OWNER INFORMATION

WINSHIP, KEITH J
WINSHIP, MAUREEN A
2 INDEPENDENCE AVE

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

06/22/12 KCM
05/31/03 BW O
05/09/03 KJ X

NOTES

GRAY / WHITE TRIM, ROOF LEAKS, TOTAL REFUSAL EST ALL CHNGES 6/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	8 x 20	160	10.00	100	2,560	
						2,600	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 93,400	$ 2,600	$ 82,400
		Parcel Total:	$ 178,400
2015	$ 93,400	$ 2,600	$ 82,400
		Parcel Total:	$ 178,400
2016	**$ 93,400**	**$ 2,600**	**$ 82,400**
		Parcel Total:	**$ 178,400**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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	0.700 ac	74,900	F	110	100	100	100		100	82,400	0	N	82,400	
	0.700 ac									82,400			**82,400**	

Map: 000R35 **Lot: 000022** **Sub: 000000** **Card: 1 of 1** **2 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

WINSHIP, KEITH J
WINSHIP, MAUREEN A
2 INDEPENDENCE AVE

KINGSTON, NH 03848

TAXABLE DISTRICTS

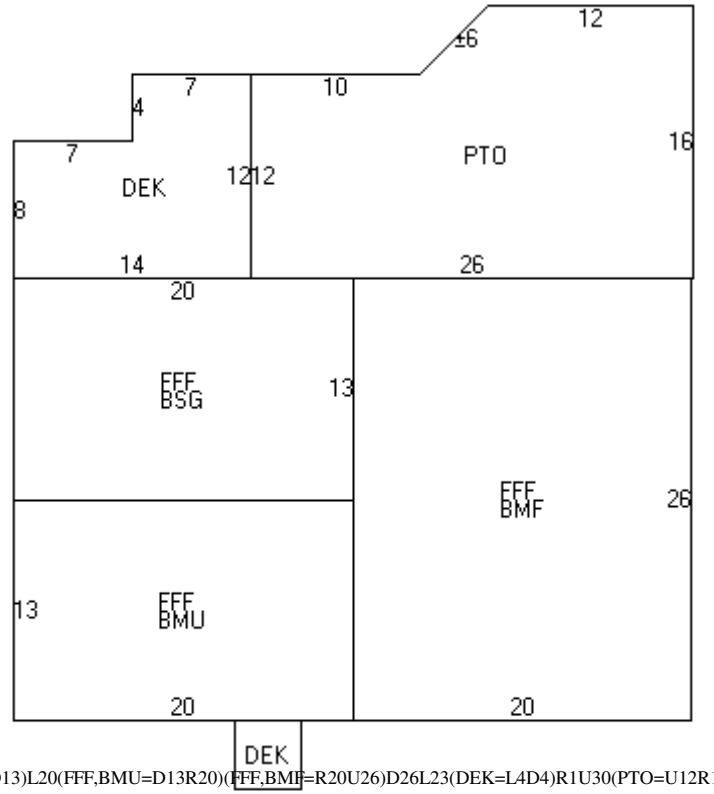
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1062** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0398**
Sq. Foot Cost: **$ 83.19**



(DEK=R14U12L7D4L7D8)(FFF,BSG=R20D13)L20(FFF,BMU=D13R20)(FFF,BMF=R20U26)D26L23(DEK=L4D4)R1U30(PTO=U12R10[U4R4]R12D16L26)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	156	0.10	16
FFF	FST FLR FIN	1040	1.00	1040
BSG	BSMT GAR	260	0.25	65
BMU	BSMNT	260	0.15	39
BMF	BSMNT FINISHED	520	0.30	156
PTO	PATIO	368	0.10	37
GLA:	**1,040**	**2,604**		**1,353**

2013 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 112,556**
Year Built: **1967**
Condition For Age: AVERAGE **17 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **17 %**

Building Value: **$ 93,400**

OWNER INFORMATION

JONES, STEPHEN M
GEORGE, DAWN MARIE
4 INDEPENDENCE AVE.

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/20/2016	5725	0045	Q I	235,900	BENCZE, AMY
11/17/2003	4193	0618	Q I	212,000	WHITNEY

PICTURE

LISTING HISTORY

06/22/12	KCM	REMOVE IG POOL, CORREC
03/01/05	BW O	ROOF/SIDING 100%
05/09/03	KJ X	

NOTES

PLAN B-50. TAN.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 94,200	$ 3,000	$ 81,100
		Parcel Total:	$ 178,300
2015	$ 94,200	$ 3,000	$ 81,100
		Parcel Total:	$ 178,300
2016	**$ 94,200**	**$ 3,000**	**$ 81,100**
		Parcel Total:	**$ 178,300**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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		100	81,100	0	N	81,100	
	0.600 ac									81,100			**81,100**	

Map: 000R35 **Lot: 000023** **Sub: 000000** **Card: 1 of 1** **4 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

JONES, STEPHEN M
GEORGE, DAWN MARIE
4 INDEPENDENCE AVE.

