Map: 0000U4 **Lot: 000078** **Sub: 000000** **Card: 1 of 1** **22 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

O'REGAN, LAWRENCE D
O'REGAN, DENISE
22 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/03/2005	4419	2079	U I 21	235,000	COSTA
01/31/2001	3539	0856	U I 21	135,000	BEAUREGARD

PICTURE

LISTING HISTORY

07/30/14	KCM
01/19/10	KCX
07/03/03	SH X

NOTES

GREY, ADJ GAR MEAS, ADD CLOSED PORCH(ATTACHED TO GAR), ADJ SKETCH MEAS, ADD STO AREA 1/10KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE	336	24 x 14	108	30.00	80	8,709	
ENCLOSED PORCH	140		174	20.00	80	3,898	ATTACHED TO GAR
						12,600	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 86,100	$ 12,600	$ 53,500
		Parcel Total:	$ 152,200
2015	$ 86,100	$ 12,600	$ 53,500
		Parcel Total:	$ 152,200
2016	**$ 86,100**	**$ 12,600**	**$ 53,500**
		Parcel Total:	**$ 152,200**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.140 ac	66,920	C	80	100	100	100		100	53,500	0	N	53,500	
	0.140 ac									53,500			**53,500**	

Map: 0000U4 **Lot: 000078** **Sub: 000000** **Card: 1 of 1** **22 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

O'REGAN, LAWRENCE D
O'REGAN, DENISE
22 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

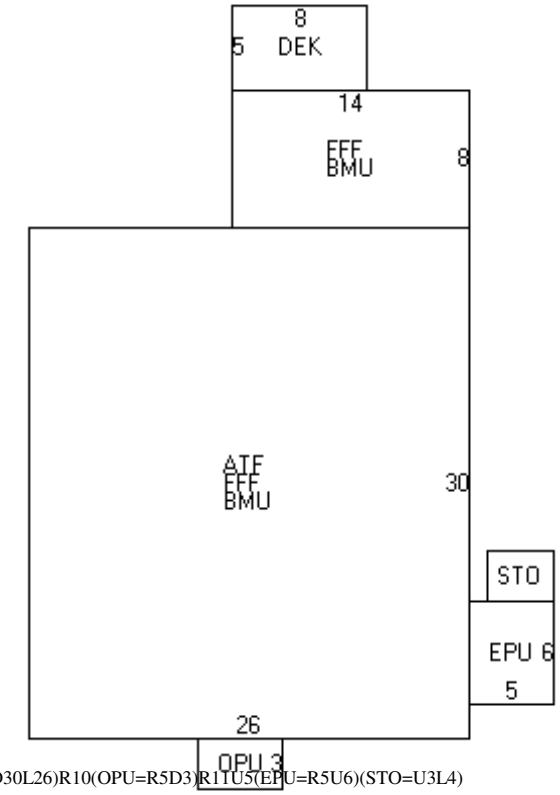
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CONVENTION**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1384** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0701**
Sq. Foot Cost: **$ 85.61**



(DEK=L8D5)(FFF,BMU=R14D8)(ATF,FFF,BMU=D30L26)R10(OPU=R5D3)R1TU5(EPU=R5U6)(STO=U3L4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	40	0.10	4
FFF	FST FLR FIN	892	1.00	892
BMU	BSMNT	892	0.15	134
ATF	ATTIC FINISHED	780	0.25	195
OPU	OPEN PORCH	15	0.15	2
EPU	ENCL PORCH	30	0.35	11
STO	STORAGE AREA	12	0.25	3
GLA:	**1,087**	**2,661**		**1,241**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 106,242**
Year Built:		**1956**
Condition For Age:	AVERAGE	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 86,100**

OWNER INFORMATION

BENJAMIN, KIRANADA STERLING

24 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14 KCM
01/19/10 KCX
07/03/03 SH O

NOTES

VLM W/26 2ND ST. 6/00. CREAM, NO TRIM, SUBFLOORING IN PARTS, HOLDING TANK, SEASONAL, SHOP-1='S CABIN, ADD DET DEK'S 1/10KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
SHOP-1	400	20 x 20	100	34.00	120	16,320	CABIN
DECK DETACHED	28	4 x 7	400	10.00	50	560	ATTACHED TO CABIN
DECK DETACHED	16	4 x 4	400	10.00	50	320	ATTACHED TO CABIN
						18,900	

MUNICIPAL SOFTWARE BY AVITAR.

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 39,100	$ 18,900	$ 54,300
		Parcel Total:	$ 112,300
2015	$ 39,100	$ 18,900	$ 54,300
		Parcel Total:	$ 112,300
2016	**$ 39,100**	**$ 18,900**	**$ 54,300**
		Parcel Total:	**$ 112,300**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.200 ac	67,850	C	80	100	100	100		100	54,300	0	N	54,300	
	0.200 ac									54,300			**54,300**	

Map: 0000U4 Lot: 000079 Sub: 000000 Card: 1 of 1 24 SECOND ST KINGSTON Printed: 07/26/2016

PICTURE



OWNER

BENJAMIN, KIRANADA STERLING

24 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

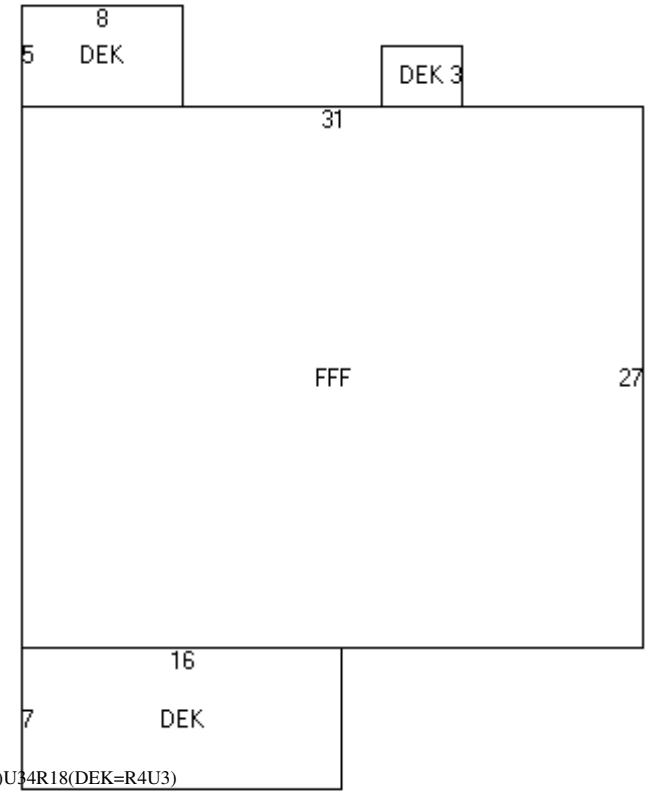
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM/MIN PLYWD**
Heat: **GAS/CONVECTION**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.3151** Base Rate: **RCP 50.00**
Bldg. Rate: **1.1310**
Sq. Foot Cost: **$ 56.55**



(DEK=L8D5)(FFF=R31D27)L15(DEK=L16D7)U34R18(DEK=R4U3)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	164	0.10	16
FFF	FST FLR FIN	837	1.00	837
GLA:	**837**	**1,001**		**853**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 48,237**
Year Built:		**1955**
Condition For Age:	AVERAGE	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 39,100**

Map: 0000U4 **Lot: 000081** **Sub: 000000** **Card: 1 of 1** **36 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

GROGAN, DALE

425 SHORE DRIVE

N. KINGSTOWN, RI 02852

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2009	5068	1979	U V 38		ROMANO, KATHLEEN M
07/30/1951	1217	136	U V 82		LAVIRO, WILLIAM

