

PROPERTY LOCATION

75 CADOGAN WAY, Unit U-W243
NASHUA, NH

OWNERSHIP

AMACKER FAMILY REV TR & AMACKER, TONI-MAIRE & KEVIN B TEES HAND, CHIRSTOPHER 75 CADOGAN WAY, Unit U-W243 NASHUA, NH 03062			
Occ		Type	

PREVIOUS OWNER

HAND, TONI-MARIE &
HAND, CHRISTOPHER
75 CADOGAN WAY U-W243
NASHUA, NH 03062-0000

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 1,565 square feet. There are 1 living unit(s), 2 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

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	R18	
F. Haz		Zone 2		
Topo	V153 - LEVEL ROLLING	Zone 3		
Street	1 - PAVED			
Traffic	1 - NONE			
Exempt				

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
1021	CONDO NL	1	0		SF	SITE	1		0	0	MED2	0								0			0	19	1	0	
Total AC/HA			0.0000	Total SF/SM		0.00			Parcel LUC	1021 - CONDO NL			P. NBC Desc		MEADOWVIEW II				Total	0	Total		0	Total		0	

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	422,200	0	0.00	0	422,200
Building Total	422,200	0	0.00	0	422,200
Parcel Total	422,200	0	0.00	0	422,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	269.74	Tot Val SF/Prcl	269.74

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	FV	1021	351,700	0	0	0	351,700	351,700	Year End Roll 2023	12/05/2023
2022	FV	1021	351,700	0	0	0	351,700	351,700	Year End Roll 2022	11/15/2022
2021	FV	1021	235,200	0	0	0	235,200	235,200	System Roll for 2021	11/15/2021
2020	FV	1021	235,200	0	0	0	235,200	235,200	Year End Roll	11/12/2020
2019	FV	1021	235,200	0	0	0	235,200	235,200	Year End Roll	03/04/2020
2018	PATR	1021	234,900	0		0	234,900	234,900	Corrects for Assessor	01/09/2019
2017	FV	1021	182,000	0		0	182,000	182,000	Year End Roll	11/06/2017
2016	FV	1021	182,000	0		0	182,000	182,000	Year End Roll	11/16/2016
2015	FV	1021	182,000	0		0	182,000	182,000		11/06/2015
2014	FV	1021	182,000	0		0	182,000	182,000	Roll	10/6/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
HAND, TONI-MARIE &	9788-2710	Q	07/15/2024	0	No		T	
HOUSEHOLD FINANCE CORP II	8953-1454	Q	03/22/2017	182,533	No	8	S	JT
ROCK, RONALD D	8774-1110	FO	07/27/2015	187,200	No		L	
ROCK, RONALD D	8644-526	Q	03/04/2014	4,000	No		16	RONALD AKA RONALD D/SHERIFF'S DEED NO
	5060-334		11/23/1988	126,800	No			PL. 22787

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
06/30/2022	Field Review	June Perry (VGS)
07/09/2021	Meas+1/Visit	Mike Castillo (VG)
06/28/2021	BPcisd no vr	Mike Castillo (VG)
10/30/2018	Extr In only	Gary Turgiss
07/31/2018	Field Review	Rob T-KRT
09/22/2000	Extr In only	Gary Turgiss
11/07/1990	Meas+List	CL

LEGAL DESCRIPTION

	Desc:	
0		
0		
0		
4	Lot Size	
	Total Land	
	Land Unit Type	



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
1033965.10023177
GIS Coord 2
76454.13345433
Insp Date
06/30/2022

PRINT

Date	Time
12/3/2024	8:58 am

TAX YEAR

2024

USER DEFINED

PriorID1a
Nashua PID
B-2392
Plan #
PriorID1b
PriorID2b
PriorID3b
75
Code Date
Code Status
Nashua Ward
9
Assessor Map
CG235

Parcel ID 0000B-02392-W243

RMVE 6X10 WDK, ADD 8X10 WDK FOR 2019 GT18---LWR WDK, SAME SIZE FOR 2019 GT18---REMOVE LAND
SF-TOTAL SHOWN ON Z ACCT-CHNG EXT TO 25% WD SHNGL & ADD CONDO INFO 6/09 ND--- CHESTER END
UNIT FAT = 1 RM NO WOB REMOVED ECO GT00

Exterior Information			Bath Features			Depreciation		
Type	5ST - TOWNHOUSE		Full Bath	2	A - AVERAGE	Phys Con	AV - Average	
Stry Hght	1H - 1.5 STORIES		Add Full	0		Functional		
(Liv) Units	1	Tot 1	3/4 Bath	0		Economic		
Found	1 - CONCRETE		Add 3/4	0		Special		
Frame	1 - WOOD		1/2 Bath	0		Override		
P. Wall	2 - CLAPBOARD		Add 1/2	0		Total		24.7%
Sec Wall	1 - WOOD SHING	25%	Other Fix	0		General Information		
Roof Str	1 - GABLE		Other Features			Grade	C+ - AVG. (+)	
Roof Cvr	1 - ASPHALT		Kitchens	1	A - AVERAGE	Year Blt	1986	Eff Yr
Color	GRAY		Add Kit.	0		Alt LUC		
Interior Information			Condo Information			Juris		
Avg Ht / Ft			Location	E - END UNIT		Con Mod		
P. Int Wall	1 - DRYWALL		Tot Units			L. Sum		

Sec Int Wall		Floor			
Partition	T - TYPICAL	% Own			
P. Floor	4 - CARPET	Name	MED2 - MEADOWVIEW		
Sec Floor		Calc Ladder			
Bmt Floors	12 - CONCRETE	Base Rate	252.00	Depr %	24.7%
Electric	3 - TYPICAL	Size Adj	0.95764	Depr	137,960
Insulation	2 - TYPICAL	Con Adj	1.00000	Depr'd Total	420,584
Int Vs Ext		Adj Prc	\$241.33	Juris Ft.	1.0000
Heat Fuel	2 - GAS	Grade Ft.	1.10000	Spec. Features	\$1,600
Heat Type	1 - FORCED H/A	Other Feat	\$41,303	Final Total	\$422,200
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	AC %	100	NBC Infl	1.0700
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000
Com Wall %		Sprink %		Adj Tot (RCN)	558,544
				Undepr %/SF	265.46300

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
FPL	FIREPLACE	A	S	1	1.00	A	AV	1986	2,500.00	T	38%		1		1		1	1,600
Building Totals					Yard Item Appr						Special Feature Appr						1,600	1,600
Parcel Totals					Yard Item Appr						Special Feature Appr						1,600	1,600

UnSketched Subareas:
FFL (952)
TQS (616)
ATC (336)
BMT (952)
WDK (80)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	952	952	952	952	241.33	229,746
TQS	3/4 STORY	462	616	462	462	241.33	111,494
ATC	ATTIC FIN	151	336	151	151	241.33	36,489
BMT	BASEMENT	952	952	0	0	60.33	57,434
WDK	WOOD DECK	80	80	0	0	22.95	1,836
Building Totals		2,597	2,936	1,565	1,565		437,000
Parcel Totals		2,597	2,936	1,565	1,565		437,000

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

Image