KINGSTON, NH 03848

TAXABLE DISTRICTS

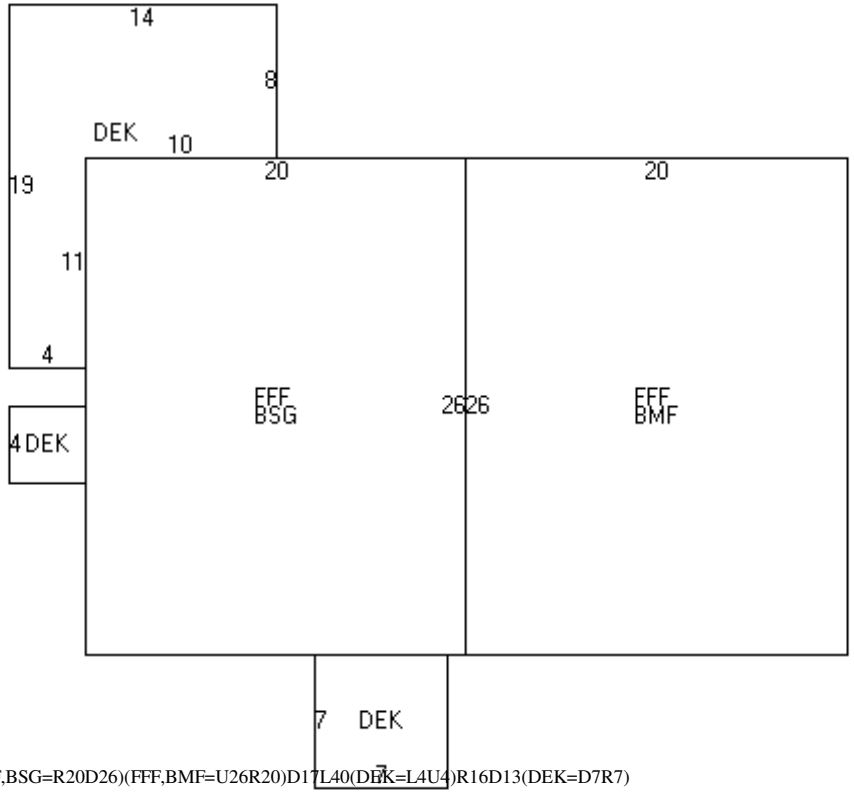
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/23/04	R35-23	REPAIR	RE-R00F

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1076** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0522**
Sq. Foot Cost: **$ 84.18**



(DEK=R10U8L14D19R4U11)(FFF,BSG=R20D26)(FFF,BMF=U26R20)D17L40(DEK=L4U4)R16D13(DEK=D7R7)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	221	0.10	22
FFF	FST FLR FIN	1040	1.00	1040
BSG	BSMT GAR	520	0.25	130
BMF	BSMNT FINISHED	520	0.30	156
GLA:	**1,040**	**2,301**		**1,348**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 113,475**
Year Built:		**1965**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 94,200**

OWNER INFORMATION

FITZPATRICK, MARK E
FITZPATRICK, CHERYL A
6 INDEPENDENCE AVE

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

06/22/12 KCM
11/09/03 KJO
05/09/03 KJ X

NOTES

GRAY / WHITE TRIM 11/03 CHG AT HEARINGS, CORRECT SHED & DEK 6/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 122,700	$ 4,900	$ 81,100
		Parcel Total:	$ 208,700
2015	$ 122,700	$ 4,900	$ 81,100
		Parcel Total:	$ 208,700
2016	**$ 122,700**	**$ 4,900**	**$ 81,100**
		Parcel Total:	**$ 208,700**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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		100	81,100	0	N	81,100	
	0.600 ac									81,100			**81,100**	

Map: 000R35 **Lot: 000024** **Sub: 000000** **Card: 1 of 1** **6 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

