

0099 00030 1-3
Sheet Lot Unit# Bldg#

0099-00030-1-3 55 LAKE ST, Unit U-1-3
Parcel ID Building Location

Nashua
Acct: 42134

Card: 1 of 1 Total Card 84,800 / Total Parcel 84,800
ASSESSED

PROPERTY LOCATION

55 LAKE ST, Unit U-1-3
NASHUA, NH

OWNERSHIP

FRASER'S PRECISION MACHING LLC
51 LAKE STREET
NASHUA, NH 03060-0000

PREVIOUS OWNER

JOYCE, ANTHONY &
JOYCE, SUSAN
8 CHANDLER LANE
AMHERST, NH 03031-2015

NARRATIVE DESCRIPTION

This parcel contains 0.00000 SF of land mainly classified as IND CONDO It has 1 building(s) first built in 1909 with a total of 1,930 square feet. There are 1commercial unit(s).

OTHER ASSESSMENTS

Table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %

LAND SECTION

Table with columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LEGAL DESCRIPTION

Table with columns: Desc, Lot Size, Total Land, Land Unit Type



Patriot PROPERTIES INC.

Table with columns: User Account, GIS Coord 1, GIS Coord 2, Insp Date

PRINT

Table with columns: Date, Time

TAX YEAR

2023

USER DEFINED

Table with columns: PriorD1a, Nashua PID, 99-30, Plan #, PriorD1b, PriorD2b, PriorD3b, 55, Code Date, Code Status, Nashua Ward, 6, Assessor Map

Comments

Parcel ID 0099-00030-1-3

NO BATH IF 1 ST FLR UNIT OLD MILL DT-FR R+S INDUSTRIES

Exterior Information		Bath Features		Depreciation	
Type	98 - INDUSTRIAL C	Full Bath	0	Phys Con	FR - Fair
Sty Hght	1 - 1 STORY	Add Full	0	Functional	L - LAYOUT
(Liv) Units	0	3/4 Bath	0	Economic	
Found	1 - CONCRETE	Add 3/4	0	Special	
Frame	3 - CONCRETE	1/2 Bath	0	Override	
P. Wall	7 - BRICK	Add 1/2	0		
Sec Wall		Other Fix	0		
Roof Str	4 - FLAT				
Roof Cvr	4 - TAR+GRAVEL				
Color	RED BRICK				
				Total	44.56%

Unsketched Subareas:
FFL (1930)

Interior Information		Condo Information	
Avg Ht / Fl	12.00	Location	
P. Int Wall	1 - DRYWALL	Tot Units	
Sec Int Wall	5 - MINIMUM	Floor	
Partition	T - TYPICAL	% Own	
P. Floor	3 - HARDWOOD	Name	LAKE - LAKE ST COM
Sec Floor			

Calc Ladder					
Bmt Floors		Base Rate	104.00	Depr %	44.56%
Electric	3 - TYPICAL	Size Adj	1.39767	Depr	64,248
Insulation	2 - TYPICAL	Con Adj	0.97083	Depr'd Total	79,935
Int Vs Ext		Adj Prc	\$141.12	Juris Ft.	1,0000
Heat Fuel	2 - GAS	Grade Ft.	0.75000	Spec. Features	\$4,900
Heat Type	7 - UNIT HTRS	Other Feat	\$1,704	Final Total	\$84,800
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	NBC Infl	0.7000	Assessed Val	\$84,800
Sol HW %		LUC Ft.	1.0000	Total \$/SF	\$43.94
Com Wall %		Adj Tot (RCN)	144,183	Undepr \$/SF	105.84000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,930	1,930	1,930	1,930	141.12	272,362
Building Totals		1,930	1,930	1,930	1,930		272,362
Parcel Totals		1,930	1,930	1,930	1,930		272,362

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	0	0
Bld Total	1	0	0
PrcI Total	1	0	0

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
SPR1	SPRINKLERS-W	A	S	1	1930.00	A	AV	1967	3.40	T	50%		1		1	Juris	1	4,900
Building Totals				Yard Item Appr								Special Feature Appr				4,900		4,900
Parcel Totals				Yard Item Appr								Special Feature Appr				4,900		4,900



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