PICTURE

LISTING HISTORY

07/30/14	KCV
01/19/10	KCV
07/02/03	SH V

NOTES

VACANT 80 X UNBUILD 25 = 20 CHG AT HEARING.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2015	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2016	**$ 0**	**$ 0**	**$ 10,600**
		Parcel Total:	**$ 10,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.100 ac	66,300	C	80	100	100	100		20	10,600	0	N	10,600	VACANT
	0.100 ac									10,600			**10,600**	

Map: 0000U4 **Lot: 000081** **Sub: 000000** **Card: 1 of 1** **36 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE

OWNER

GROGAN, DALE

425 SHORE DRIVE

N. KINGSTOWN, RI 02852

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 0000U4 **Lot: 000083** **Sub: 000000** **Card: 1 of 1** **34 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14	KCV
01/19/10	KCV
07/02/03	SH V

NOTES

VACANT 80 X UNBUILD 25 = 20 CHG AT HEARINGS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2015	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2016	**$ 0**	**$ 0**	**$ 10,600**
		Parcel Total:	**$ 10,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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
EXEMPT-MUNIC	0.100 ac	66,300	C	80	100	100	100		20	10,600	0	N	10,600	VACANT
	0.100 ac									10,600			**10,600**	

Map: 0000U4 **Lot: 000083** **Sub: 000000** **Card: 1 of 1** **34 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE

OWNER

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 0000U4 **Lot: 000086** **Sub: 000000** **Card: 1 of 1** **33 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

COSTELLO, MATTHEW T.

32 FIRST ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/15/2009	5051	184	U V 38		COSTELLO, MARGARET J.
04/07/1995	3095	2092	U V 82		DESANTIS, MICHAEL

PICTURE

LISTING HISTORY

07/30/14	KCV
01/19/10	KCV
07/03/03	SH V

NOTES

VACANT, 80 X UNBUILD 25 = 20, CHANGES MADE @ HEARINGS --- BL.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2015	$ 0	$ 0	$ 10,600
		Parcel Total:	$ 10,600
2016	**$ 0**	**$ 0**	**$ 10,600**
		Parcel Total:	**$ 10,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.100 ac	66,300	C	80	100	100	100		20	10,600	0	N	10,600	VACANT
	0.100 ac									10,600			**10,600**	

Map: 0000U4 **Lot: 000086** **Sub: 000000** **Card: 1 of 1** **33 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE

OWNER

COSTELLO, MATTHEW T.

32 FIRST ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 0000U4 **Lot: 000087** **Sub: 000000** **Card: 1 of 1** **31 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14	KCV
01/19/10	KCV
07/03/03	SH V

NOTES

VACANT 80 X UNBUILD 25 = 20 CG AT HEARINGS FEB 2011 MERGED FORMER LOTS U4-88 & U4-92 INTO U4-87 FOR A TOTAL OF 1.3 ACRES VACANT LAND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 0	$ 12,500
		Parcel Total:	$ 12,500
2015	$ 0	$ 0	$ 12,500
		Parcel Total:	$ 12,500
2016	**$ 0**	**$ 0**	**$ 12,500**
		Parcel Total:	**$ 12,500**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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
EXEMPT-MUNIC	1.300 ac	78,170	C	80	100	100	100		20	12,500	0	N	12,500	VACANT
	1.300 ac									12,500			**12,500**	

Map: 0000U4 **Lot: 000087** **Sub: 000000** **Card: 1 of 1** **31 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE

OWNER

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 0000U4 **Lot: 000088** **Sub: 000000** **Card: 1 of 1** **25 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14	KCV
01/19/10	KCV
07/03/03	SH V

NOTES

VACANT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 0	$ 53,900
		Parcel Total:	$ 53,900
2015	$ 0	$ 0	$ 53,900
		Parcel Total:	$ 53,900
2016	**$ 0**	**$ 0**	**$ 53,900**
		Parcel Total:	**$ 53,900**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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
EXEMPT-MUNIC	0.700 ac	74,900	C	80	100	100	100		90	53,900	0	N	53,900	VACANT
	0.700 ac									53,900			**53,900**	

Map: 0000U4 **Lot: 000088** **Sub: 000000** **Card: 1 of 1** **25 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE

OWNER

TOWN OF KINGSTON

163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

TAXABLE DISTRICTS

District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:

Base Type:

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:

%

Map: 0000U4 **Lot: 000116** **Sub: 000000** **Card: 1 of 1** **17 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

PICILLO, JUSTIN G

17 SECOND STREET

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2015	5661	1921	U I 18	87,200	FEDERAL NAT'L MORTGAGE
08/20/2014	5554	1474	U I 51		DONOHUE, TERENCE S
03/03/1999	3377	2875	U I 18	107,000	LOCASCIO

PICTURE

LISTING HISTORY

07/30/14	KCM	CHANGED BEDROOM COUN
01/19/10	KCX	ADJ DEK & ADD EPF
03/13/08	FRX	DEK 100% COMP
04/05/07	JARX	P.U NEW DEK, SHED AND R(
03/27/06	JARX	P/U NEW SIDING WORKING
03/10/05	BW X	P/U ADDTN, CHK 06 DECKS
07/14/03	SH X	

NOTES

GRAY. NEW PIC # 33.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	240	12 x 20	127	10.00	100	3,048	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 132,200	$ 3,000	$ 54,300
		Parcel Total:	$ 189,500
2015	$ 132,200	$ 3,000	$ 54,300
		Parcel Total:	$ 189,500
2016	**$ 132,200**	**$ 3,000**	**$ 54,300**
		Parcel Total:	**$ 189,500**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.200 ac	67,850	C	80	100	100	100		100	54,300	0	N	54,300	
	0.200 ac									54,300			**54,300**	

Map: 0000U4 **Lot: 000116** **Sub: 000000** **Card: 1 of 1** **17 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

PICILLO, JUSTIN G

17 SECOND STREET

KINGSTON, NH 03848

TAXABLE DISTRICTS

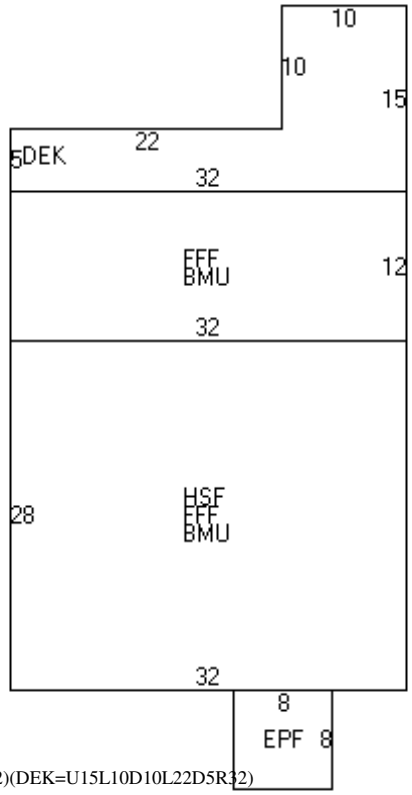
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/06/06	U4-116	ALTERATION	REPLACE DECK, ROOF, NE
05/14/04	U4-116	ALTERATION	SQUARE OFF HOUSE

BUILDING DETAILS

Model: **1.50 STORY FRAME CAPE**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9921** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9431**
Sq. Foot Cost: **$ 75.45**



