

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
41 BROADVIEW LLC		4 Rolling	3 Public Sewer	3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value
113 BLOSSOM ST			5 Well			RESIDENTL	1040	94,100	94,100
NASHUA, NH 03060						RES LAND	1040	69,900	69,900
Additional Owners:									
<b>SUPPLEMENTAL DATA</b>									
Other ID:		001492							
		000000							
ACCT # 1		008740							
ACCT # 2		008741							
GIS ID:				ASSOC PID#					
						Total		164,000	164,000

1510  
SANBORNTON, NH

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
41 BROADVIEW LLC		3083/0623	12/30/2016	U	I	110,000	40	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
11 CHEROKEE AVE, LLC		3034/ 0261	05/18/2016	U	I	110,000	37	2008	1040	97,900	2005	1040	107,700	2004	1040	107,700		
4NH HOMES LLC		3034/ 0248	05/18/2016	U	I		51	2008	1040	103,700	2005	1040	71,300	2004	1040	51,900		
MACCOY, LINDA		2739/0908	11/14/2011	U	I	0	38											
MACCOY, LINDA		1972/0935	11/07/2003	Q	I	185,000	00											
THORN, CHARLES		0613/0252	08/08/1973	U	V		1N											
						Total:				201,600	Total:				179,000	Total:		159,600

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)	88,900
Appraised XF (B) Value (Bldg)	5,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	69,900
Special Land Value	0
Total Appraised Parcel Value	164,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>164,000</b>

NOTES									
YELLOW									
HOT TUB IN BATH									
11: ADJ DETAIL/SKETCH									
15: N/C									

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
									04/08/2015			CC	56	Field Review
									02/03/2011			CC	56	Field Review
									09/08/2005			RM	55	Sales Review
									06/13/2005			PP	07	Meas Info at Door
									08/07/2003			FA	00	Measur Listed

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	1040	2 Family	COM		128		0.51	AC	74,965.00	1.8836	5	1.0000	1.00	16	0.97				1.00	136,968.55	69,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Family Conver				
Model	01		Residential				
Grade	03		Average				
Stories	1.5						
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	05		Drywall/Sheet				
Interior Flr 1	06		Inlaid Sht Gds				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	3						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	7		7 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				
				<b>COST/MARKET VALUATION</b>			
				Adj. Base Rate:	65.04		
					105,560		
				Net Other Adj:	13,000.00		
				Replace Cost	118,560		
				AYB	1973		
				EYB	1988		
				Dep Code	A		
				Remodel Rating			
				Year Remodeled			
				Dep %	25		
				Functional Obslnc	0		
				External Obslnc	0		
				Cost Trend Factor	1		
				Condition			
				% Complete			
				Overall % Cond	75		
				Apprais Val	88,900		
				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 CHIM			B	1	4,000.00	1988		1		100	3,000
HRT	HEARTH			B	1	1,000.00	1988		1		100	800
JAC	JET TUB			B	1	1,800.00	1988		1		100	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	864	864	864	65.04	56,195
FBM	Basement Finished	0	816	245	19.53	15,935
FHS	Half Story Finished	432	864	432	32.52	28,097
FOP	Porch Open Finished	0	72	14	12.65	911
PTO	Patio	0	192	19	6.44	1,236
UBM	Basement Unfinished	0	48	10	13.55	650
UST	Utility, Storage Unfinished	0	72	11	9.94	715
WDK	Deck Wood	0	282	28	6.46	1,821

<b>Ttl. Gross Liv/Lease Area:</b>		1,296	3,210	1,623		118,560
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