

0081 00075
Sheet Lot Unit# Bldg#

0081-00075 233 MAIN ST
Parcel ID Building Location

Nashua
Acct: 4552

Card: 1 of 1 Total Card Total Parcel
ASSESSED 586,900 / 586,900

PROPERTY LOCATION

233 MAIN ST
NASHUA, NH

OWNERSHIP

GKO, LLC
44 SHEFFIELD ST
NASHUA, NH 03062

PREVIOUS OWNER

FORD FAIRLANE, LLC
233 MAIN STREET
NASHUA, NH 03060-0000

NARRATIVE DESCRIPTION

This parcel contains 6453.00000 SF of land mainly classified as REST/CLUBS It has 1 building(s) first built in 1920 with a total of 2,113 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

Main 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



User Account table with fields: User Account, GIS Coord 1, GIS Coord 2, Insp Date

PRINT table with fields: Date, Time

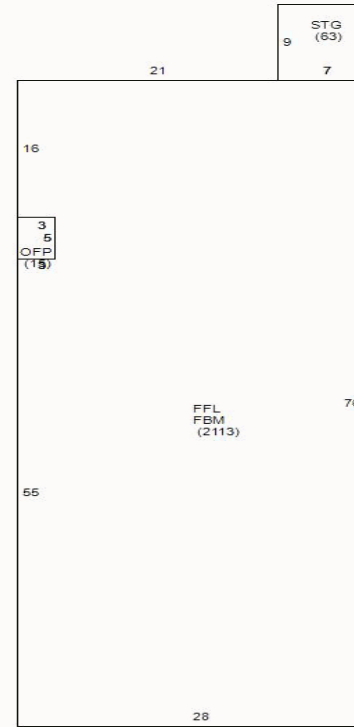
TAX YEAR table with field: 2024

USER DEFINED table with fields: PriorID1a, Nashua PID, Plan #, PriorID1b, PriorID2b, PriorID3b, Code Date, Code Status, Nashua Ward, Assessor Map

Comments

Parcel ID 0081-00075

ADJ PAV1 PER 2016 PHOTO 9/16 ND---Close-out `15BP=\$16k for front facade damage due to vehicle collision. All work completed. Chg EA `76 to `80 & chg roof to membrane. No other changes to the bldg. DD 4/16. Norton's Classic Cafe ABUTS RR TRACKS FREE-STANDING SIGN ATTACHED SIGNS BSMNT STORAGE FOR CARVELL HEAD START UNISEX SALON Converted to City Streets restaurant=UseCode change & Eff.Age change to 1975 per 9-15-2000 Bldg.Permitt of \$15k renovation 4/01. Insp. for `03 B.P.= \$46k. Currently the Comet Restr Tenant installed new kit- chen, counter & redecor. Chg E.A. `75-`76 & Add bsmt. freezer&A/C.DD2/04.



Exterior Information		Bath Features		Depreciation	
Type	30 - RESTAURANT	Full Bath	0	Phys Con	AV - Average
Story Hght	1 - 1 STORY	Add Full	0	Functional	32
(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	Total	32%
Sec Wall	0%	Other Fix	0	General Information	
Roof Str	4 - FLAT	Other Features		Grade	C - AVERAGE
Roof Cvr	11 - MEMBRANE	Kitchens	0	Year Bt	1920
Color	BRICK RED	Add Kit.	0	Eff Yr	
Interior Information		Condo Information		Juris	
Avg Ht / Fl	12.00	Location		Con Mod	
P. Int Wall	2 - PLASTER	Tot Units		L. Sum	
Sec Int Wall	1 - DRYWALL	Floor			
Partition	T - TYPICAL	% Own			
P. Floor	5 - LINO/VINYL	Name			
Sec Floor		Calc Ladder			
Bmt Floors		Base Rate	146.00	Depr %	32%
Electric	3 - TYPICAL	Size Adj	1.22326	Depr	170,007
Insulation	2 - TYPICAL	Con Adj	1.03721	Depr'd Total	361,265
Int Vs Ext		Adj Prc	\$185.24	Juris Ft.	1,0000
Heat Fuel	3 - ELECTRIC	Grade Ft.	1.00000	Spec. Features	\$7,900
Heat Type	6 - ELECTRIC	Other Feat	\$0	Final Total	\$369,200
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1,0000
Heated %	100	NBC Infl	1.0000	Assessed Val	\$369,200
Sol HW %		LUC Ft.	1.0000	Total \$/SF	\$174.73
Com Wall %		Adj Tot (RCN)	531,272	Undepr \$/SF	185.24000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	2,113	2,113	2,113	2,113	185.24	391,412
OFF	OPEN FRM PRC	15	15	0	0	45.00	675
STG	STORAGE	63	63	0	0	34.90	2,199
FBM	FINISHED BMT	2,113	2,113	0	0	64.83	136,986
Building Totals		4,304	4,304	2,113	2,113		531,272
Parcel Totals		4,304	4,304	2,113	2,113		531,272

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	0	0
Bld Total	1	0	0
Prcl 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
A/C	AIR CONDITIO	A	S	1	3595.00	A	AV	1975	3.50	T	40%		1	1	1			7,500
CLR1	COOLER	A	S	1	36.00	A	AV	1975	20.00	T	40%		1	1	1			400
PAV1	PAVING-ASPHA	D	Y	1	2193.00	A	AV	1992	3.00	T	50%		1	1	1			4,700
FN3	FENCE-6' CHA	D	Y	1	32.00	A	AV	2021	13.00	T	5%		1	1	1			600
Building Totals					Yard Item Appr				5,300	Special Feature Appr					7,900			13,200
Parcel Totals					Yard Item Appr				5,300	Special Feature Appr					7,900			13,200