(EPF=U8L8)R14(HSF,FFF,BMU=L32U28)(FFF,BMU=R32U12)(DEK=U15L10D10L22D5R32)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	64	0.70	45
HSF	1/2 STRY FIN	896	0.50	448
FFF	FST FLR FIN	1280	1.00	1280
BMU	BSMNT	1280	0.15	192
DEK	DECK/ENTRANCE	260	0.10	26
GLA:	**1,773**	**3,780**		**1,991**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,221**
Year Built:		**1975**
Condition For Age:	GOOD	**12 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 132,200**

Map: 0000U4 **Lot: 000118** **Sub: 000000** **Card: 1 of 1** **13 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

SAYERS, ALLAN K
SAYERS, GLENDA L
13 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14 KCM
01/19/10 KCX
07/14/03 SH X

NOTES

ADJ DEK 1/10KC, CORRECT LABELING 7/14KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 101,100	$ 1,700	$ 54,800
		Parcel Total:	$ 157,600
2015	$ 101,100	$ 1,700	$ 54,800
		Parcel Total:	$ 157,600
2016	**$ 101,100**	**$ 1,700**	**$ 54,800**
		Parcel Total:	**$ 157,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.240 ac	68,470	C	80	100	100	100		100	54,800	0	N	54,800	
	0.240 ac									54,800			**54,800**	

Map: 0000U4 **Lot: 000118** **Sub: 000000** **Card: 1 of 1** **13 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

SAYERS, ALLAN K
SAYERS, GLENDA L
13 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

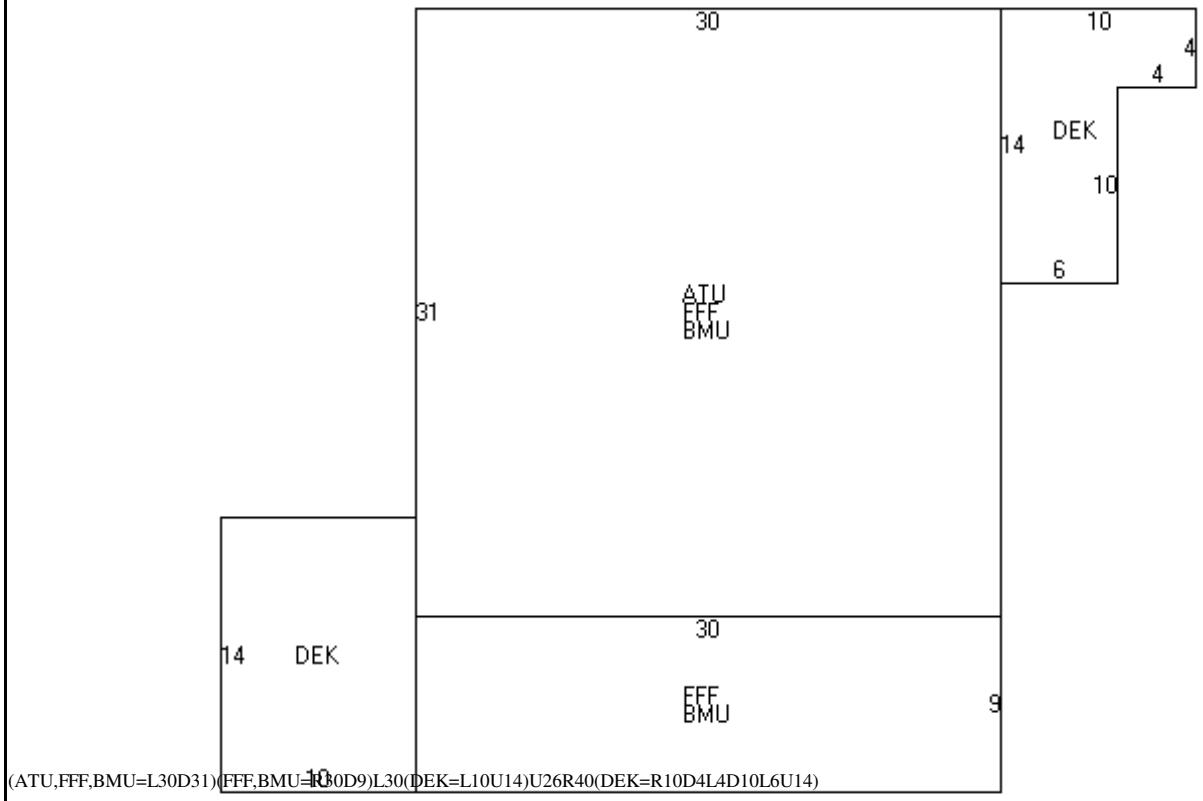
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
01/04/12	CA20111068	SEPTIC	APPROVAL FOR OPERATIC
11/17/11	CA20111068	SEPTIC	APPROVAL FOR CONSTRU

BUILDING DETAILS

Model: **1.00 STORY FRAME CONVENTION**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CONCRETE/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0720** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0291**
Sq. Foot Cost: **$ 82.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	930	0.10	93
FFF	FST FLR FIN	1200	1.00	1200
BMU	BSMNT	1200	0.15	180
DEK	DECK/ENTRANCE	240	0.10	24
GLA:	**1,200**	**3,570**		**1,497**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 123,248**
Year Built:		**1960**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 101,100**

OWNER INFORMATION

BRONSON, GEORGE E
BRONSON, SHIRLEY A
9 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14 KCM
01/19/10 KCO
07/14/03 SH O

NOTES

BLUE / GRAY, CHNG OPF TO SPF, ADD OPU ON DEK AREA 1/10KC, CHNG ROOF MATERIAL 7/14KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
IN GRND POOL/VINYL	288	12 x 24	116	38.00	0	0	
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	
						1,900	

MUNICIPAL SOFTWARE BY AVITAR.

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 92,700	$ 1,900	$ 54,900
		Parcel Total:	$ 149,500
2015	$ 92,700	$ 1,900	$ 54,900
		Parcel Total:	$ 149,500
2016	**$ 92,700**	**$ 1,900**	**$ 54,900**
		Parcel Total:	**$ 149,500**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.250 ac	68,625	C	80	100	100	100		100	54,900	0	N	54,900	
	0.250 ac									54,900			**54,900**	

Map: 0000U4 **Lot: 000120** **Sub: 000000** **Card: 1 of 1** **9 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

BRONSON, GEORGE E
BRONSON, SHIRLEY A
9 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

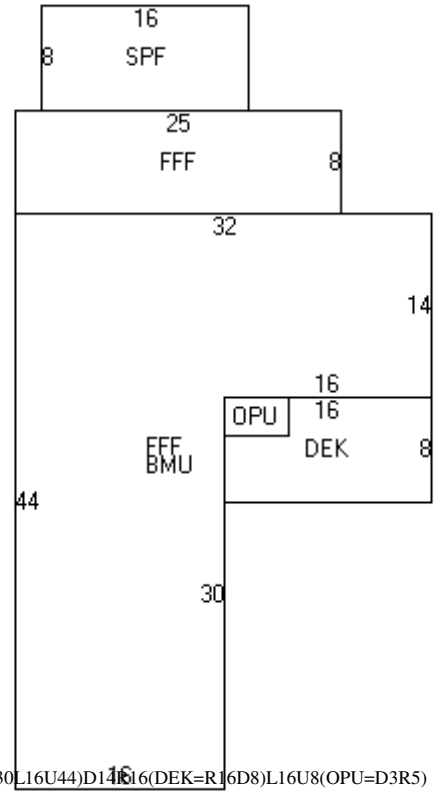
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
08/11/15	U4-120	ELECTRIC PERMIT	REPLACE SERVICE RISER

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/PREFAB METALS**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1152** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0706**
Sq. Foot Cost: **$ 85.65**



