**LAND VALUATION**

**ZONE:** RR RESIDENTIAL  
**MINIMUM ACREAGE:** 1.84  
**MINIMUM FRONTAGE:** 200

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>R</th>
<th>Tax Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>1.840 ac</td>
<td>88,000</td>
<td>E</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<tr>
<td>UNMNGD OTHER</td>
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<td>100</td>
<td>66,500</td>
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<td>N</td>
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<tr>
<td><strong>15.000 ac</strong></td>
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<td></td>
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**LAST REVALUATION:** 2018

**EXTRA FEATURES VALUATION**

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<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>FIREPLACE 1-1</td>
<td>3</td>
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<td>3,500.00</td>
<td>80</td>
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<td>BARN-2STRY/LOFT/BSMT</td>
<td>888</td>
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<tr>
<td>SHED-WOOD</td>
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<td>1.5S GARAGE</td>
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<td>30</td>
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<td>SHED-WOOD</td>
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**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tbody>
<tr>
<td>2020</td>
<td>$ 165,600</td>
<td>$ 38,800</td>
<td>$ 89,472</td>
</tr>
<tr>
<td>2021</td>
<td>$ 165,600</td>
<td>$ 38,800</td>
<td>$ 89,406</td>
</tr>
<tr>
<td>2022</td>
<td>$ 165,600</td>
<td>$ 38,800</td>
<td>$ 89,406</td>
</tr>
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**KINGSTON ASSESSING OFFICE**

**LAND VALUATION**

**ZONE:** RR RESIDENTIAL  
**MINIMUM ACREAGE:** 1.84  
**MINIMUM FRONTAGE:** 200

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<td>100</td>
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<td></td>
<td>155,300</td>
<td>89,406</td>
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**PICTURE**

**OWNER INFORMATION**

**BEAN, ROBERT P**  
**BEAN, MARGARET D**  
**44 TUCKER RD**

**KINGSTON, NH 03848-3066**

**PARCEL HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
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<td>KCM</td>
<td></td>
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<tr>
<td>08/07/12</td>
<td>KCML</td>
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<tr>
<td>02/26/09</td>
<td>FRR</td>
<td>W/P</td>
<td>2 FIRE PLACE</td>
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<tr>
<td>09/08/03</td>
<td>BW O</td>
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<td>09/03/03</td>
<td>BW X</td>
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**NOTES**

- D-38689. NATURAL. NRCS WETLANDS RESERVE EASEMENT @ RCR 5596-1094 (FOR 5.42 ACRES, ALONG WITH LOTS 1A AND 1B).
PICTURE

PICTURE

PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
08/29/08 | R42-1 | ALTERATION | RESTORE CENTER CHIMNEY

MODEL

BEAN, ROBERT P
BEAN, MARGARET D
44 TUCKER RD
KINGSTON, NH 03848-3066

Owner Details

Owner

TAXABLE DISTRICTS

TAXABLE DISTRICTS

District | Percentage
--- | ---

PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
08/29/08 | R42-1 | ALTERATION | RESTORE CENTER CHIMNEY

BUILDING DETAILS

Model: 2.00 STORY FRAME COLONIAL
Roof: GABLE HIP/ASPHALT
Int: DRYWALL
Floor: PINE/SOFT WD
Heat: OIL/HOT WATER

Bedrooms: 4
Baths: 1.5

Com. Wall:

Size Adj: 0.9080
Base Rate: RSA 107.00
Bldg. Rate: 0.9397
Sq. Foot Cost: $ 100.54

BUILDING SUB AREA DETAILS

ID | Description | Area | Adj. Effect.
--- | --- | --- | ---
GAR | GARAGE | 916 | 0.45 412
FFF | FST FLR FIN | 1382 | 1.00 1382
ATU | ATTIC | 1102 | 0.10 110
UFF | UPPER FLR FIN | 1102 | 1.00 1102
BMU | BSMNT | 300 | 0.15 45

GLA: 2,484
4,802 3,051

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 306,748
Year Built: 1750
Condition For Age: AVERAGE 41%
Physical: ROOF/CEIL 5%
Functional:
Economic:
Temporary:
Total Depreciation: 46