FITZPATRICK, MARK E
FITZPATRICK, CHERYL A
6 INDEPENDENCE AVE

KINGSTON, NH 03848

TAXABLE DISTRICTS

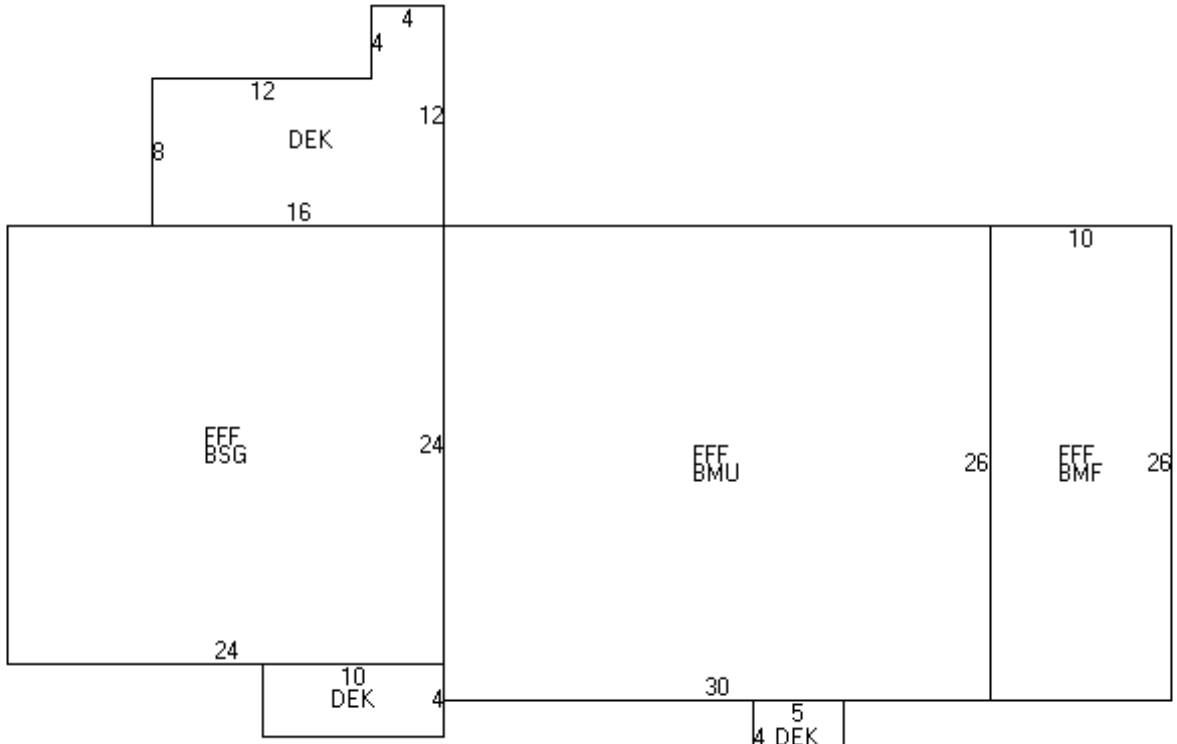
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9941** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9245**
Sq. Foot Cost: **$ 73.96**



(DEK=L16U8R12U4R4D12)(FFF,BSG=D24L24)R14(DEK=R10D4)U2(FFF,BMU=R30U26)(FFF,BMF=R10D26)L18(DEK=L5D4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	204	0.10	20
FFF	FST FLR FIN	1616	1.00	1616
BSG	BSMT GAR	576	0.25	144
BMU	BSMNT	780	0.15	117
BMF	BSMNT FINISHED	260	0.30	78
GLA:	**1,616**	**3,436**		**1,975**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,071**
Year Built:		**1970**
Condition For Age:	AVERAGE	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 122,700**

OWNER INFORMATION

HITCHCOCK, JEFFREY
HITCHCOCK, MELANIE
128 NEWTON ROAD, UNIT 15

PLAISTOW, NH 03865

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/28/2000	3457	1051	Q I	137,933	WOODSON

PICTURE

LISTING HISTORY

06/22/12	KCML	CORRECT SHED
04/15/08	KCO	ADDITION 100% COMP
05/09/03	KJ O	

NOTES

TAN / WHITE TRIM. ZIP +4 = 3105.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
SHED-WOOD	192	12 x 16	143	10.00	95	2,608	
						5,600	

MUNICIPAL SOFTWARE BY AVITAR.

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 111,500	$ 5,600	$ 81,100
		Parcel Total:	$ 198,200
2015	$ 111,500	$ 5,600	$ 81,100
		Parcel Total:	$ 198,200
2016	**$ 111,500**	**$ 5,600**	**$ 81,100**
		Parcel Total:	**$ 198,200**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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		100	81,100	0	N	81,100	
	0.600 ac									81,100			**81,100**	

Map: 000R35 **Lot: 000025** **Sub: 000000** **Card: 1 of 1** **8 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

