

0000E 02111 301 54
Sheet Lot Unit# Bldg#

0000E-02111-301-54 54 LAUREL CT, Unit U-301
Parcel ID Building Location

Nashua
Acct: 45112

Card: 1 of 1 Total Card Total Parcel
ASSESSED 355,300 / 355,300

PROPERTY LOCATION

54 LAUREL CT, Unit U-301
NASHUA, NH

OWNERSHIP

O'CONNELL, ROBERT
54 LAUREL CT U-301
NASHUA, NH 03062-0000

PREVIOUS OWNER

KENDRIGAN, ROBERT & ANN COOLEGDE
-0000

NARRATIVE DESCRIPTION

This parcel contains 0.00000 SF of land mainly classified as CONDO NL It has 1 building(s) first built in 1986 with a total of 1,300 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 6 Rooms, and 2 Bdrms.

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: PriorID1a, Nashua PID, E-2111, Plan #, PriorID1b, PriorID2b, PriorID3b, Code Date, Code Status, Nashua Ward, Assessor Map, CG265

Comments

Parcel ID 0000E-02111-301-54

REMOVED HARDWOOD GR 13 --- REMOVE LAND SF-TOTAL SHOWN ON Z ACCT-ADD CONDO INFO 12/08
 ND---CHNGS PER PAT INSPECT 6/07 ND---UNIT 301 VANITY KEARSARGE

Exterior Information		Bath Features		Depreciation			
Type	55T - TOWNHOUSE	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	23.4
Sty Hght	2 - 2 STORIES	Add Full	0		Functional		
(Liv) Units	1	Tot	1	3/4 Bath	0	Economic	
Found	1 - CONCRETE	Add 3/4	0	1/2 Bath	1	A - AVERAGE	Override
Frame	1 - WOOD	Add 1/2	0				Total 23.4%
P. Wall	2 - CLAPBOARD	Other Fix	0				
Sec Wall		0%					
Roof Str	1 - GABLE	Other Features		Grade	B- - GOOD (-)		
Roof Cvr	1 - ASPHALT	Kitchens	1	A - AVERAGE	Year Bt	1986	Eff Yr
Color	GRAY	Add Kit.	0		Alt LUC		
Interior Information		Condo Information		General Information			
Avg Ht / Fl		Location	I - INTERIOR		Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units			L. Sum		
Sec Int Wall		Floor					
Partition	T - TYPICAL	% Own					
P. Floor	4 - CARPET	Name	LED2 - LEDGEWOOD				
Sec Floor		Calc Ladder					
Bmt Floors	12 - CONCRETE	Base Rate	200.00	Depr %	23.4%		
Electric	3 - TYPICAL	Size Adj	1.00000	Depr	105,574		
Insulation	2 - TYPICAL	Con Adj	1.00000	Depr'd Total	345,598		
Int Vs Ext		Adj Prc	\$200.00	Juris Ft.	1.0000		
Heat Fuel	2 - GAS	Grade Ft.	1.20000	Spec. Features	\$1,600		
Heat Type	1 - FORCED H/A	Other Feat	\$38,946	Final Total	\$347,200		
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft.	1.0000		
Heated %	100	AC %	100	NBC Infl	1.0800	Assessed Val	\$347,200
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$267.08
Com Wall %		Sprink %		Adj Tot (RCN)	451,172	Undepr \$/SF	240.00000

UnSketched Subareas:
 SFL (470)
 FFL (830)
 FBM (646)
 WDK (202)
 OFP (36)
 BMT (110)

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	830	830	830	830	200.00	166,000
SFL	SECOND FLR	470	470	470	470	200.00	94,000
WDK	WOOD DECK	202	202	0	0	16.79	3,392
OPF	OPEN FRM PRC	36	36	0	0	43.33	1,560
BMT	BASEMENT	110	110	0	0	50.00	5,500
FBM	FINISHED BMT	646	646	0	0	70.00	45,220
Building Totals		2,294	2,294	1,300	1,300		315,671
Parcel Totals		2,294	2,294	1,300	1,300		315,671

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	6	2
Bld Total	1	6	2
PrcI Total	1	6	2

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	
FGR1	GARAGE-AVE	D	Y	1	264.00	A	AV	1992	36.00	T	30%		1	1		1		8,100	
FPL	FIREPLACE	A	S	1	1.00	A	AV	1986	2,500.00	T	36%		1	1		1		1,600	
Building Totals					Yard Item Appr							8,100		Special Feature Appr				1,600	9,700
Parcel Totals					Yard Item Appr							8,100		Special Feature Appr				1,600	9,700

