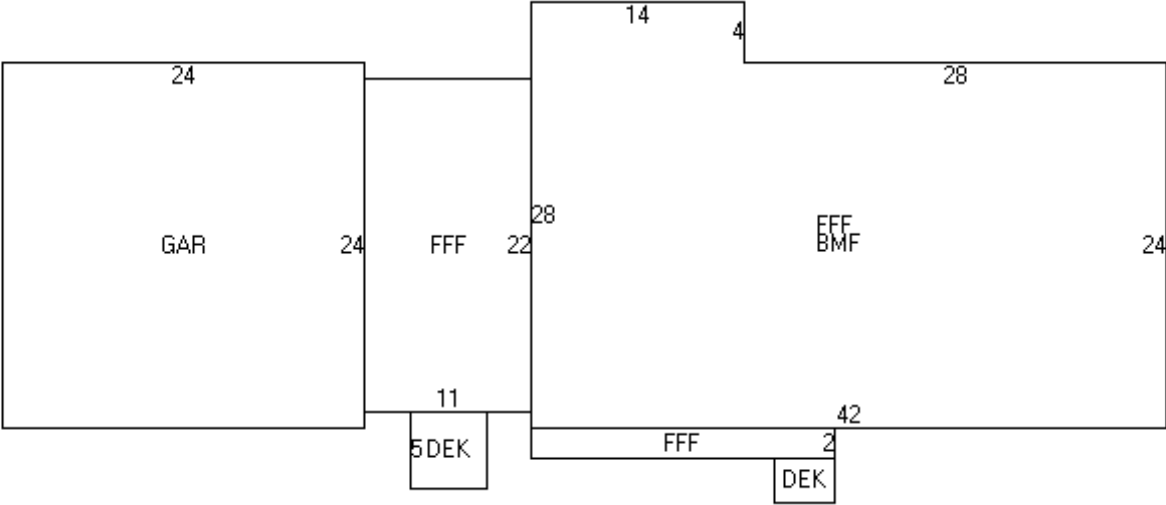


OWNER INFORMATION		SALES HISTORY						PICTURE
PALMA, RYAN C 2 CHOATE HILL ROAD KINGSTON, NH 03848		Date	Book	Page	Type	Price Grantor		
		09/28/2016	5756	2563	Q I	235,000 ALLEN, PAUL		
		07/12/2013	5459	1829	U I 51	176,000 DEUTSCHE BANK TRUST CO		
		06/24/2013	5452	1633	U I 51	168,400 CLARKE, DIANNE J.		
		08/30/1999	3419	1252	Q I	138,000 THOMAS		
LISTING HISTORY		NOTES						
10/21/15	KCM	GREEN.						
12/04/09	KCX							
09/05/03	SH O							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>KINGSTON ASSESSING OFFICE</i>			
FIREPLACE 1-1	1		100	3,000.00	100	3,000					
POOL ABOVE GROUND	314		111	13.00	80	3,625		PARCEL TOTAL TAXABLE VALUE			
DECK DETACHED	224	14 x 16	131	10.00	80	2,348					
SHED-WOOD	200	10 x 20	140	10.00	80	2,240		Year			
							11,200	Building			
								Features			
								Land			
								2015	\$ 120,200	\$ 11,200	\$ 85,800
								Parcel Total: \$ 217,200			
								2016	\$ 120,200	\$ 11,200	\$ 85,800
								Parcel Total: \$ 217,200			
								2017	\$ 120,200	\$ 11,200	\$ 85,800
								Parcel Total: \$ 217,200			

LAND VALUATION															
Zone: SFRAQ SFR W/AQUIFER		Minimum Acreage: 3.00			Minimum Frontage: 200				Site:			Driveway:		Road:	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES		0.400 ac	70,950	F	110	100	100	100		110	85,800	0	N	85,800	WA
		0.400 ac									85,800			85,800	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS	
	PALMA, RYAN C	District	Model: 1.00 STORY FRAME RANCH	
	2 CHOATE HILL ROAD	Percentage	Roof: GABLE HIP/ASPHALT	
	KINGSTON, NH 03848		Ext: VINYL SIDING	
			Int: DRYWALL	
			Floor: CARPET	
PERMITS			Heat: OIL/HOT WATER	
Date	Permit ID	Permit Type	Notes	Bedrooms: 3
				Baths: 1.0
				Fixtures:
				Extra Kitchens:
				Fireplaces:
				A/C: No
				Generators:
				Quality: A0 AVG
				Com. Wall:
				Size Adj: 1.0000
				Base Rate: RSA 80.00
				Bldg. Rate: 0.9500
				Sq. Foot Cost: \$ 76.00