(SPF=L16D8)L2(FFF=R25D8)L25(FFF,BMU=R32D14L16D30L16U44)D14L16(DEK=R16D8)L16U8(OPU=D3R5)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SPF	SCREEN PORCH	128	0.30	38
FFF	FST FLR FIN	1128	1.00	1128
BMU	BSMNT	928	0.15	139
DEK	DECK/ENTRANCE	128	0.10	13
OPU	OPEN PORCH	15	0.15	2
GLA:	**1,128**	**2,327**		**1,320**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 113,058**
Year Built:		**1960**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 92,700**

Map: 0000U4 **Lot: 000121** **Sub: 000000** **Card: 1 of 1** **5 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

STANWOOD, BEVERLY A.
STANWOOD, KEITH A.
5 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/21/2004	4296	246	Q I	226,000	STEPHAN

PICTURE

LISTING HISTORY

07/30/14	KCM
01/19/10	KCX
07/30/03	SH O
07/14/03	SH X

NOTES

BEIGE, REMOVE DECK FROM OB SECTION(ADDED TO SKETCH) 1/10KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 103,800	$ 0	$ 55,500
		Parcel Total:	$ 159,300
2015	$ 103,800	$ 0	$ 55,500
		Parcel Total:	$ 159,300
2016	**$ 103,800**	**$ 0**	**$ 55,500**
		Parcel Total:	**$ 159,300**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.300 ac	69,400	C	80	100	100	100		100	55,500	0	N	55,500	
	0.300 ac									55,500			**55,500**	

Map: 0000U4 **Lot: 000121** **Sub: 000000** **Card: 1 of 1** **5 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

STANWOOD, BEVERLY A.
STANWOOD, KEITH A.
5 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

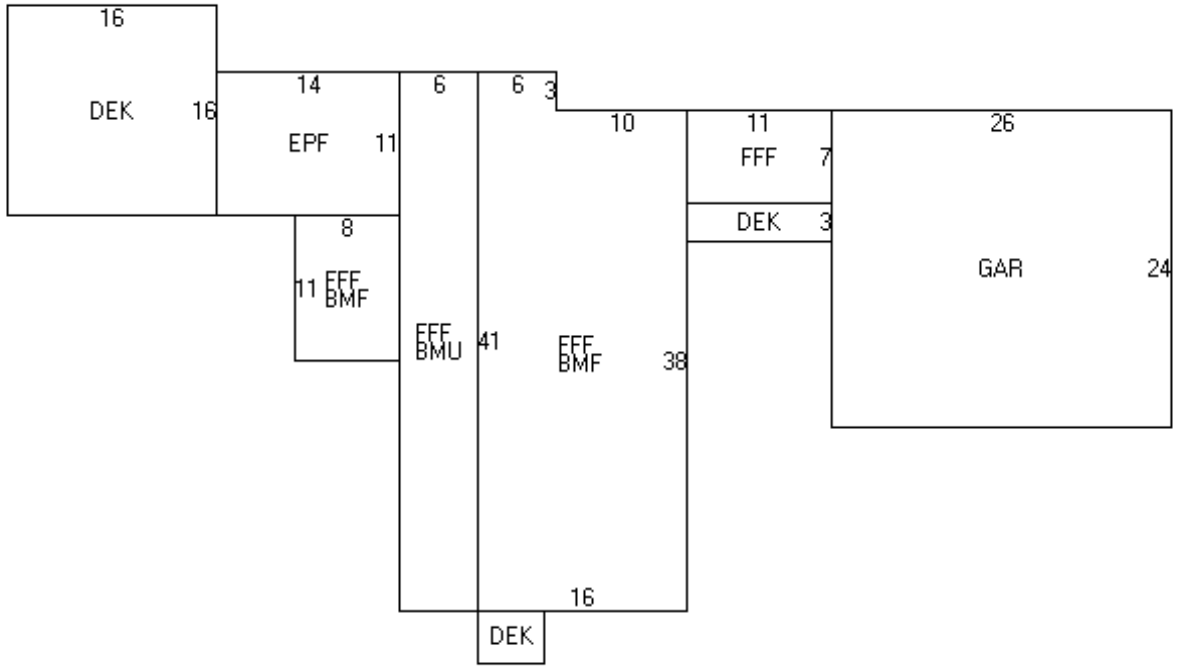
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CONVENTION**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0322** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9496**
Sq. Foot Cost: **$ 75.97**



(EPF=R14D11)U11(FFF,BMU=R6D41)L6U30(FFF,BMF=L8D11)U22R14(FFF,BMF=R6D3R10D38L16U41)D41(DEK=R5D4)R11U32(DEK=R11U3)(FFF=U7L11)R11(GAR=R26D24)U16L73(DEK=U16L16)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	154	0.70	108
FFF	FST FLR FIN	1037	1.00	1037
BMU	BSMNT	246	0.15	37
BMF	BSMNT FINISHED	714	0.30	214
DEK	DECK/ENTRANCE	309	0.10	31
GAR	GARAGE	624	0.45	281
GLA:	**1,145**	**3,084**		**1,708**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 129,757**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 103,800**

Map: 0000U4 **Lot: 000122** **Sub: 000000** **Card: 1 of 1** **1 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

CRITTENDEN, AMY R.
MOORE, ERIC J.
236 GOLD STREET, UNIT 2

BOSTON, MA 02127

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/18/2012	5326	0870	U V 38		CRITTENDEN, AMY
01/29/2010	5086	260	U V 18	242,000	BANK OF AMERICA, NA
11/03/2009	5063	1598	U V 51	225,000	TOWNSEND, RANDY P

PICTURE

LISTING HISTORY

07/30/14 KCM
01/19/10 KCV
07/07/03 SH V

NOTES

VACANT. ADD SHED 1/10KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	140	10 x 14	174	10.00	80	1,949	
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 0	$ 1,900	$ 28,600
		Parcel Total:	$ 30,500
2015	$ 0	$ 1,900	$ 28,600
		Parcel Total:	$ 30,500
2016	**$ 0**	**$ 1,900**	**$ 28,600**
		Parcel Total:	**$ 30,500**

LAND VALUATION

Zone: SFR SINGLE FAM RES **Minimum Acreage:** 1.84 **Minimum Frontage:** 200 **Site:** GREAT POND WATERFRON **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.100 ac	66,300	C	80	180	100	100		30	28,600	0	N	28,600	UNBUILD
	0.100 ac									28,600			**28,600**	

Map: 0000U4 **Lot: 000122** **Sub: 000000** **Card: 1 of 1** **1 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	CRITTENDEN, AMY R. MOORE, ERIC J. 236 GOLD STREET, UNIT 2 BOSTON, MA 02127	**District** **Percentage**	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2013 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary:
%

Map: 0000U4 **Lot: 000123** **Sub: 000000** **Card: 1 of 1** **2 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

CRITTENDEN, AMY R.
MOORE, ERIC J.
236 GOLD STREET, UNIT 2

BOSTON, MA 02127

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/18/2012	5326	0870	U I 38		CRITTENDEN, AMY
01/29/2010	5086	260	U I 18	242,000	BANK OF AMERICA
11/03/2009	5063	1598	U I 51	225,000	TOWNSEND, RANDY P
12/15/1998	3350	1158	U I 44	10,400	CHRISTOPHERSON

PICTURE

LISTING HISTORY

07/30/14	KCM
03/14/12	KCPU
04/08/10	KCX
01/19/10	KCX
09/10/03	BW O
07/14/03	SH X

NOTES

NATURAL, ADD 2 SHED'S AND DET DECK, ADJ SKETCH(DEK), SIDIND, AND FLRS 1/10KC NEW PIC#34, ADD DEK/DEK EST PU 100% COMP 4/10KC, DROP PU NC TO VALUE 3/12KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 83,000	$ 3,000	$ 95,500
		Parcel Total:	$ 181,500
2015	$ 83,000	$ 3,000	$ 95,500
		Parcel Total:	$ 181,500
2016	**$ 83,000**	**$ 3,000**	**$ 95,500**
		Parcel Total:	**$ 181,500**