Building Value: $ 165,600
### Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>29 Coopers Grove Road</th>
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</thead>
<tbody>
<tr>
<td>Owner</td>
<td>PELLERIN, WM J JR &amp; KAREN L</td>
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<tr>
<td>Trust</td>
<td>PELLERIN FAMILY REVOCABLE TRUST</td>
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<tr>
<td>Address</td>
<td>KINGSTON, NH 03848</td>
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### Sales History

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<th>Page</th>
<th>Type</th>
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<tbody>
<tr>
<td>08/13/2015</td>
<td>5645</td>
<td>0567</td>
<td>U V 38</td>
<td>PELLERIN K L, HARVEY</td>
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<td>05/03/2000</td>
<td>3471</td>
<td>1903</td>
<td>U V 38</td>
<td>10 HARVEY</td>
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### Listing History

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<th>Notes</th>
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<tr>
<td>12/05/17</td>
<td>KCV</td>
</tr>
<tr>
<td>06/04/12</td>
<td>KCV</td>
</tr>
<tr>
<td>06/20/03</td>
<td>SH</td>
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</tbody>
</table>

### Extra Features Valuation

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lenth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 6,097</td>
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<tr>
<td></td>
<td>Parcel Total: $ 6,097</td>
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<tr>
<td>2021</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 5,348</td>
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<tr>
<td></td>
<td>Parcel Total: $ 5,348</td>
<td></td>
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<tr>
<td>2022</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 5,348</td>
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<tr>
<td></td>
<td>Parcel Total: $ 5,348</td>
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### Land Valuation

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNMNGD HARDWD</td>
<td>1.84 ac</td>
<td>200</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>40</td>
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<tr>
<td>UNMNGD PINE</td>
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</tbody>
</table>

**OWNER**

PELLERIN, WM J JR & KAREN L
PELLERIN FAMILY REVOCABLE TRUST
29 COOPERS GROVE ROAD
KINGSTON, NH 03848

**PICTURE**

**PERMITS**

**BUILDING DETAILS**

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

**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
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</table>

2018 BASE YEAR BUILDING VALUATION

- Year Built:
- Condition For Age: %
- Physical:
- Functional:
- Economic:
- Temporary: %
**OWNER INFORMATION**

**PARCEL TOTAL TAXABLE VALUE**

- **Zone:** RR RESIDENTIAL
- **Minimum Acreage:** 1.84
- **Minimum Frontage:** 200

<table>
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<tr>
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<tbody>
<tr>
<td>UNPRODUCTIVE</td>
<td>1.840 ac</td>
<td>88,000</td>
<td>D</td>
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<td>100</td>
<td>100</td>
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<td>40</td>
<td>31,700</td>
<td>80</td>
<td>Y</td>
<td>29 VACANT</td>
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<tr>
<td>MNGD HARDWD</td>
<td>49.200 ac</td>
<td>x 5,500</td>
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<td>1,867</td>
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<tr>
<td>UNPRODUCTIVE</td>
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<td>100</td>
<td>12,900</td>
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<td>47</td>
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<td><strong>54.000 ac</strong></td>
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<td>100</td>
<td>258,400</td>
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<td>1,943</td>
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**LAND VALUATION**

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- **Zone:** RR RESIDENTIAL
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- **Minimum Frontage:** 200

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**SOUTHEAST LAND TRUST OF NH**

P. O. BOX 675

EXETER, NH 03833-0675

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
</table>

**PERMITS**

**BASE YEAR BUILDING VALUATION**

- Year Built:
- Condition For Age: %
- Physical:
- Functional:
- Economic:
- Temporary: %
## Owner Information

**SOUTHEAST LAND TRUST OF NH**

P. O. BOX 675

EXETER, NH 03833-0675

## Listing History

<table>
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<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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<td>06/04/12</td>
<td>KCV</td>
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<td>06/20/03</td>
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## Extra Features Valuation

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<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

## Municipal Software by Avitar

**KINGSTON ASSESSING OFFICE**

## Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$0</td>
<td>$0</td>
<td>$912</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $912</td>
</tr>
<tr>
<td>2021</td>
<td>$0</td>
<td>$0</td>
<td>$822</td>
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<tr>
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<tr>
<td>2022</td>
<td>$0</td>
<td>$0</td>
<td>$822</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $822</td>
</tr>
</tbody>
</table>