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
FFF	FST FLR FIN	1346	1.00	1346
BMF	BSMNT FINISHED	1064	0.30	319
DEK	DECK/ENTRANCE	37	0.10	4
GLA:	1,346	3,023		1,928
				
2013 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 146,528		
Year Built:		1960		
Condition For Age:	AVERAGE	18 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		18 %		
Building Value:		\$ 120,200		

(GAR=R24D24)U1(FFF=R11U22)U5(FFF,BMF=R14D4R28D24L42U28)D28(FFF=R20D2)(DEK=L4D3)L19U1(DEK=L5U5)

Map: 000U12

Lot: 000023

Sub: 000000

Card: 1 of 1

4 CHOATE HILL RD

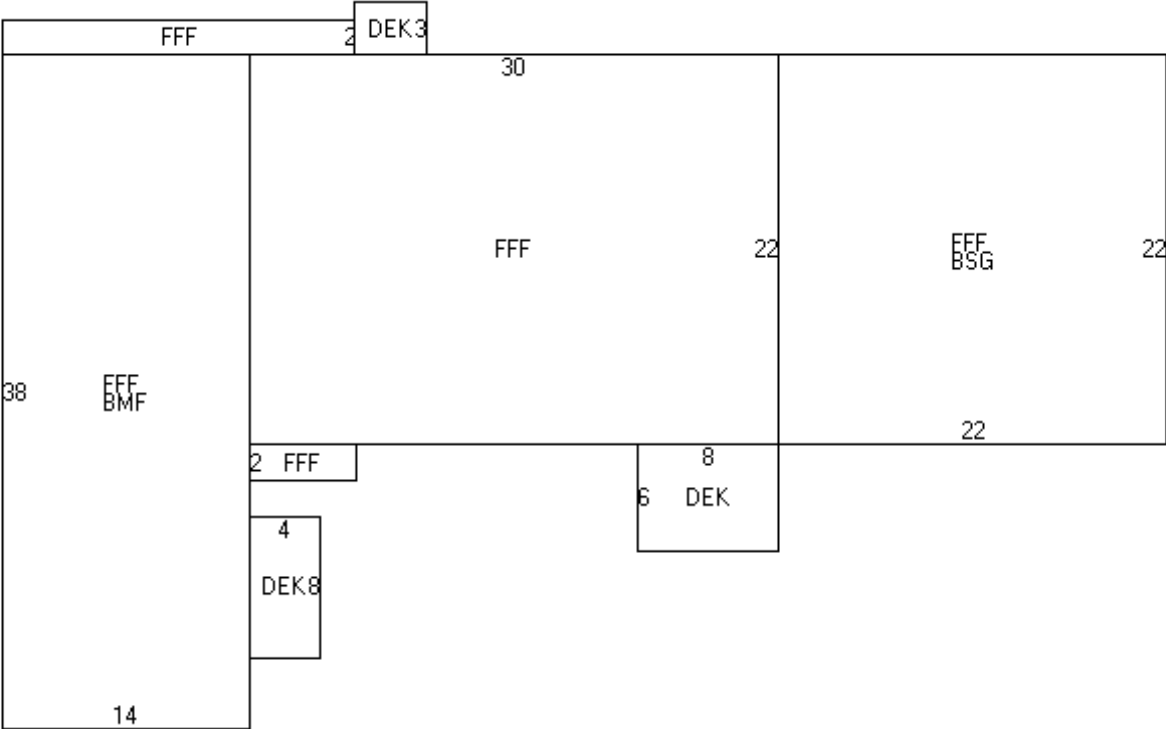
KINGSTON

Printed: 02/22/2017

OWNER INFORMATION				SALES HISTORY				PICTURE					
MACNEILL, RONALD JOHN MACNEILL, PRISCILLA JEAN 4 CHOATE HILL ROAD KINGSTON, NH 03848-0376				Date	Book	Page	Type	Price	Grantor				
				02/21/2017	5799	1272	Q I	318,500	PFISTER, ELDO G				
				08/29/1973	2209	1631	U I 82		HOLMES, WALTER B JR				
LISTING HISTORY				NOTES									
10/21/15	KCM			LOTS 40 AND 42 AS SHOWN ON ELLIS PLAN / PART B. TAN.									
12/04/09	KCX												
09/22/03	BW O												
09/05/03	SH X												
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes					
FIREPLACE 1-1		1		100	3,000.00	100	3,000						
DECK DETACHED		400	400 x 1	100	10.00	80	3,200						
IN GRND POOL/VINYL		288	12 x 24	116	38.00	80	10,156						
SHED-WOOD		320	16 x 20	110	10.00	70	2,464						
18,800													
								KINGSTON ASSESSING OFFICE					
								PARCEL TOTAL TAXABLE VALUE					
								Year	Building	Features	Land		
								2015	\$ 148,000	\$ 18,800	\$ 89,200		
								Parcel Total: \$ 256,000					
								2016	\$ 148,000	\$ 18,800	\$ 89,200		
								Parcel Total: \$ 256,000					
2017	\$ 148,000	\$ 18,800	\$ 89,200										
Parcel Total: \$ 256,000													
LAND VALUATION													
Zone: SFRAQ SFR W/AQUIFER		Minimum Acreage: 3.00		Minimum Frontage: 200		Site:		Driveway:		Road:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
1F RES	0.600 ac	73,700	F	110	100	100	100		110	89,200	0 N	89,200	WA
		0.600 ac								89,200		89,200	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	MACNEILL, RONALD JOHN MACNEILL, PRISCILLA JEAN 4 CHOATE HILL ROAD KINGSTON, NH 03848-0376	District	Percentage	Model: SPLIT LEVEL RANCH			