LAND VALUATION

Zone: SFR SINGLE FAM RES **Minimum Acreage:** 1.84 **Minimum Frontage:** 200 **Site:** GREAT POND WATERFRON **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.100 ac	66,300	C	80	180	100	100		100	95,500	0	N	95,500	GP
	0.100 ac									95,500			**95,500**	

Map: 0000U4 **Lot: 000123** **Sub: 000000** **Card: 1 of 1** **2 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

CRITTENDEN, AMY R.
MOORE, ERIC J.
236 GOLD STREET, UNIT 2

BOSTON, MA 02127

TAXABLE DISTRICTS

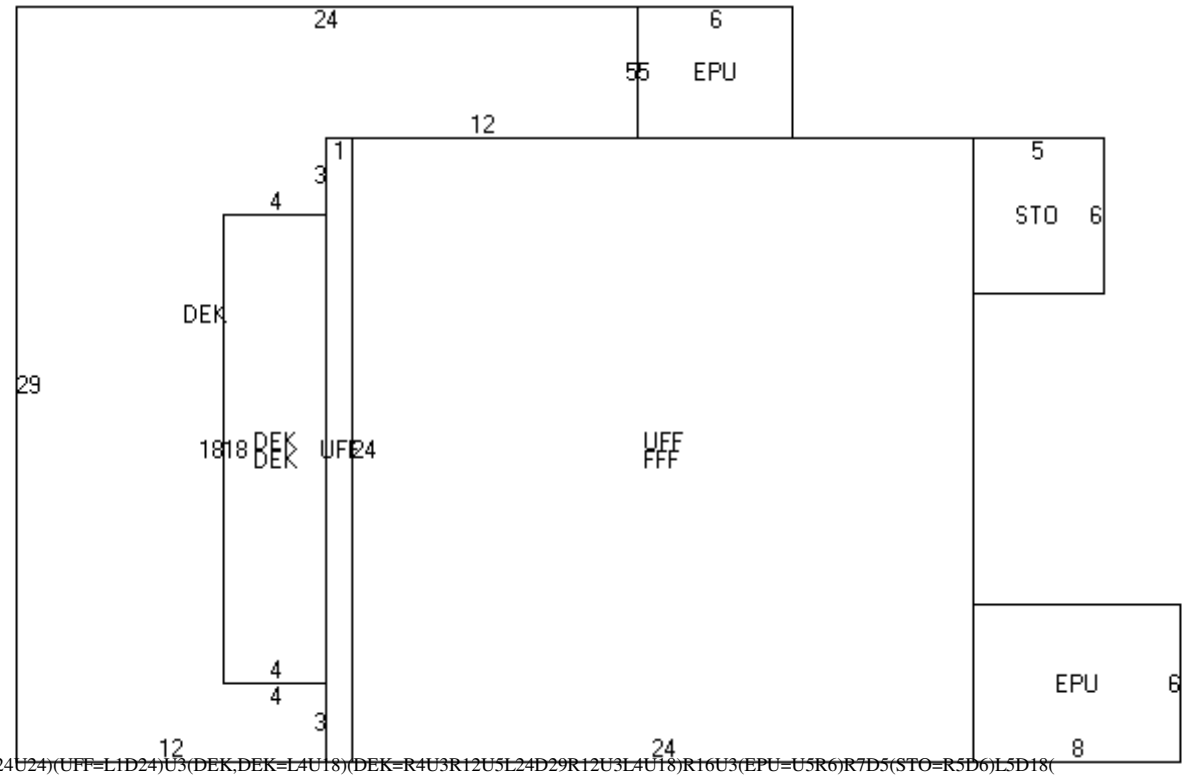
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/20/11	U4-123	REPAIR	INSTALL 5 NEW WINDOWS
02/10/10	U4-123	ALTERATION	REMOVE EXISTING SLIDIN

BUILDING DETAILS

Model: **2.00 STORY FRAME GARRISON**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1328** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0435**
Sq. Foot Cost: **$ 83.48**



(UFF,FFF=L24U24)(UFF=L1D24)U3(DEK,DEK=L4U18)(DEK=R4U3R12U5L24D29R12U3L4U18)R16U3(EPU=U5R6)R7D5(STO=R5D6)L5D18(EPU=R8U6)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	576	1.00	576
DEK	DECK/ENTRANCE	480	0.10	48
EPU	ENCL PORCH	78	0.35	27
STO	STORAGE AREA	30	0.25	8
GLA:	**1,176**	**1,764**		**1,259**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 105,101**
Year Built:		**1940**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 83,000**

Map: 0000U4 **Lot: 000125** **Sub: 000000** **Card: 1 of 1** **4 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

CREPEAU, JAMES

PO BOX 165

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/01/2002	3810	1500	Q I	110,000	TENNEY

PICTURE

LISTING HISTORY

04/04/16	KCPU
03/10/15	KCPU
02/17/14	KCPU
03/05/13	KCPU
03/14/12	KCPU
03/16/11	KCPU
01/19/10	KCX
07/15/03	SH X

NOTES

BROWN. CK 2012 FOR NEW CONSTRUCTION 3/11KC, NC DROP PU 3/12KC, CHK 2014 FOR HSE COMP 3/13KC, CHK 2015 FOR HSE COMP (FRAME ONLY) 2/14KC, ADJ UC CHK 2016 FOR COMP 3/15KC, ADD OPEN PORCH CHK 2017 FOR COMP 4/16KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	60	6 x 10	327	10.00	70	1,373	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 36,600	$ 1,400	$ 53,500
		Parcel Total:	$ 91,500
2015	$ 51,200	$ 1,400	$ 53,500
		Parcel Total:	$ 106,100
2016	**$ 52,900**	**$ 1,400**	**$ 53,500**
		Parcel Total:	**$ 107,800**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.140 ac	66,920	C	80	100	100	100		100	53,500	0	N	53,500	
	0.140 ac									53,500			**53,500**	

Map: 0000U4 **Lot: 000125** **Sub: 000000** **Card: 1 of 1** **4 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

CREPEAU, JAMES

PO BOX 165

KINGSTON, NH 03848

TAXABLE DISTRICTS

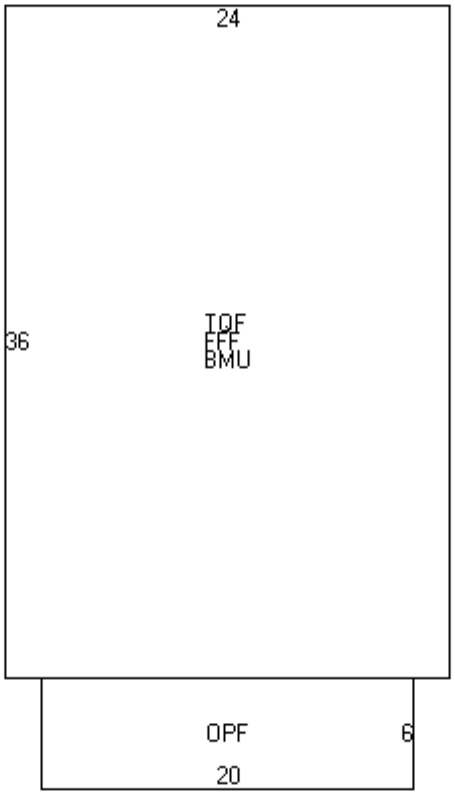
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
07/12/16	U4-125	ELECTRIC PERMIT	WIRE NEW HOME
01/26/15	U4-125	NEW BUILDING	RENEWAL FOR PERMIT ISS
06/07/13	U4-125	ELECTRIC PERMIT	WIRE NEW HOUSE
07/03/12	U4-125	FOUNDATION ONLY	FOUNDATION ONLY
06/27/12	U4-125	DEMOLITION	DEMOLISH EXISING HOME
04/24/12	U4-125	NEW BUILDING	NEW SINGLE FAMILY HOM
08/11/11	U4-125	VARIANCE/SP. EXC.	SETBACK VARIANCES ON