HITCHCOCK, JEFFREY
HITCHCOCK, MELANIE
128 NEWTON ROAD, UNIT 15

PLAISTOW, NH 03865

TAXABLE DISTRICTS

District	Percentage

PERMITS

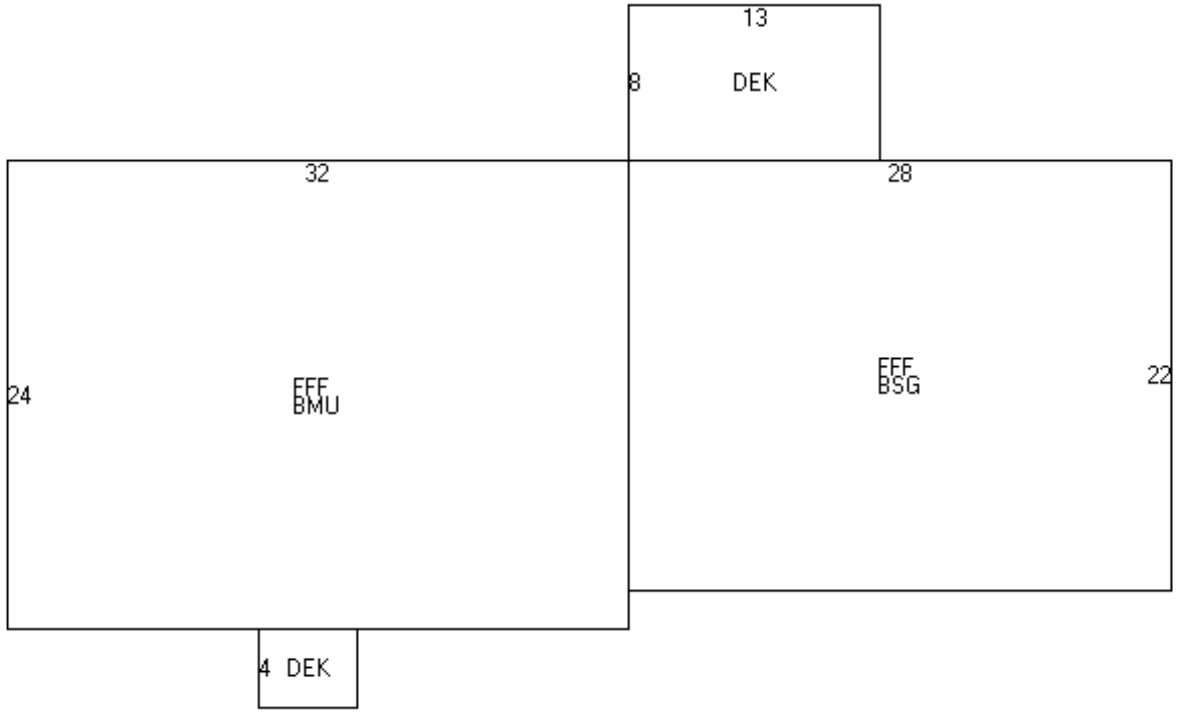
Date	Permit ID	Permit Type	Notes
03/02/15	R35-25	ELECTRIC PERMIT	GENERATOR HOOKUP
04/04/13	R35-25	PLUMBING PERMIT	SOLAR HOT WATER HEATI
04/04/13	R35-25	ELECTRIC PERMIT	3800 WATT SOLAR SYSTEM
10/10/07	R35-25	ADDITION	2 STALL UNDER GARAGE -

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0395** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0083**
Sq. Foot Cost: **$ 80.67**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1384	1.00	1384
BMU	BSMNT	768	0.15	115
BSG	BSMT GAR	616	0.25	154
DEK	DECK/ENTRANCE	124	0.10	12
GLA:	**1,384**	**2,892**		**1,665**



(FFF,BMU=U24R32)(FFF,BSG=R28D22)U22L28(DEK=U8R13)D32L32(DEK=D4R5)

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 134,316**
Year Built:		**1965**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 111,500**

OWNER INFORMATION

PENTA, VIRGINIA M.
PENTA, RAFFAELE AND CARMELLA
12 INDEPENDENCE AVE.

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2009	5071	451	Q I	215,000	THOMPSON, DOUGLAS E.
06/22/2004	4315	1356	Q I	264,000	POTHIER

PICTURE

LISTING HISTORY

03/02/15 KCPU
06/22/12 KCM
05/09/03 BW O
05/09/03 KJ X

NOTES

WHITE / MAROON SHUTTERS. PLAN B-50., ADD SHED & CORRECT SKETCH 6/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	85	1,852	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 111,700	$ 4,900	$ 87,100
		Parcel Total:	$ 203,700
2015	$ 111,700	$ 4,900	$ 87,100
		Parcel Total:	$ 203,700
2016	**$ 111,700**	**$ 4,900**	**$ 87,100**
		Parcel Total:	**$ 203,700**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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	1.600 ac	79,188	F	110	100	100	100		100	87,100	0	N	87,100	
	1.600 ac									87,100			**87,100**	

Map: 000R35 **Lot: 000026** **Sub: 000000** **Card: 1 of 1** **12 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

PENTA, VIRGINIA M.
PENTA, RAFFAELE AND CARMELLA
12 INDEPENDENCE AVE.

