITY/TOWN HA Building Built about 1938, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int
<b>12</b>			

**PROPERTY FACTORS** **13**

Item	Code	Descip	Item	Code	Descip
Z	D1MU	D1MU	U	C	ALL
o			t		
n			i		
Census:			Exmpt		
Flood Haz:					
D			Topo	1	LEVEL
s			Street	1	PAVED
t			Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
9030	MUNICIPAL		43560		Sq Feet	SITE	1.0	0	5.74	0.950	CBD	0.95	A							237,533	H			1.	237,500	SITE
9030	MUNICIPAL		0.59		Acres	SITE	1.0	0	250,000.	0.950	CBD	0.95	A							140,125	H			1.	140,100	SITE

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
9030	6,307,100	39,500	69260.398	377,600	6,724,200
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
Total Card	6,307,100	39,500	1,590	377,600	6,724,200
Total Parcel	6,612,300	57,000	1,590	377,600	7,046,900
Source: Market Adj Cost	Total Value per SQ unit /Card: 179.73		/Parcel: 182.73		

**PREVIOUS ASSESSMENT** **14**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	9030	FV	6,612,300	57000	69,260.398	377,600	7,046,900	7,046,900	Changes made before savi	1/7/2019
2018	9030	PATR	6,612,300	57000	69,260.398	377,600	7,046,900	7,046,900	Corrects for Assessor	1/9/2019
2017	9030	FV	3,386,700	21100	69,260.398	333,400	3,741,200	3,741,200	Year End Roll	11/6/2017
2016	9030	FV	3,386,700	21100	69,260.398	333,400	3,741,200	3,741,200	Year End Roll	11/16/2016
2015	9030	FV	3,386,700	21100	69,260.398	333,400	3,741,200	3,741,200		11/6/2015
2014	9030	FV	3,438,500	21100	69,260.398	333,400	3,793,000	3,793,000	Roll	10/6/2015
2013	9030	FV	3,438,500	21100	69,260.398	333,400	3,793,000	3,793,000	Year End	10/28/2013
2012	9030	FV	3,439,000	21100	69,260.398	333,400	3,793,700	3,793,700	Year End Roll	11/9/2012

**SALES INFORMATION** **15**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	978-405		1/1/1900			No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/29/2019	201901181	RENOV-NO	1,200	C	5/9/2019			
9/7/2018	201802611	ALTERATI	3,500	C	12/10/2018			
8/30/2018	201802573	ELECTRIC		C	9/25/2018			
2/12/2018	201703157	ALTERATI	4,000	C	2/16/2018			
1/25/2018	201800225	ELECTRIC		C	3/15/2018			Spoke with Steve D
12/14/2017	201703576	ELECTRIC		C	1/8/2018			
6/29/2017	201701774	ELECTRIC		C	2/9/2018			
5/3/2017	201701157	ELECTRIC		C				
2/17/2017	201700428	PLUMBING		C	3/10/2017			
2/15/2017	201700371	ALTERATI	8,000	C	2/9/2018			

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/25/2013	BP Prop Ins	DL	D LEMAY
1/30/2004	Interior Ins	RL	R Lakeman
3/24/1997	Interior Ins	DL	D LEMAY
11/15/1990	Meas+List	JT	

**PRINT**  
Date: 05/15/19 Time: 10:59:20

**LAST REV**  
Date: 05/09/19 Time: 13:49:35

cameronl 39906

**USER DEFINED**

Prior Id # 1: PID: 81-24 Plan #: NR1265  
 Prior Id # 2: Prior Id # 3: 229  
 Code Date Code Statu  
 Prior Id # 3: ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason:

**SIGNATURE**  
Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.59000 Total SF/SM: 69260.40 Parcel LUC: 9030 MUNICIPAL Prime NB Desc CENTRAL BUS
Total: 377,658 Spl Credit Total: 377,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro louiseb 2019

**Reading Your Property Record Card (Cont'd)**

- 16. **Building Permits:** Any Building Permits taken out on the property will be recorded here. Town generated field.
- 17. **Activity information:** Any visit to the property by the Town or Agent of the Town can be recorded here. Descriptive only, no value is generated.
- 18. **Use Code/Use Description:** This (as in item 4) refers to the type of property that is being valued. The land use code of 1401, for example, is generating a description of 1 Unit.
- 19. **No. of Units:** These are land units expressed in Square Feet. The number of units in this category will total the property's lot size. Lot size is Town generated. Please refer to Tax Maps for questions about your lot size.
- 20. **Unit Type:** Units either measured in Square Feet or Acres.
- 21. **Land Type:** Refers to landline type. Either SITE for land up to an acre, or EXCESS for land over an acre.
- 22. **Unit Price and Adj:** The price per unit that is generated. The price per unit for up to 43,560 SF on the first landline will be the same for everyone. The unit price was generated from the land sales or land residuals that took place in your Town over the last year. The base price will increase as the number of units under 43,560 SF decreases. This is called the "Land Curve" or in simple terms, an economy of scale. These two field make up the calculation for the land curve. Just because one person has one

- acre and the next-door neighbor has a half-acre, does not mean that the neighbor's land is worth half. It is still a building lot and therefore buyers will pay a premium.
- 23. **Neighborhood:** This is the neighborhood classification for the property. This is geographic in nature and will be the same for all properties within the same general market area sharing similar characteristics.
- 24. **Neighborhood Influence:** This is the adjustment associated with the neighborhood code.
- 25. **Neighborhood Modifier:** This is the neighborhood modifier classification for the property. This is used to distinguish for adjustments within a larger neighborhood that apply to a smaller group of properties.

26. **Influence 1, 2 and 3:** These are site specific adjustments put on the property for special circumstances/or conditions about the land. For example a property with a Right of Way across it, with excessive wetlands or topography issues. These issues, depending on severity, can generate an influence factor that decreases the value of the property.

- 27. **Appraised Value:** This is the total value of that landline. This is calculated by multiplying the units by all of the adjustments for each landline.
- 28. **Notes:** Descriptive only. This will show why a condition factor (#21) was placed on the property. Examples of notes include but not limited to: ROW/Topo/Wet.
- 29. **Special Land:** This refers to any Current Use price that may apply to the property. The type of the agricultural use and the price per acre for Current Use are State generated.

OTHER ASSESSMENTS				BUILDING PERMITS										ACTIVITY INFORMATION									
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				9/7/2018	201802611	ALTERATI	3,500	C	12/10/2018				1/30/2004	Interior Ins	RL	R Lakeman							
				8/30/2018	201802573	ELECTRIC		C	9/25/2018				3/24/1997	Interior Ins	DL	D LEMAY							
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				6/29/2017	201701774	ELECTRIC		C	2/9/2018														
				5/3/2017	201701157	ELECTRIC		C															
				2/17/2017	201700428	PLUMBING		C	3/10/2017														
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o				t																				
n				i																				
Census:				Exmpt																				
Flood Haz:																								
D				Topo	1	LEVEL																		
s				Street	1	PAVED																		
t				Traffic																				

  

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Total AC/HA:	1.59000	Total SF/SM:	69260.40	Parcel LUC:	9030 MUNICIPAL	Prime NB Desc:	CENTRAL BUS	Total:	377,658	Spl Credit:		Total:	377,600
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