BUILDING DETAILS

Model: **1.75 STORY FRAME CAMP**
Roof: **GABLE HIP/ASBEST SHNGL**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0383** Base Rate: **RSA 80.00**
Bldg. Rate: **1.1307**
Sq. Foot Cost: **$ 90.46**



(TQF,FFF,BMU=U36R24)L2D36(OPF=D6L20)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	864	0.75	648
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	864	0.15	130
OPF	OPEN PORCH FIN	120	0.25	30
GLA:	**1,512**	**2,712**		**1,672**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 151,249**
Year Built:		**2013**
Condition For Age:	AVERAGE	
Physical:		
Functional:		
Economic:		
Temporary:	UC	**65 %**
Total Depreciation:		**65 %**
Building Value:		**$ 52,900**

Map: 0000U4 **Lot: 000126** **Sub: 000000** **Card: 1 of 1** **6 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

DEFRANZO, JOHN L. JR
DEFRANZO, GAIL
6 NEWHALL ST

SAUGUS, MA 01906

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14	KCM
02/20/13	KCPU
01/19/10	KCT
11/08/03	JR O
07/15/03	SH X

NOTES

YELLOW (CHANGES MADE AT HEARINGS ---JR), SPOKE W/ TENANT, NVCHNG 2/13KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	112	14 x 8	203	10.00	80	1,819	
						1,800	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 104,800	$ 1,800	$ 54,500
		Parcel Total:	$ 161,100
2015	$ 104,800	$ 1,800	$ 54,500
		Parcel Total:	$ 161,100
2016	**$ 104,800**	**$ 1,800**	**$ 54,500**
		Parcel Total:	**$ 161,100**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.220 ac	68,160	C	80	100	100	100		100	54,500	0	N	54,500	
	0.220 ac									54,500			**54,500**	

Map: 0000U4 **Lot: 000126** **Sub: 000000** **Card: 1 of 1** **6 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

DEFRANZO, JOHN L. JR
DEFRANZO, GAIL
6 NEWHALL ST

SAUGUS, MA 01906

TAXABLE DISTRICTS

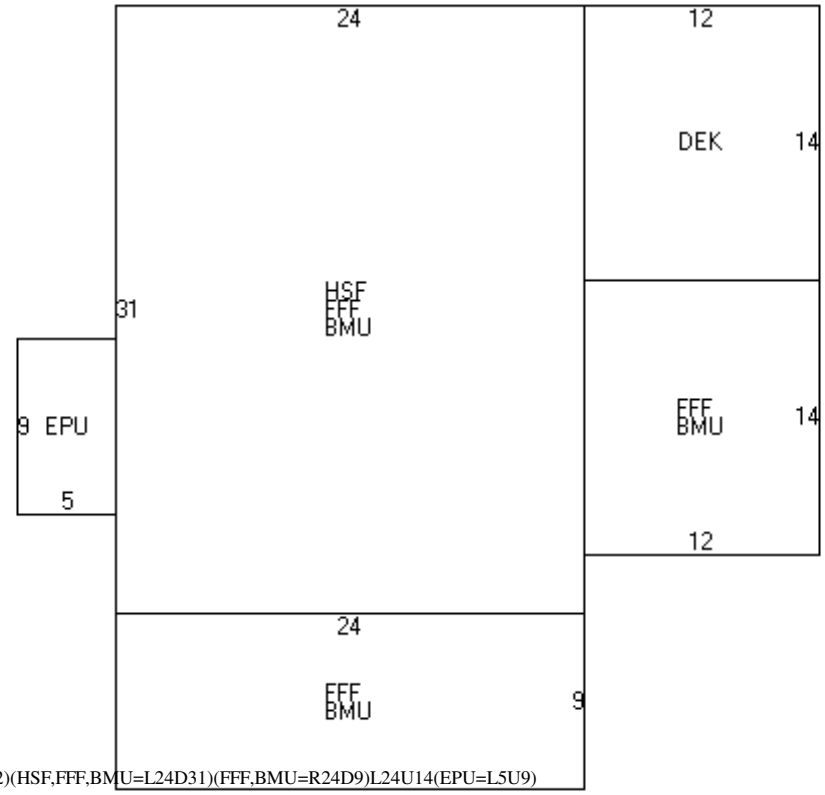
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
06/06/12	U4-126	ELECTRIC PERMIT	UPGRADE SERVICE TO 200

BUILDING DETAILS

Model: **1.50 STORY FRAME OLD STYLE**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0332** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9619**
Sq. Foot Cost: **$ 76.95**



(FFF,BMU=R12U14)(DEK=U14L12)(HSF,FFF,BMU=L24D31)(FFF,BMU=R24D9)L24U14(EPU=L5U9)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	744	0.50	372
FFF	FST FLR FIN	1128	1.00	1128
BMU	BSMNT	1128	0.15	169
DEK	DECK/ENTRANCE	168	0.10	17
EPU	ENCL PORCH	45	0.35	16
GLA:	**1,500**	**3,213**		**1,702**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,969**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 104,800**

Map: 0000U4 Lot: 000127 Sub: 000000 Card: 1 of 1 8 SECOND ST KINGSTON Printed: 07/26/2016

OWNER INFORMATION

MEUSE, VINCENT P. JR
MEUSE, DONNA M
34 W. SHORE PARK ROAD

KINGSTON, NH 03848-3549

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

07/30/14	KCM
03/01/10	FSVM
01/19/10	KCX
07/15/03	SH O

NOTES

7/14/2009 VOLUNTARY MERGER WITH FORMER LOT U4-128 TO CREATE 1 LOT OF 0.11 ACRES 5093/1334. GREEN, LEAKY ROOF, WATER IN BASEMENT, NEW PIC#35, ADD SHED, CHNG SIDING, ADD DEK, ADJ LABELING 1/10KC, ADD SHED 7/14KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	48	6 x 8	393	10.00	75	1,415	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 88,000	$ 1,400	$ 53,200
		Parcel Total:	$ 142,600
2015	$ 88,000	$ 1,400	$ 53,200
		Parcel Total:	$ 142,600
2016	**$ 88,000**	**$ 1,400**	**$ 53,200**
		Parcel Total:	**$ 142,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.110 ac	66,455	C	80	100	100	100		100	53,200	0	N	53,200	
	0.110 ac									53,200			**53,200**	

Map: 0000U4 **Lot: 000127** **Sub: 000000** **Card: 1 of 1** **8 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