KINGSTON, NH 03848

TAXABLE DISTRICTS

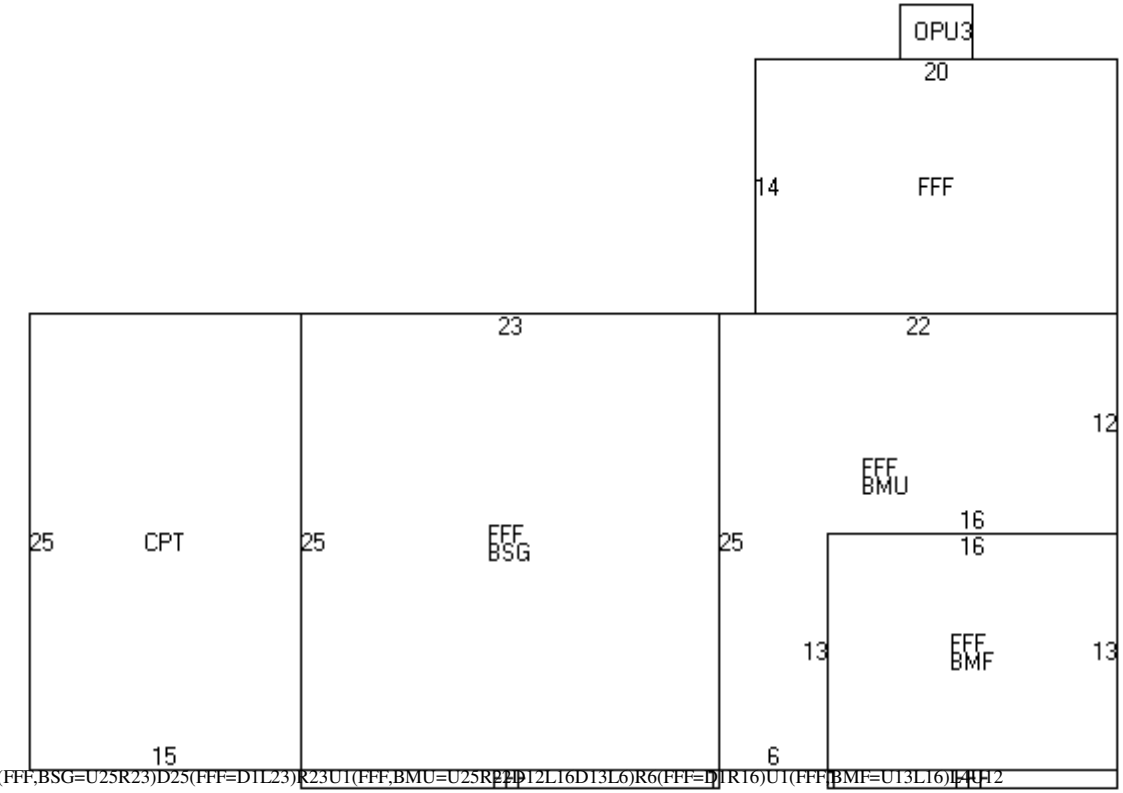
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/19/14	CA20141174	SEPTIC	APPROVAL TO OPERATION
05/13/14	CA20141174	SEPTIC	APPROVAL FOR CONSTRU

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0269** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9550**
Sq. Foot Cost: **$ 76.40**



(CPT=D25R15)(FFF,BSG=U25R23)D25(FFF=D1L23)R23U1(FFF,BMU=U25R22)D12L16D13L6)R6(FFF=D1R16)U1(FFF,BMF=U13L16)L4U2
(FFF=U14R20)L8(OPU=U3L4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CPT	CARPORT	375	0.10	38
FFF	FST FLR FIN	1444	1.00	1444
BSG	BSMT GAR	575	0.25	144
BMU	BSMNT	342	0.15	51
BMF	BSMNT FINISHED	208	0.30	62
OPU	OPEN PORCH	12	0.15	2
GLA:	**1,444**	**2,956**		**1,741**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 133,012**
Year Built:		**1970**
Condition For Age:	AVERAGE	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 111,700**

OWNER INFORMATION

KOSTAS, STEPHAN J
KOSTAS, BETSY A.
14 INDEPENDENCE AVE

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/08/2005	4510	1573	Q I	304,000	GROVE/MCCKLINTOCK

PICTURE

LISTING HISTORY

06/22/12 KCM
05/22/03 BW O
05/09/03 KJ X

NOTES

BROWN STAIN /GREEN TRIM, CORRECT GAR & SKETCH 6/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
1.75 S GAR	480	24 x 20	93	38.50	80	13,749	
IN GRND POOL/VINYL	400	400 x 1	100	38.00	80	12,160	
						25,900	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 145,900	$ 25,900	$ 83,400
		Parcel Total:	$ 255,200
2015	$ 145,900	$ 25,900	$ 83,400
		Parcel Total:	$ 255,200
2016	**$ 145,900**	**$ 25,900**	**$ 83,400**
		Parcel Total:	**$ 255,200**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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	0.800 ac	75,800	F	110	100	100	100		100	83,400	0	N	83,400	
	0.800 ac									83,400			**83,400**	

Map: 000R35 **Lot: 000027** **Sub: 000000** **Card: 1 of 1** **14 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