				Roof: GABLE HIP/ASPHALT			
				Ext: VINYL SIDING			
				Int: DRYWALL			
			Floor: CARPET/HARDWOOD				
			Heat: OIL/HOT WATER				
		PERMITS			Bedrooms: 3	Baths: 2.0	Fixtures:
		Date	Permit ID	Permit Type	Notes	Extra Kitchens:	Fireplaces:
						A/C: No	Generators:
						Quality: A1 AVG+10	
						Com. Wall:	
						Size Adj: 0.9889	Base Rate: RSA 80.00
							Bldg. Rate: 1.0660
							Sq. Foot Cost: \$ 85.28

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1728	1.00	1728
BMF	BSMNT FINISHED	532	0.30	160
DEK	DECK/ENTRANCE	92	0.10	9
BSG	BSMT GAR	484	0.25	121
GLA:	1,728	2,836		2,018
2013 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 172,095		
Year Built:		1965		
Condition For Age:	GOOD	14 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		14 %		
Building Value:		\$ 148,000		



(FFF,BMF=L14U38)(FFF=R20U2)U1(DEK=R4D3)L10(FFF=R30D22)(FFF,BSG=R22U22)D22L22(DEK=L8D6)U6L16(FFF=L6D2)D2(DEK=R4D8)

OWNER INFORMATION	SALES HISTORY						PICTURE
DAENZ, WILLIAM A. III-TR DAENZ, CATHLEN H-TR 5 CHOATE HILL RD KINGSTON, NH 03848-3642	Date	Book	Page	Type	Price	Grantor	
	12/19/2013	5502	2731	U I 38		DAENZ, WILLIAM A. III	
	07/23/1982	2417	1280	U I 82		HUNT, WALTER W	
LISTING HISTORY	NOTES						
10/21/15 KCM 03/10/15 KCPU 12/07/09 KCX CG OPF TO SPF, ADJ SKTCH 04/01/09 FRR P/U CHANGE 11/07/03 JR O 09/05/03 SH X	C-10290. GREY (CHANGES MADE @ HEARINGS---BW). NOH EST BTH COMP 3/15KC						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>KINGSTON ASSESSING OFFICE</i>			
FIREPLACE 1-1	1		100	3,000.00	100	3,000					
SHED-WOOD	96	8 x 12	227	10.00	100	2,179		PARCEL TOTAL TAXABLE VALUE			
						5,200		Year	Building	Features	Land
								2015	\$ 181,300	\$ 5,200	\$ 84,000
										Parcel Total: \$ 270,500	
								2016	\$ 181,300	\$ 5,200	\$ 84,000
										Parcel Total: \$ 270,500	
								2017	\$ 181,300	\$ 5,200	\$ 84,000
										Parcel Total: \$ 270,500	

LAND VALUATION															
Zone: SFRAQ SFR W/AQUIFER		Minimum Acreage: 3.00		Minimum Frontage: 200		Site:		Driveway:		Road:					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	0.300 ac	69,400	F	110	100	100	100		110	84,000	0	N	84,000	WA	
	0.300 ac									84,000			84,000		