MEUSE, VINCENT P. JR
MEUSE, DONNA M
34 W. SHORE PARK ROAD

KINGSTON, NH 03848-3549

TAXABLE DISTRICTS

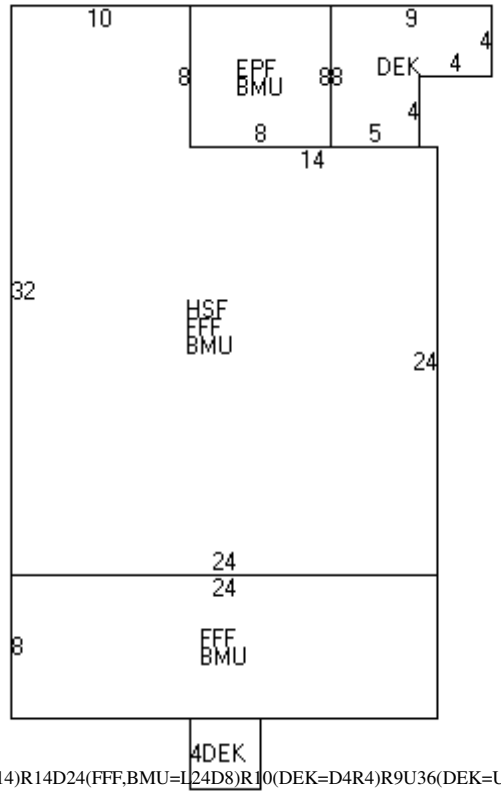
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.50 STORY FRAME OLD STYLE**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **GAS/CONVECTION**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1031** Base Rate: **RSA 80.00**
Bldg. Rate: **0.9946**
Sq. Foot Cost: **$ 79.56**



(EPF,BMU=D8L8)(HSF,FFF,BMU=U8L10D32R24U24L14)R14D24(FFF,BMU=L24D8)R10(DEK=D4R4)R9U36(DEK=U4R4U4L9D8R5)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	64	0.70	45
BMU	BSMNT	912	0.15	137
HSF	1/2 STRY FIN	656	0.50	328
FFF	FST FLR FIN	848	1.00	848
DEK	DECK/ENTRANCE	72	0.10	7
GLA:	**1,221**	**2,552**		**1,365**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 108,599**
Year Built:		**1955**
Condition For Age:	AVERAGE	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 88,000**

Map: 0000U4 **Lot: 000129** **Sub: 000000** **Card: 1 of 1** **12 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

GIBBY, KATIE
GIBBY, MATTHEW
12 SECOND ST

KINGSTON, NH 03848

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/26/2004	4276	1335	Q I	192,000	ALEXANDER

PICTURE



LISTING HISTORY

07/30/14	KCM
01/19/10	KCO
07/22/03	SH O
07/15/03	SH X

NOTES

TAN, ADJ SKETCH MEAS AND LABELING 1/10KC, CHNG ROOF MATERIAL 7/14KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 109,700	$ 0	$ 54,900
		Parcel Total:	$ 164,600
2015	$ 109,700	$ 0	$ 54,900
		Parcel Total:	$ 164,600
2016	**$ 109,700**	**$ 0**	**$ 54,900**
		Parcel Total:	**$ 164,600**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.250 ac	68,625	C	80	100	100	100		100	54,900	0	N	54,900	
	0.250 ac									54,900			**54,900**	

Map: 0000U4 **Lot: 000129** **Sub: 000000** **Card: 1 of 1** **12 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

GIBBY, KATIE
GIBBY, MATTHEW
12 SECOND ST

KINGSTON, NH 03848

TAXABLE DISTRICTS

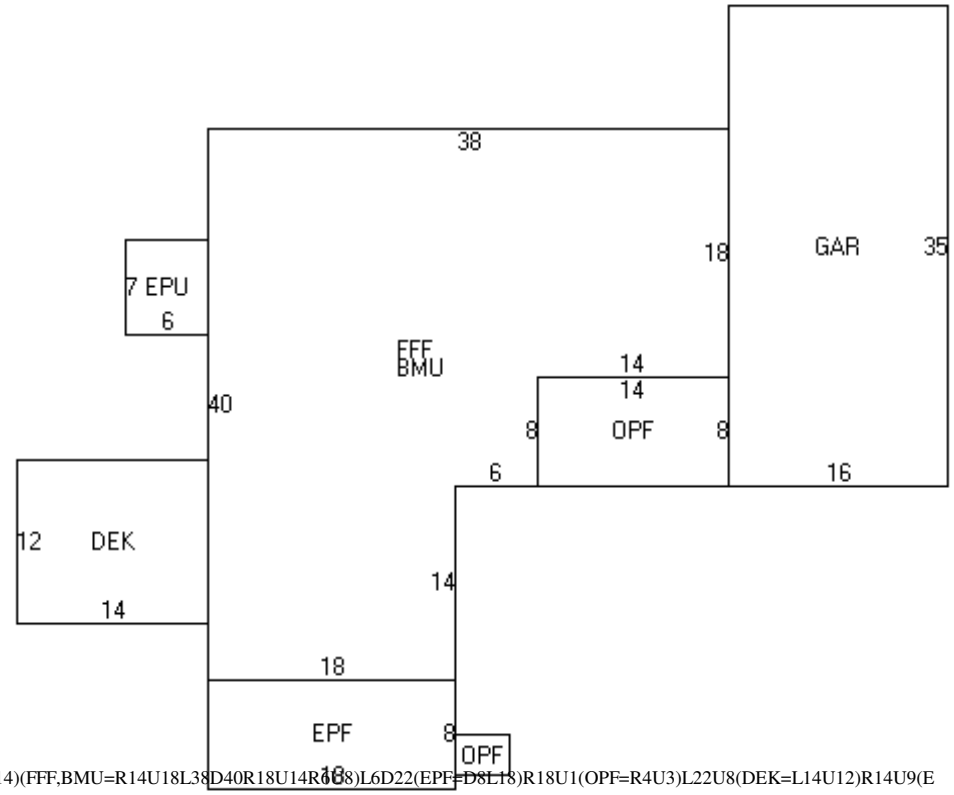
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/PREFAB METALS**
Ext: **VINYL SIDING**
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: **1.0314** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0005**
Sq. Foot Cost: **$ 80.04**



(GAR=D35L16)(OPF=U8L14)(FFF,BMU=R14U18L38D40R18U14R6U8)L6D22(EPF=D8L18)R18U1(OPF=R4U3)L22U8(DEK=L14U12)R14U9(EPU=L6U7)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPU	ENCL PORCH	42	0.35	15
GAR	GARAGE	560	0.45	252
OPF	OPEN PORCH FIN	124	0.25	31
FFF	FST FLR FIN	1128	1.00	1128
BMU	BSMNT	1128	0.15	169
EPF	ENCLSD PORCH	144	0.70	101
DEK	DECK/ENTRANCE	168	0.10	17
GLA:	**1,229**	**3,294**		**1,713**

2013 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 137,109**
Year Built: **1950**
Condition For Age: AVERAGE **20 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **20 %**

Building Value: **$ 109,700**

Map: 0000U4 **Lot: 000130** **Sub: 000000** **Card: 1 of 1** **14 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

MAZZAPICA, JAMES R JR
MAZZAPICA, ALYCIA
70 SOUTH REGINA DRIVE

TEWKSBURY, MA 01876

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/22/2016	5735	1955	Q I	203,000	WEST, ROBERT
09/01/2005	4542	0414	Q I	230,000	MCMAHON
05/05/2005	4476	607	Q I	185,000	ALVES
10/26/2004	4383	1264	U I 38		CAMPBELL
01/20/2004	4223	0001	U I 23		ALVES, MANUEL

PICTURE

LISTING HISTORY

02/17/14	KCPU	NOH CHNG SIDING TO VINY
04/08/10	KCX	
01/19/10	KCO	CHNG FLRS & HEAT FUEL
07/17/03	SH O	
07/15/03	SH X	

NOTES

YELLOW.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 95,700	$ 0	$ 53,000
		Parcel Total:	$ 148,700
2015	$ 95,700	$ 0	$ 53,000
		Parcel Total:	$ 148,700
2016	**$ 95,700**	**$ 0**	**$ 53,000**
		Parcel Total:	**$ 148,700**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.100 ac	66,300	C	80	100	100	100		100	53,000	0	N	53,000	
	0.100 ac									53,000			**53,000**	

