

PROPERTY LOCATION

55 LAKE ST, Unit U-1-11 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 420 square feet. There are 1 living unit(s).

OTHER ASSESSMENTS

Table with 4 columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with 5 columns: Item, Code, Item, Code, %

LAND SECTION

Table with columns for 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



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

Table with columns: Date, Time

Table with column: TAX YEAR (2023)

Table with column: USER DEFINED (PriorD1a, PriorD1b, PriorD2b, PriorD3b, Code Date, Code Status, Nashua Ward, Assessor Map)

Comments

Parcel ID 0099-00030-1-11

7/21: WINDOW DEPOT. NO BATH IF 1ST FLR UNIT OLD MILL DT-FR WINER + BENNETT S.O.R.

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	1 Tot 1	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	Total 44.56%	
Sec Wall	0%	Other Fix	0	General Information	
Roof Str	4 - FLAT	Other Features		Grade	D - FAIR
Roof Cvr	4 - TAR+GRAVEL	Kitchens	0	Year Bt	1909
Color	RED BRICK	Add Kit.	0	Eff Yr	
				Alt LUC	
				Juris	
				Con Mod	
				L. Sum	

Unsketched Subareas:
FFL (420)

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

Calc Ladder					
Bmt Floors		Base Rate	104.00	Depr %	44.56%
Electric	3 - TYPICAL	Size Adj	1.50000	Depr	13,983
Insulation	2 - TYPICAL	Con Adj	0.88682	Depr'd Total	17,397
Int Vs Ext		Adj Prc	\$138.34	Juris Ft.	1.0000
Heat Fuel	2 - GAS	Grade Ft.	0.75000	Spec. Features	\$0
Heat Type	7 - UNIT HTRS	Other Feat	\$1,251	Final Total	\$17,400
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	NBC Infl	0.7000	Assessed Val	\$17,400
Sol HW %		LUC Ft.	1.0000	Total \$/SF	\$41.43
Com Wall %		Adj Tot (RCN)	31,380	Undepr \$/SF	103.75500

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	420	420	420	420	138.34	58,103
Building Totals		420	420	420	420		58,103
Parcel Totals		420	420	420	420		58,103

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
Building Totals		Yard Item Appr					Special Feature Appr											
Parcel Totals		Yard Item Appr					Special Feature Appr											

