

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
WBN REAL ESTATE HOLDINGS, LLC		4 Rolling	3 Public Sewer	1 Paved	7 Waterfront	Description	Code	Appraised Value	Assessed Value
80 PERKINS RD			5 Well			RESIDENTL	1013	186,100	186,100
LONDONDERRY, NH 03053						RES LAND	1013	466,300	466,300
Additional Owners:						RESIDENTL	1013	21,300	21,300
SUPPLEMENTAL DATA									
Other ID:		001375							
		000000							
ACCT # 1		000978							
ACCT # 2		000000							
GIS ID:		ASSOC PID#							
Total								673,700	673,700

1510
SANBORNTON, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WBN REAL ESTATE HOLDINGS, LLC		3096/0633	03/28/2017	U	I	445,000	81	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MCCULLA, ROBERT B		2349/0006	10/18/2006	U	I	0	38	2008	1013	167,600	2005	1013	243,600	2004	1013	184,800
MCCULLA, TRUSTEE ROBERT		2149/0716	02/14/2005	U	I	0	38	2008	1013	466,300	2005	1013	494,000	2004	1013	373,100
MCCULLA, ROBERT		0873/0407	06/14/1984	U	V		1N	2008	1013	20,100	2005	1013	22,100	2004	1013	21,500
Total:										654,000	Total:		759,700	Total:		579,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
				S4	RESIDENTIAL SEWE	2	0
Total:							0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
A10/A	RES			

APPRAISED VALUE SUMMARY

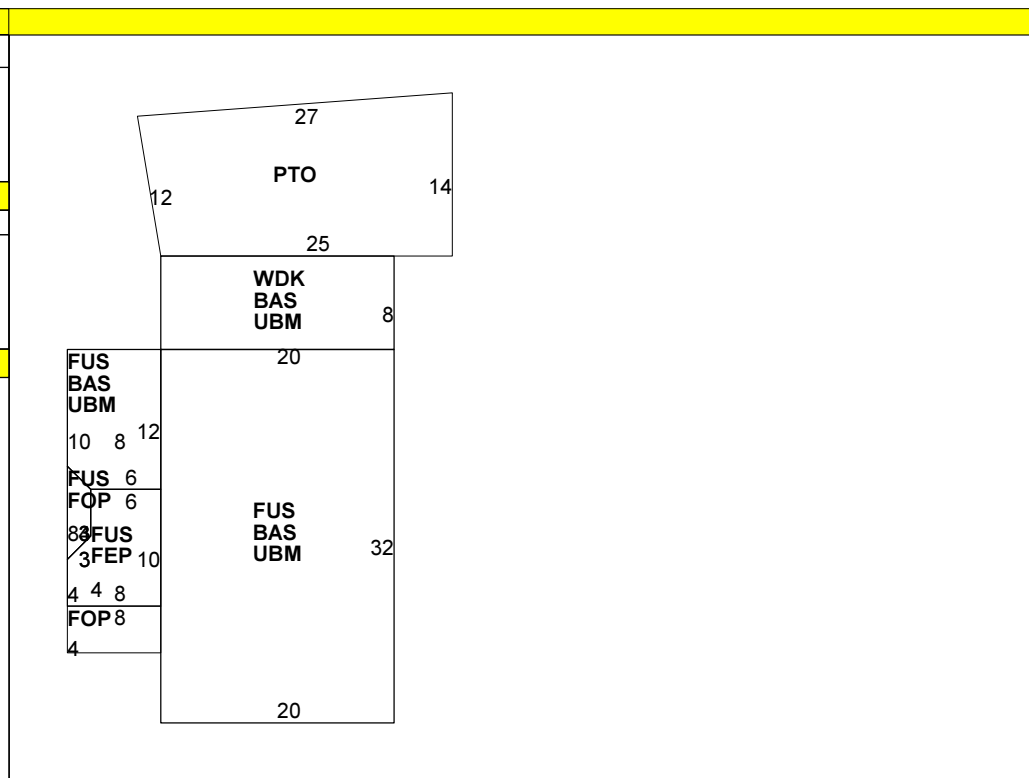
Appraised Bldg. Value (Card)	94,200
Appraised XF (B) Value (Bldg)	4,500
Appraised OB (L) Value (Bldg)	21,300
Appraised Land Value (Bldg)	466,300
Special Land Value	0
Total Appraised Parcel Value	673,700
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	673,700

NOTES	
BROWN; IA; OB2+OB3 ATTACHED	TO CFACTOR 1.00, REMOVED EXCEES FRONTAGE
OUTSIDE ACCESS ONLY TO	11: LISTER ASKED TO LEAVE; FUNC = 59%
BASEMENT= FUNC; BOAT	DEP AFTER REMOVAL OF UC, BP = 90%
HOUSE COLLAPSED 07;	15: ADJ OB/SKTC H C1; SKTC H C2
FGR4 ASLO USED AS WORKSHOP;	
08: CHANGED LL1 FROM CFACTOR 1.25	