KOSTAS, STEPHAN J
KOSTAS, BETSY A.
14 INDEPENDENCE AVE

KINGSTON, NH 03848

TAXABLE DISTRICTS

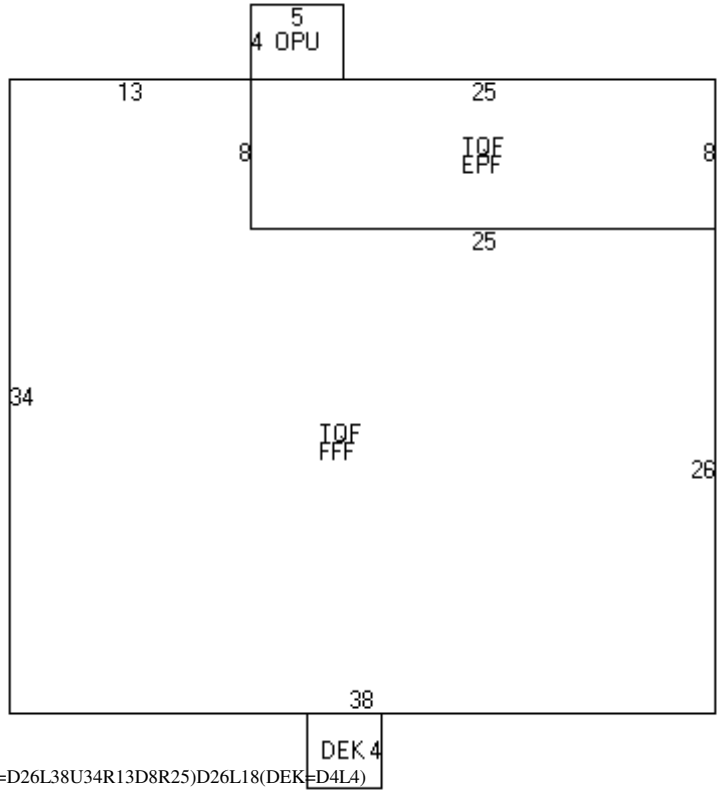
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY FRAME SALT BOX**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9685** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9396**
Sq. Foot Cost: **$ 75.17**



(OPU=L5D4)(TQF,EPF=R25D8)(TQF,FFF=D26L38U34R13D8R25)D26L18(DEK=D4L4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPU	OPEN PORCH	20	0.15	3
TQF	3/4 STRY FIN	1292	0.75	969
EPF	ENCLSD PORCH	200	0.70	140
FFF	FST FLR FIN	1092	1.00	1092
DEK	DECK/ENTRANCE	16	0.10	2
GLA:	**2,201**	**2,620**		**2,206**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,825**
Year Built:		**1975**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 145,900**

OWNER INFORMATION

MAGUIRE, HEATHER A
MAGUIRE, CRAIG J
5 INDEPENDENCE AVE

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

06/25/12	KCML
05/13/03	KJ O
05/09/03	KJ X

NOTES

WHITE, CORRECT LABELING & SKETCH 6/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE	288	18 x 16	116	30.00	60	6,013	
						6,000	

MUNICIPAL SOFTWARE BY AVITAR.

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 79,900	$ 6,000	$ 78,000
		Parcel Total:	$ 163,900
2015	$ 79,900	$ 6,000	$ 78,000
		Parcel Total:	$ 163,900
2016	**$ 79,900**	**$ 6,000**	**$ 78,000**
		Parcel Total:	**$ 163,900**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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		100	78,000	0	N	78,000	
	0.400 ac									78,000			**78,000**	

Map: 000R35 **Lot: 000028** **Sub: 000000** **Card: 1 of 1** **5 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

MAGUIRE, HEATHER A
MAGUIRE, CRAIG J
5 INDEPENDENCE AVE

KINGSTON, NH 03848

TAXABLE DISTRICTS

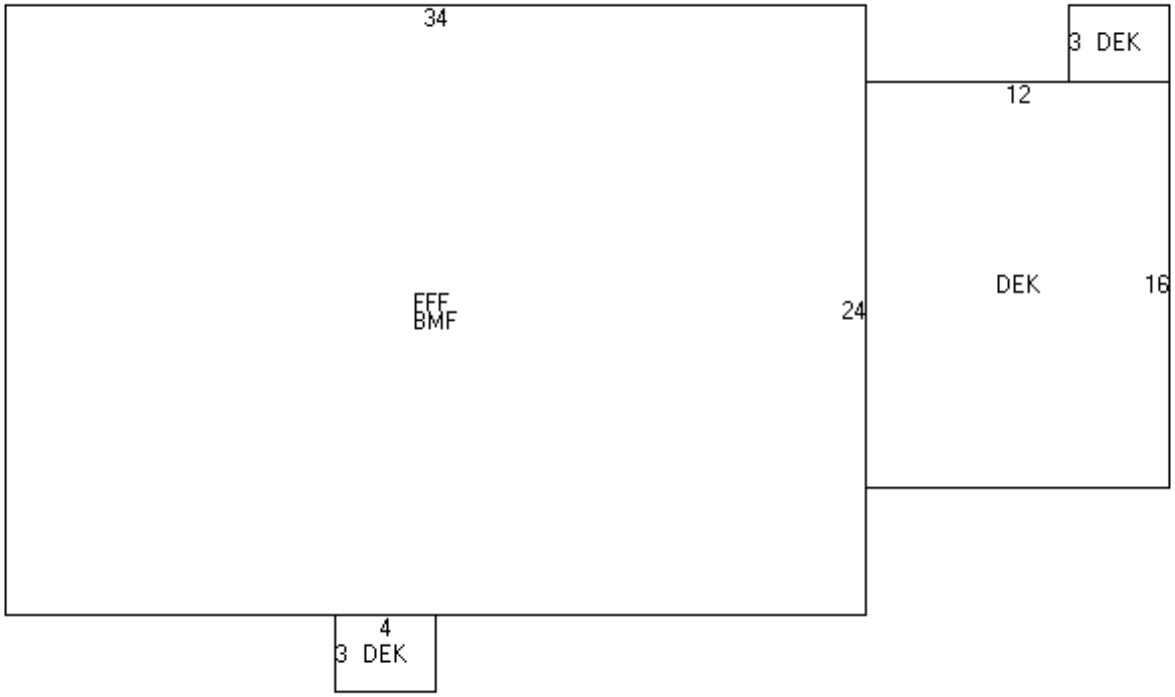
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1951** Base Rate: **RSA 80.00**
Bldg. Rate: **1.1114**
Sq. Foot Cost: **$ 88.92**



