

LOTS 58 & 59
IN OR 2135/405
EX ESMT IN OR 171/240

SHAH CHETAN & HINA
6 SKYVIEW TERRACE
NORTH ANDOVER, MA 01845

2023

01-6N-29-0200-0058-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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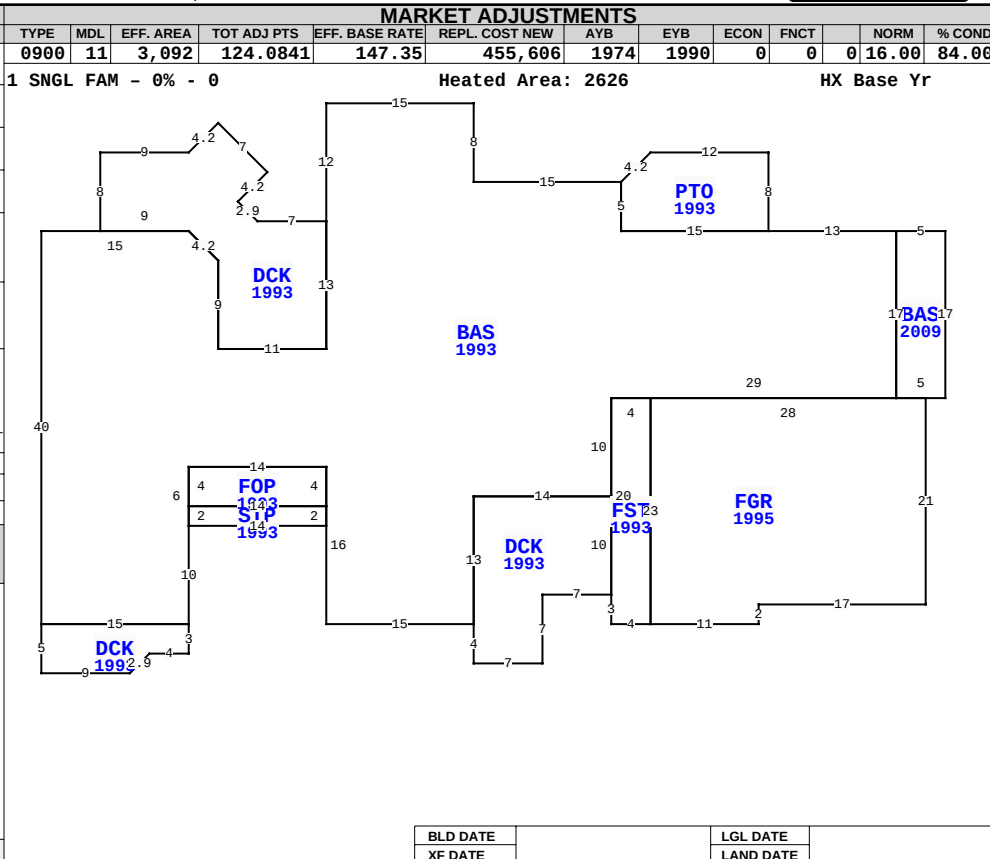
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,541	100	2,541	314,509
BAS	85	100	85	10,521
CDK	65	10	6	743
CDK	189	10	19	2,352
CDK	277	10	28	3,466
FGR	610	55	336	41,588
FOP	56	30	17	2,104
FST	92	55	51	6,313
PTO	116	5	6	743
STP	28	10	3	371
TOTALS	4,059		3,092	382,709

EXTRA FEATURES	
L N	OB/XF CODE

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
3	0812	CONCRETE C	0	0	0	0	1,204.00	SF	4.00	4.00	100	1982	1982	3	41	1,975	
7	1126	CB/STC 8"	0	0	0	0	957.00	SF	8.00	8.00	100	1974	1974	3	26	1,991	
8	0810	CONCRETE A	0	0	0	0	87.00	SF	6.50	6.50	100	1974	1974	3	26	147	
9	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50	6.50	100	1974	1974	3	20	18	
10	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	100	1974	1974	3	20	49	
11	0855	CONC PAVER	0	0	34	3	102.00	SF	7.00	7.00	100	2008	2008	3	90	643	
12	0858	SCULP CONC	0	0	0	0	880.00	SF	6.50	6.50	100	2011	2011	3	98	5,606	

LAND DESCRIPTION	
L N	USE CODE
1	000100
	C
	SFR
	0
	RS-1
	0.00
	0.00
	2.00
	LT
	1.00
	1.00
	0.80
	450,000.00
	360,000.00
	720,000



TOTAL OB/XF		11,149	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1		5
VALUATION SUMMARY		STANDARD		
VALUATION BY		Tax Group: 5 Tax Dist:		
BUILDING MARKET VALUE		382,709		
TOTAL MARKET OB/XF VALUE		11,149		
TOTAL LAND VALUE - MARKET		720,000		
TOTAL MARKET VALUE		1,113,858		
SOH/AGL Deduction		436,210		
ASSESSED VALUE		677,648		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		677,648		
TOTAL JUST VALUE		1,113,858		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,030,249		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213165	ROOF	17,008	10/01/2012
M004439	H/AC	0	05/01/2000
0285	H/AC	6,000	10/01/1993
7084	REPAIR/RRF	5,200	03/15/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2135/0405	6/26/2017	WD	Q	I	01
GRANTOR: HERAKOVICH RUSSELL J					SALE PRICE
GRANTEE: SHAH CHETAN & HINA					691,400
1633/0162	7/30/2009	WD	U	I	38
GRANTOR: MEADOWS JONATHAN A &					600,000
GRANTEE: HERAKOVICH RUSSELL					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W5 BAS=[YR=1993] W13 PTO=[YR=1993] N8 W12 L3 D3 S5 E15 \$ W15 N5W15 N8 W15 S12 DCK=[YR=1993] W7 U2 L2 U3 R3 U5 L5 D3 L3 W9 S8 E9 D3 R3 S9 E11 N13 \$ S13 W11 N9 L3 U3 W15 S40 DCK=[YR=1993] S5 E9 U2 R2 E4 N3 W15 \$ E15 N10 STP=[YR=1993] E14 N2 FOP=[YR=1993] N4 W14 S4 E14 \$ W14 S2\$ N6 E14 S16 E15 DCK=[YR=1993] S4 E7N7 E7 FST=[YR=1993] S3 E4 FGR=[YR=1995] E11 N2 E17 N21 W28 S23 \$ N23 W4 S20 \$ N10 W14 S13 \$ N13E14 N10 E29 N17 \$ S17 E5 N17 \$.	