BUILDING PERMIT RECORD							VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
2411	03/24/2004	AC	Accessory	0		100	05/24/2007	BOAT HOUSE	04/02/2015			CC	56	Field Review
									01/26/2011			CC	07	Meas Info at Door
									05/24/2007			BP	00	Measur Listed
									08/12/2006			GH	00	Measur Listed
									06/18/2005			GH	01	Meas First Attempt

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	1013	1 Fam Water	REC				1.00	AC	134,937.00	1.0000	9	1.0000	1.00	02A	3.44			1.00	464,183.28	464,200
1	1013	1 Fam Water	REC				0.11	AC	5,500.00	1.0000	0	1.0000	1.00	02A	3.44			1.00	18,920.00	2,100
1	1013	1 Fam Water	REC				120.00	WF	0.00	1.0000	0	1.0000	1.00	02A	3.44			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern Contemp				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal/Tin				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	01		1 Bedroom				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	3		3 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				MIXED USE			
				Code	Description		Percentage
				1013	1 Fam Water		100
				COST/MARKET VALUATION			
				Adj. Base Rate:		75.12	
						150,015	
				Net Other Adj:		9,565.00	
				Replace Cost		159,580	
				AYB		1950	
				EYB		1984	
				Dep Code		G	
				Remodel Rating			
				Year Remodeled			
				Dep %		29	
				Functional Obslnc		12	
				External Obslnc			
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		59	
				Apprais Val		94,200	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
DP3	DRIVE LARGE			L	1	4,000.00	2003		0		100	4,000
FGR1	GAR AVG			L	1,500	22.00	2033		0		50	16,500
SHD1	SHD FR BASIC			L	80	10.00	2003		0		50	400
IMP	IMPLEMENT S			L	95	9.00	2003		0		50	400
HRT	HEARTH			B	1	1,000.00	1984		1		100	600
FPL3	2 STORY CHIM			B	1	4,000.00	1984		1		100	2,400
HTB	HOT TUB			B	1	2,500.00	1984		1		100	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	894	894	894	75.12	67,157	
FEP	Porch Enclosed Finished	0	70	49	52.58	3,681	
FOP	Porch Open Finished	0	44	9	15.37	676	
FUS	Upper Story Finished	816	816	816	75.12	61,298	
PTO	Patio	0	339	34	7.53	2,554	
UBM	Basement Unfinished	0	894	179	15.04	13,446	
WDK	Deck Wood	0	160	16	7.51	1,202	
Ttl. Gross Liv/Lease Area:		1,710	3,217	1,997		159,580	



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LONDONDERRY, NH 03053						RES LAND	1013	466,300	466,300
Additional Owners:						RESIDENTL	1013	21,300	21,300
SUPPLEMENTAL DATA									
Other ID:		001375							
		000000							
ACCT # 1		000978							
ACCT # 2		000000							
GIS ID:				ASSOC PID#					
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MCCULLA, ROBERT		0873/0407	06/14/1984	U	V		1N	2008	1013	20,100	2005	1013	22,100	2004	1013	21,500
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EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
				S4	RESIDENTIAL SEWE	2	0
Total:							0

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
A10/A	RES			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	84,100
Appraised XF (B) Value (Bldg)	3,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	673,700
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	673,700

NOTES							
WHITE IA SEASONAL COTTAGE WET BASEMENT (1 FT. OF WATER IN CRL) 10: N/C TO PARCEL, CLOSE BP'S							

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
04/02/2015			CC	56	Field Review
01/26/2011			CC	07	Meas Info at Door
05/24/2007			BP	00	Measur Listed
08/12/2006			GH	00	Measur Listed
06/18/2005			GH	01	Meas First Attempt

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
2	1013	1 Fam Water	REC				0.00	AC	0.00	1.0000	0	1.0000	1.00	02A	3.44				.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		Bungalow				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	02		Comp./Wall Brd				
Exterior Wall 2							
Roof Structure	05		Salt Box				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	03		Hot Air-no Duc				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	5		5 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				Adj. Base Rate:			48.32
				Net Other Adj:			112,054
				Replace Cost			15,321.00
				AYB			1950
				EYB			1979
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			34
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond			66
				Apprais Val			84,100
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHIN			B	1	4,000.00	1979		1		100	2,600
HRT	HEARTH			B	1	1,000.00	1979		1		100	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,264	1,264	1,264	48.32	61,076
CRL	Crawl Space	0	998	0	0.00	0
FOP	Porch Open Finished	0	64	13	9.82	628
FSP	Porch Screen Finished	0	190	48	12.21	2,319
FUS	Upper Story Finished	950	950	950	48.32	45,904
PTO	Patio	0	380	38	4.83	1,836
SLB	Slab	0	266	0	0.00	0
WDK	Deck Wood	0	56	6	5.18	290

Ttl. Gross Liv/Lease Area:		2,214	4,168	2,319		127,375
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