0000A	00717	13		0000A-00717-13	7-E TAGGART DR, Unit U-13	Nashua	Card: 1 of 1	Total Card	Total Parcel
Sheet	Lot	Unit#	Bldg#	Parcel ID	Building Location	Acct: 41421	ASSESSED	130,300 /	130,300

PROPERTY LOCATION

7-E TAGGART DR, Unit U-13
NASHUA, NH

OWNERSHIP

BLOSSOMS OF HOPE, LLC
15 ARBORWOOD RD
BILLERICA, MA 01821-0000

Occ		Type	

PREVIOUS OWNER

PROTEQ REAL ESTATE HOLDINGS
7-E TAGGART DR
NASHUA, NH 03060-5592

NARRATIVE DESCRIPTION

This parcel contains 0 SF of land mainly classified as OFFICE CND It has 1 building(s) first built in 1984 with a total of 1,423 square feet. There are 1commercial unit(s), 1 Half Bath, 6 Rooms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	HB	
F. Haz		Zone 2		
Topo	3 - BEL ST	Zone 3		
Street	1 - PAVED			
Traffic	5 - HEAVY			
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
3401	130,300	0	0.00	0	130,300
Building Total	130,300	0	0.00	0	130,300
Parcel Total	130,300	0	0.00	0	130,300
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	91.57	Tot Val SF/Prcl	91.57

LEGAL DESCRIPTION

Desc:

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
2024	FV	3401	130,300	0	0	0	130,300	130,300	Year End Roll 2024	12/12/2024
2023	FV	3401	109,500	0	0	0	109,500	109,500	Year End Roll 2023	12/05/2023
2022	FV	3401	109,500	0	0	0	109,500	109,500	Year End Roll 2022	11/15/2022
2021	FV	3401	99,700	0	0	0	99,700	99,700	System Roll for 2021	11/15/2021
2020	FV	3401	99,700	0	0	0	99,700	99,700	Year End Roll	11/12/2020
2019	FV	3401	99,700	0	0	0	99,700	99,700	Year End Roll	03/04/2020
2018	PATR	3401	99,700	0		0	99,700	99,700	Corrects for Assessor	01/09/2019
2017	FV	3401	120,300	0		0	120,300	120,300	Year End Roll	11/06/2017
2016	FV	3401	120,300	0		0	120,300	120,300	Year End Roll	11/16/2016
2015	FV	3401	120,300	0		0	120,300	120,300		11/6/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
PROTEQ REAL ESTATE HOLDIN	9123-0193	W	11/01/2018	130,000	No	1	Q	
STANLEY CONSTRUCTION COF	8592-1689	W	08/09/2013	115,000	No	4	Q	
.SCIENCE AND ENGINEERING I	5126-696		08/08/1989	0	No			PL.14375
SHAMROCK CONSTRUCTION	5111-341		06/02/1989	170,000	No			
RESERVOIR, INC	3143-657		04/06/1984	82,500	No			PL. 14735
MILLER, HEBERT E.	3138-373		03/26/1984	0	No			CORRECTIVEPL. 14735

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
07/23/2024	24-2166	Mechanical Onl		08/07/2024	C	REPLACE A/C	

ACTIVITIES

Date	Result	By
05/11/2022	Meas+List	Rick Olson (V
04/29/2022	Meas+List	Rick Olson (V
04/11/2022	Field Review	Steve Whalen
11/08/2021	Meas+1Visit	Rick Olson (V
01/06/2020	MLS VERIFIED	Doug Dame
08/07/2019	SI Quest Snt	Lynn Cameron
12/18/2009	Meas+List	Robert Gagne
05/07/1997	Interior Ins	RN
06/29/1990	Meas/Info Dr	SR

Patriot PROPERTIES INC.

User Account
GIS Coord 1
1044745.73223177
GIS Coord 2
79151.50295433
Insp Date
05/11/2022

PRINT

Date	Time
11/15/2025	10:05 am

TAX YEAR

2025

USER DEFINED

PriorID1a
BUS
Nashua PID
A-717
Plan #
PriorID1b
PriorID2b
PriorID3b
7-E
Code Date
Code Status
Nashua Ward
7
Assessor Map