(FFF,BMF=R34D24)U21(DEK=R12D16)U16(DEK=L4U3)L25D24(DEK=L4D3)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	816	0.30	245
DEK	DECK/ENTRANCE	216	0.10	22
GLA:	**816**	**1,848**		**1,083**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 96,300**
Year Built:		**1969**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 79,900**

OWNER INFORMATION

GRAHAM, MICHAEL
GRAHAM, HEATHER
3 INDEPENDENCE AVE

KINGSTON, NH 03848-3106

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/10/2014	5564	1763	U I 38		GRAHAM, MICHAEL
05/27/2006	4656	1987	Q I	265,000	GINSBERG

PICTURE

LISTING HISTORY

06/25/12	KCM	CORRECT SKETCH & REMO'
05/09/03	KJ O	

NOTES

LIGHT GREY / BLUE SHUTTERS.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 99,100	$ 3,000	$ 82,400
		Parcel Total:	$ 184,500
2015	$ 99,100	$ 3,000	$ 82,400
		Parcel Total:	$ 184,500
2016	**$ 99,100**	**$ 3,000**	**$ 82,400**
		Parcel Total:	**$ 184,500**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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	0.700 ac	74,900	F	110	100	100	100		100	82,400	0	N	82,400	
	0.700 ac									82,400			**82,400**	

Map: 000R35 **Lot: 000029** **Sub: 000000** **Card: 1 of 1** **3 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

GRAHAM, MICHAEL
GRAHAM, HEATHER
3 INDEPENDENCE AVE

KINGSTON, NH 03848-3106

TAXABLE DISTRICTS

District	Percentage

PERMITS

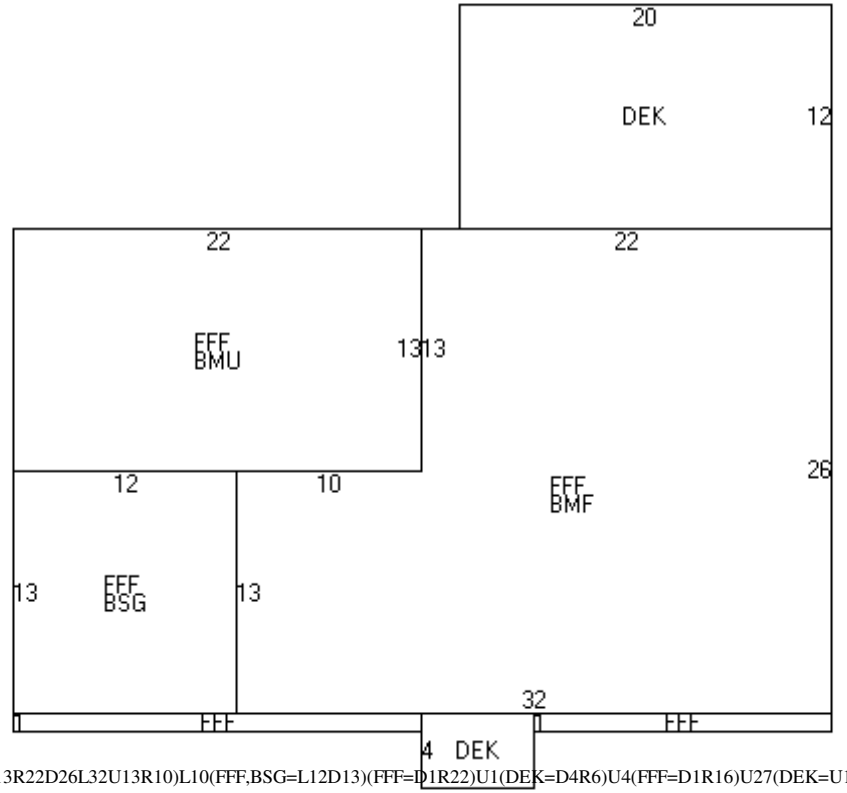
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0711** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0068**
Sq. Foot Cost: **$ 80.55**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1182	1.00	1182
BMU	BSMNT	286	0.15	43
BMF	BSMNT FINISHED	702	0.30	211
BSG	BSMT GAR	156	0.25	39
DEK	DECK/ENTRANCE	264	0.10	26
GLA:	**1,182**	**2,590**		**1,501**



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2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 120,906**
Year Built:		**1963**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 99,100**

OWNER INFORMATION

BUTLER, PAUL R
BUTLER, PATRICIA R
9 INDEPENDENCE AVE

KINGSTON, NH 03848-3107

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/26/2013	5482	0301	U I 38		BUTLER, PAUL R
08/26/2003	4133	1156	U I 38		BUTLER, PAUL R & PATRI