Map: 0000U4 **Lot: 000130** **Sub: 000000** **Card: 1 of 1** **14 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

MAZZAPICA, JAMES R JR
MAZZAPICA, ALYCIA
70 SOUTH REGINA DRIVE

TEWKSBURY, MA 01876

TAXABLE DISTRICTS

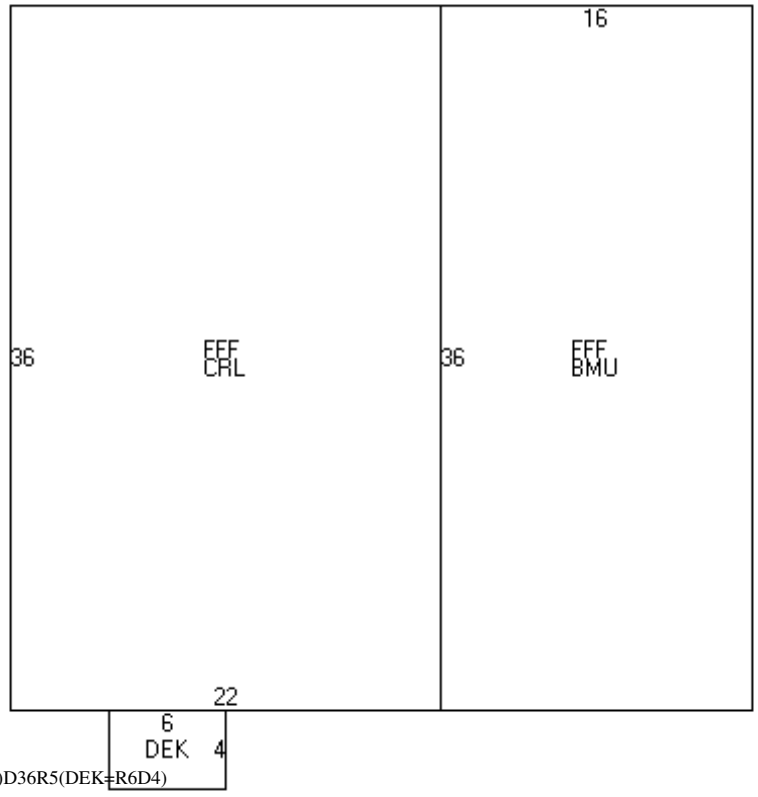
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
05/19/13	u4-130	ALTERATION	EXTENSIVE INTERIOR REM
05/17/13	U4-130	ELECTRIC PERMIT	WIRE/ REMODEDLED SECT
05/19/05	U4-130	ALTERATION	WINDOWS, ROOF

BUILDING DETAILS

Model: **1.00 STORY FRAME CONVENTION**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0810** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0270**
Sq. Foot Cost: **$ 82.16**



(FFF,BMU=L16D36)(FFF,CRL=L22U36)D36R5(DEK=R6D4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	24	0.10	2
FFF	FST FLR FIN	1368	1.00	1368
BMU	BSMNT	576	0.15	86
CRL	CRAWL	792	0.00	0
GLA:	**1,368**	**2,760**		**1,456**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 119,625**
Year Built:		**1950**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 95,700**

Map: 0000U4 **Lot: 000131** **Sub: 000000** **Card: 1 of 1** **16 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

OWNER INFORMATION

DEFRANZO, JOHN L. JR
DEFRANZO, GAIL
6 NEWHALL ST

SAUGUS, MA 01906

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/02/2001	3622	1947	U V 24	8,533	ALVES

PICTURE

LISTING HISTORY

07/30/14	KCM
01/19/10	KCX
03/13/08	FRX
04/05/07	JARX
03/27/06	JARX
07/15/03	SH V

NOTES

GRAY, 3/05 P/U NEW HSE EST 40% FIN-BW 3/06 N/C CHK 07 FIN. NOH EST HSE 75% CK 07 FOR FIN JAR 4/07, EST HSE 100% COMP 3/08FR, ADD A/C, ADJ SKETCH & LABELING 1/10KC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 199,900	$ 0	$ 53,000
		Parcel Total:	$ 252,900
2015	$ 199,900	$ 0	$ 53,000
		Parcel Total:	$ 252,900
2016	**$ 199,900**	**$ 0**	**$ 53,000**
		Parcel Total:	**$ 252,900**

LAND VALUATION

Zone: SFR SINGLE FAM RES **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	0.100 ac	66,300	C	80	100	100	100		100	53,000	0	N	53,000	
	0.100 ac									53,000			**53,000**	

Map: 0000U4 **Lot: 000131** **Sub: 000000** **Card: 1 of 1** **16 SECOND ST** **KINGSTON** **Printed: 07/26/2016**

PICTURE



OWNER

DEFRANZO, JOHN L. JR
DEFRANZO, GAIL
6 NEWHALL ST

SAUGUS, MA 01906

TAXABLE DISTRICTS

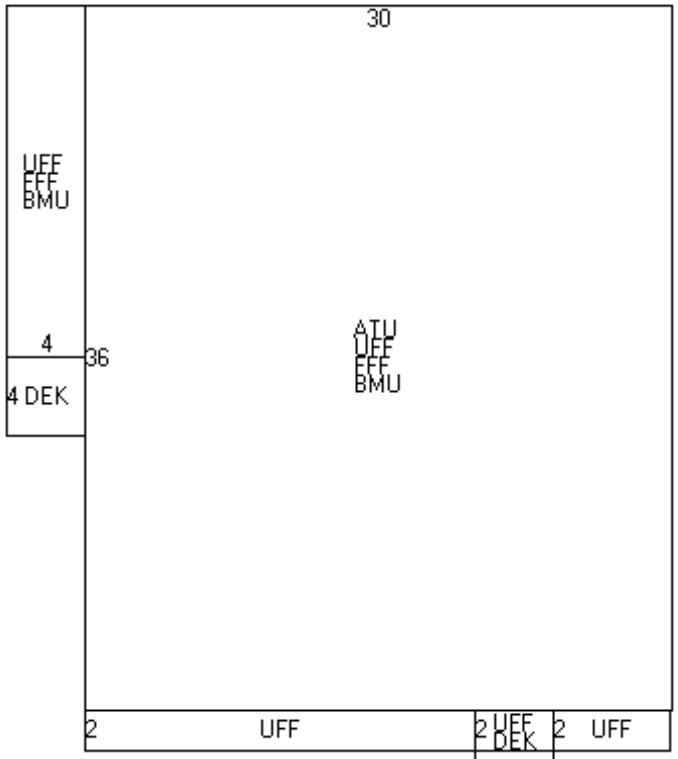
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/30/04	U4-131	NEW BUILDING	NEW SINGLE FAMILY HOM

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: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9320** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0147**
Sq. Foot Cost: **$ 81.18**



(ATU,UFF,FFF,BMU=L30D36)(UFF=D2R20)(UFF,DEK=U2R4)(UFF=D2R6)L6(DEK=D2L4)L20U22(UFF,FFF,BMU=L4U18)D18(DEK=D4R4)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	32	0.10	3
ATU	ATTIC	1080	0.10	108
UFF	UPPER FLR FIN	1212	1.00	1212
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1152	0.15	173
GLA:	**2,364**	**4,628**		**2,648**

2013 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,965**
Year Built:		**2005**
Condition For Age:	AVERAGE	**7 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**7 %**
Building Value:		**$ 199,900**