

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
FLANDERS JR, CHARLES & CHRISTINA		4 Rolling	5 Well	3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value	
12 PHILBROOK ROAD			6 Septic			RESIDENTL	1040	439,000	439,000	
SANBORNTON, NH 03269						RES LAND	1040	56,100	56,100	
Additional Owners:						RESIDENTL	1040	49,500	49,500	
FLANDERS SR TRUSTEES, CHARLES		SUPPLEMENTAL DATA								
		Other ID: 02447								
		ACCT # 1								
		ACCT # 2								
		GIS ID:				ASSOC PID#				
						Total		544,600	544,600	

1510
SANBORNTON, NH

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
FLANDERS JR, CHARLES & CHRISTINA	2703/0449	04/21/2011	U	V	85,000	13	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
COOK, CAROLINE A	2370/0476	01/02/2007	Q	V	90,000	00	2008	1300	71,400						
							Total:		71,400	Total:			Total:		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
2004	VET1	SEVICEMAN'S CREDIT	500				
Total:			500				

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)	439,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	49,500
Appraised Land Value (Bldg)	56,100
Special Land Value	0
Total Appraised Parcel Value	544,600
Valuation Method:	C
Exemptions	500
Adjustment:	0
Net Total Appraised Parcel Value	544,100

NOTES

12: SPECIAL EXCEPTION GRANTED 10/12 VET CREDIT = \$250 (50% OWNERSHIP)

CONVERT TO 2 FAM

13 PU: NH 90% CHK 14

13 SALES REVIEW: DQ SALE, NEW BLDG

14: RMV UC, FGR/NH 100% CLOSE BP'S

4001 & 3061

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
4001	10/23/2012	AC	Accessory	0	02/20/2014	100	02/20/2014	30 X 36 GARAGE; DOOR NEW HOME	02/20/2014			CC	22	Bldg Perm Res
3061	11/22/2011	NH	New Home	0	02/20/2014	100	02/20/2014		04/29/2013			RW	55	Sales Review
									04/09/2013			CC	22	Bldg Perm Res
									04/09/2013			CC	22	Bldg Perm Res
									01/26/2012			CC	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
1	1040	2 Family	GA		247		1.00	AC	74,965.00	1.0000	5	1.0000	1.00	A10	0.65		1.00	48,727.25	48,700
1	1040	2 Family	GA				2.08	AC	5,500.00	1.0000	0	1.0000	1.00	A10	0.65		1.00	3,575.00	7,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	04		Average +10				
Stories	2						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	4						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	12						
Bath Style	03		Modern				
Kitchen Style	03		Good				
				MIXED USE			
				Code	Description		Percentage
				1040	2 Family		100
				COST/MARKET VALUATION			
				Adj. Base Rate:		63.71	
						423,621	
				Net Other Adj:		19,800.00	
				Replace Cost		443,421	
				AYB		2012	
				EYB		2012	
				Dep Code		A	
				Remodel Rating			
				Year Remodeled			
				Dep %		1	
				Functional Obslnc			
				External Obslnc			
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		99	
				Apprais Val		439,000	
				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
FGR5	GAR LOFT GC			L	1,080	40.00	2012		0		100	43,200
FCP	CARPORT			L	504	11.00	2012		0		100	5,500
CAN	CANOPY RES			L	140	6.00	2012		0		100	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,600	2,600	2,600	63.71	165,651
FGR	Garage Finished	0	756	265	22.33	16,884
FOP	Porch Open Finished	0	1,188	238	12.76	15,163
FUS	Upper Story Finished	1,008	1,008	1,008	63.71	64,222
TQS	Three Quarter Story	1,635	2,180	1,635	47.78	104,169
UAT	Attic Unfinished	0	1,008	101	6.38	6,435
UBM	Basement Unfinished	0	1,556	311	12.73	19,814
UGR	Garage, Unfinished	0	1,916	479	15.93	30,518
WDK	Deck Wood	0	120	12	6.37	765
Ttl. Gross Liv/Lease Area:		5,243	12,332	6,649		443,421