PICTURE

LISTING HISTORY

04/12/16	KCPU	
03/18/15	KCPU	
06/22/12	KCM	CORRECT DEK PLACEMENT
05/29/03	SH O	CK LISTING
05/13/03	KJ X	LIST FOR REVAL

NOTES

GRAY. WET BASEMENT; SUMP PUMP. CHK 2016 FOR EPF CHNG SKETCH 3/15KC, ADJ SKETCH ADD EPF 4/16KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-1	1		100	3,000.00	100	3,000	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 150,600	$ 3,000	$ 84,700
		Parcel Total:	$ 238,300
2015	$ 152,400	$ 3,000	$ 84,700
		Parcel Total:	$ 240,100
2016	**$ 157,800**	**$ 3,000**	**$ 84,700**
		Parcel Total:	**$ 245,500**

LAND VALUATION

Zone: SFRAG SFR AGR **Minimum Acreage:** 1.84 **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	1.000 ac	77,000	F	110	100	100	100		100	84,700	0	N	84,700	
	1.000 ac									84,700			**84,700**	

Map: 000R35 **Lot: 000037** **Sub: 000000** **Card: 1 of 1** **9 INDEPENDENCE AVE** **KINGSTON** **Printed: 10/31/2016**

PICTURE

OWNER

BUTLER, PAUL R
BUTLER, PATRICIA R
9 INDEPENDENCE AVE

KINGSTON, NH 03848-3107

TAXABLE DISTRICTS

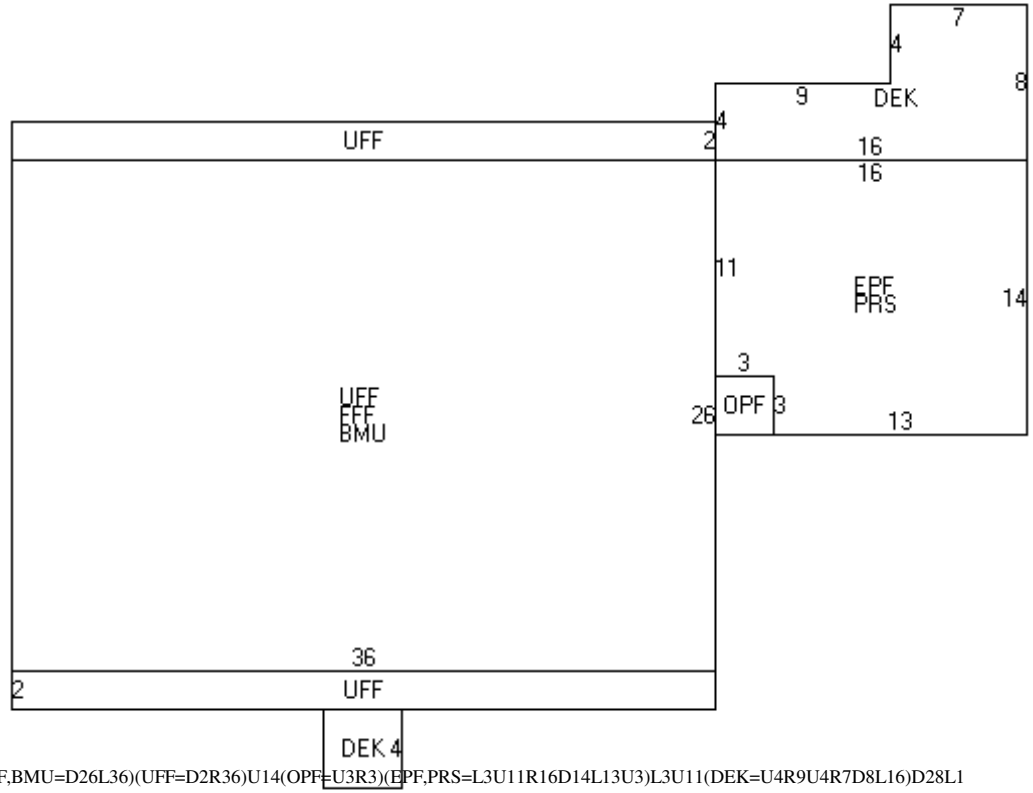
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/05/15	R35-37	ALTERATION	ENCLOSE EXISTING DECK
06/19/13	CA20131123	SEPTIC	APPROVAL FOR OPERATIC
04/23/13	CA20131123	SEPTIC	APPROVAL FOR CONSTRU(
04/05/13	5427-0368	WELL	WELL RADII RELEASE

BUILDING DETAILS

Model: **2.00 STORY FRAME GARRISON**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9578** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0119**
Sq. Foot Cost: **$ 80.95**



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BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1080	1.00	1080
FFF	FST FLR FIN	936	1.00	936
BMU	BSMNT	936	0.15	140
OPF	OPEN PORCH FIN	9	0.25	2
EPF	ENCLSD PORCH	215	0.70	151
PRS	PIERS/POSTS	215	0.00	0
DEK	DECK/ENTRANCE	108	0.10	11
GLA:	**2,167**	**3,499**		**2,320**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,804**
Year Built:		**1970**
Condition For Age:	AVERAGE	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 157,800**