LAND SECTION

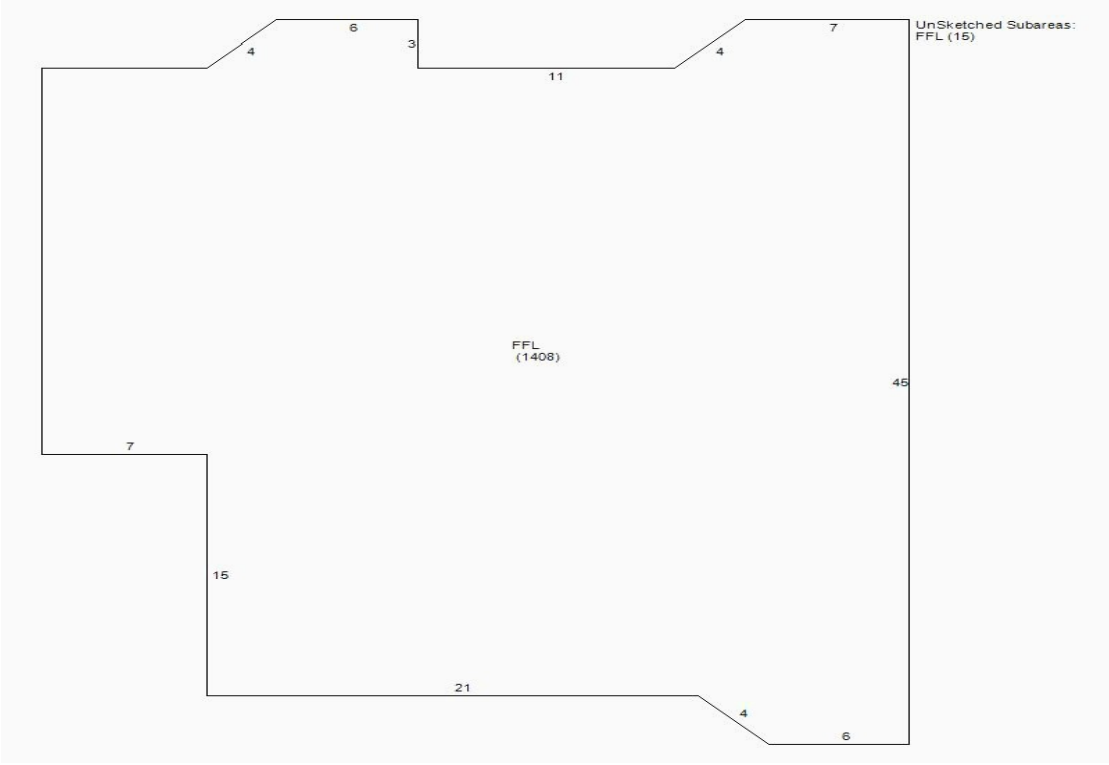
LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
3401	OFFICE CND	1	0		SF	SITE	1		0	0	GP	0	A							0			0	P	1.7	0	SITE
Total AC/HA			0.0000		Total SF/SM			0.00	Parcel LUC	3401 - OFFICE CND			P. NBC Desc			GREENRIDG		Tot	0		Tot	0		Tot	0	

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

Comments

Parcel ID 0000A-00717-13

DD confirmed sale through MLS, PA-34 & buyer. 1/6/2020. 12/18/09: OLDER CARPETING & PAINT BUT AVG OVERALL. RG-- 4/30/09: Added Sketch from Recorded Plans; Reviewed-Adjusted Grade from D to C- and EYB from 1996 to 1984; Removed Undocumented Func Adj. RG-- GREENRIDGE PARK UNIT E 6.5% CI STANLY CONSTRUCTION H WATT REALTOR S.O.R. FAIR CONDITION



Exterior Information

Type	56 - CONDO OFFIC		
Stry Hght	1 - 1 STORY		
(Liv) Units	0	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall	2 - CLAPBOAR		20%
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT		
Color	GREEN		

Bath Features

Full Bath	0	
Add Full	0	
3/4 Bath	0	
Add 3/4	0	
1/2 Bath	1	A - AVERAGE
Add 1/2	0	
Other Fix	0	

Other Features

Kitchens	0	
Add Kit.	0	

Depreciation

Phys Con	AV - Average		32
Functional			
Economic			
Special			
Override			
		Total	32%

General Information

Grade	C- - AVG. (-)		
Year Blt	1984	Eff Yr	
Alt LUC			
Juris			
Con Mod			
L. Sum			

Interior Information

Avg Ht / Fl	10.00		
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	5 - LINO/VINYL		
Sec Floor	4 - CARPET		50%
Bmt Floors			
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	3 - ELECTRIC		
Heat Type	1 - FORCED H/A		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac	
Com Wall		Sprink %	

Condo Information

Location	
Tot Units	
Floor	U - UPPER
% Own	
Name	TAGG - TAGGART ST

Calc Ladder

Base Rate	159.00	Depr %	32%
Size Adj	1.45274	Depr	61,331
Con Adj	0.98000	Depr'd Total	130,328
Adj Prc	$226.37	Juris Ft.	1.0000
Grade Ft.	0.90000	Spec. Features	$0
Other Feat	$4,948	Final Total	$130,300
NBH Mod	1.0000	Assmnt Ft.	1.0000
NBC Infl	0.6500	Assessed Val	$130,300
LUC Ft.	1.0000	Total $/SF	$91.57
Adj Tot (RCN)	191,659	Undepr $/SF	203.73300

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,423	1,423	1,423	1,423	226.37	322,125
	Building Totals	1,423	1,423	1,423	1,423		322,125
	Parcel Totals	1,423	1,423	1,423	1,423		322,125

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	6	0
Bld Total	1	6	0
Prcl Total	1	6	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								

Image

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