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
	DAENZ, WILLIAM A. III-TR DAENZ, CATHLEN H-TR 5 CHOATE HILL RD KINGSTON, NH 03848-3642	District	Percentage	Model: 1.75 STORY FRAME CAPE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: HARD TILE/HARDWOOD Heat: OIL/HOT WATER	
				Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:	
	PERMITS		Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9290 Base Rate: RSA 80.00 Bldg. Rate: 1.0016 Sq. Foot Cost: \$ 80.13		
		Date	Permit ID	Permit Type	Notes
		02/24/14	U12-29	REPAIR	RENOVATE BATHROOM
		08/26/08	U12-29	ALTERATION	RAISE ROOF, REPLACE WI

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
SPF	SCREEN PORCH	288	0.30	86
HSF	1/2 STRY FIN	972	0.50	486
GAR	GARAGE	600	0.45	270
FFF	FST FLR FIN	1140	1.00	1140
TQF	3/4 STRY FIN	768	0.75	576
BMU	BSMNT	888	0.15	133
DEK	DECK/ENTRANCE	16	0.10	2
GLA:	2,202	4,672		2,693

2013 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 215,790
Year Built:		1970
Condition For Age:	AVERAGE	16 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		16 %
Building Value:		\$ 181,300

(SPF=U24R12)(HSF,GAR=R25D24)(HSF,FFF=D12L21)(TQF,FFF,BMU=L32U24)D24R14(DEK=R4D4)R14U28(HSF,FFF,BMU=R10D12)

OWNER INFORMATION				SALES HISTORY				PICTURE								
DALZELL,ELIZABETH R - TR ELIZABETH DALZELL REV TRUST 3 CHOATE HILL RD KINGSTON, NH 03848				Date	Book	Page	Type	Price	Grantor							
				06/06/2014	5535	2925	U I 38		DALZELL,ELIZABETH R							
				02/18/1982	2407	0157	U I 81		HUNT, WALTER							
				09/14/1967	1877	221	U I 81		DAVEY, CHARLES							
LISTING HISTORY				NOTES												
10/21/15 KCM 12/07/09 KCO METAL ROOF; PLYWOOD PA 03/29/06 JARX NOH PU NEW OP 100% 09/15/03 BW O 09/05/03 SH X				YELLOW.												
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR.				
Feature Type		Units	Lngth	x Width	Size Adj	Rate	Cond	Market Value	Notes				KINGSTON ASSESSING OFFICE			
FIREPLACE 1-1		1			100	3,000.00	100	3,000								
SHED-WOOD		80		8 x 10	260	10.00	80	1,664								
GARAGE		432		18 x 24	97	30.00	70	8,800								
								13,500					PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land										
2015		\$ 89,400		\$ 13,500		\$ 87,700		Parcel Total: \$ 190,600								
2016		\$ 89,400		\$ 13,500		\$ 87,700		Parcel Total: \$ 190,600								
2017		\$ 89,400		\$ 13,500		\$ 87,700		Parcel Total: \$ 190,600								
LAND VALUATION																
Zone: SFRAQ SFR W/AQUIFER		Minimum Acreage: 3.00		Minimum Frontage: 200		Site:		Driveway:		Road:						
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES		0.500 ac	72,500	F	110	100	100			110	87,700	0	N	87,700	WA	
		0.500 ac								87,700			87,700			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	DALZELL,ELIZABETH R - TR ELIZABETH DALZELL REV TRUST 3 CHOATE HILL RD KINGSTON, NH 03848	District Percentage	Model: 1.00 STORY FRAME RANCH Roof: GABLE HIP/PREFAB METALS Ext: VINYL SIDING Int: PLYWOOD PANEL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER								
			Bedrooms: 2 Baths: 1.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:								
	PERMITS		Quality: A0 AVG Com. Wall: Size Adj: 1.1216 Base Rate: RSA 80.00 Bldg. Rate: 1.0767 Sq. Foot Cost: \$ 86.14								
		<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td>09/20/05</td><td>U12-30</td><td>ADDITION</td><td>7 X 10 COVERED PORCH</td></tr></table>	Date	Permit ID	Permit Type	Notes	09/20/05	U12-30	ADDITION	7 X 10 COVERED PORCH	
Date	Permit ID	Permit Type	Notes								
09/20/05	U12-30	ADDITION	7 X 10 COVERED PORCH								

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	168	0.70	118
FFF	FST FLR FIN	1012	1.00	1012
BMU	BSMNT	1012	0.15	152
OPF	OPEN PORCH FIN	60	0.25	15
GLA:	1,130	2,252		1,297
2013 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 111,724		
Year Built:		1950		
Condition For Age:	AVERAGE	20 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		20 %		
Building Value:		\$ 89,400		