## Land Valuation

<table>
<thead>
<tr>
<th>Zone: RR RESIDENTIAL</th>
<th>Minimum Acreage: 1.84</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNGD HARDWD</td>
<td>1.840 ac</td>
<td>88,000</td>
<td>D</td>
<td>90</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td></td>
<td>40</td>
<td>31,700</td>
<td>100</td>
<td>Y</td>
<td>70</td>
</tr>
<tr>
<td>MNGD HARDWD</td>
<td>4.260 ac</td>
<td>x 5,500 X</td>
<td>84</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>19,700</td>
<td>100</td>
<td>Y</td>
<td>162</td>
</tr>
<tr>
<td>MNGD OTHER</td>
<td>8.000 ac</td>
<td>x 5,500 X</td>
<td>84</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>37,000</td>
<td>100</td>
<td>Y</td>
<td>192</td>
</tr>
<tr>
<td>UNPRODUCTIVE</td>
<td>24.900 ac</td>
<td>x 5,500 X</td>
<td>84</td>
<td></td>
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<td>100</td>
<td>115,000</td>
<td>60</td>
<td>Y</td>
<td>398</td>
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</tbody>
</table>

<p>| 39.000 ac            |       |           |    |     |      |      |      |            | 203,400 | 822        |     |           |       |         |</p>
<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
</table>

**PICTURE**

**OWNER**

SOUTHEAST LAND TRUST OF NH

P. O. BOX 675

EXETER, NH 03833-0675

**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
</table>

**BUILDING DETAILS**

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

**BUILDING SUB AREA DETAILS**

**2018 BASE YEAR BUILDING VALUATION**

Year Built:  
Condition For Age:  %  
Physical:  
Functional:  
Economic:  
Temporary:  %
**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Address</th>
<th>County</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>HARTWELL, JOHN MICHAEL JR.</td>
<td>9 HILL ROAD</td>
<td>BEDFORD, MA 01730</td>
<td>VACANT, VAC 80 X ROAD 50 = 40 4/22-REMOVE C.U. REC REDUCTION.</td>
</tr>
<tr>
<td>HARTWELL, KRYS TAL LYN</td>
<td>9 HILL ROAD</td>
<td>BEDFORD, MA 01730</td>
<td></td>
</tr>
</tbody>
</table>

**SALES HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/22/2021</td>
<td>6356</td>
<td>781</td>
<td>Q V</td>
<td>35,000</td>
<td>FAIRBROther, ROBERT C &amp;</td>
<td></td>
</tr>
<tr>
<td>09/03/2019</td>
<td>6032</td>
<td>1198</td>
<td>U V 38</td>
<td>1 FAIRBROther, ROBERT C</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/13/22</td>
<td>DS</td>
<td>SITE CHANGE</td>
</tr>
<tr>
<td>12/05/17</td>
<td>KCV</td>
<td></td>
</tr>
<tr>
<td>06/04/12</td>
<td>KCV</td>
<td></td>
</tr>
<tr>
<td>06/20/03</td>
<td>SH</td>
<td></td>
</tr>
</tbody>
</table>

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 413</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 413</td>
</tr>
<tr>
<td>2021</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 373</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 373</td>
</tr>
<tr>
<td>2022</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 466</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 466</td>
</tr>
</tbody>
</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNMND OTHER</td>
<td>1.840 ac</td>
<td>200</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>31,700</td>
<td>80</td>
<td>86</td>
<td>VAC</td>
</tr>
<tr>
<td>UNMND OTHER</td>
<td>8.160 ac</td>
<td></td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>42,600</td>
<td>80</td>
<td>380</td>
<td></td>
</tr>
<tr>
<td>10.000 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LAST REVALUATION: 2018**

<table>
<thead>
<tr>
<th>Zone: RR RESIDENTIAL</th>
<th>Minimum Acreage:</th>
<th>Minimum Frontage:</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.84</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

**10.000 ac**

$74,300  466
<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
</table>

### Building Details

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

### Taxable Districts

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
</table>

### Building Sub Area Details

### 2018 Base Year Building Valuation

- **Year Built:**
- **Condition For Age:**%
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**%
**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/21/2007</td>
<td>4768</td>
<td>1991</td>
<td>U V 48</td>
<td>DECREE</td>
</tr>
</tbody>
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**TOWN OF KINGSTON**

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

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/05/17</td>
<td>KCM</td>
</tr>
<tr>
<td>06/04/12</td>
<td>KCV</td>
</tr>
<tr>
<td>06/20/03</td>
<td>SH</td>
</tr>
</tbody>
</table>

COURT PRO CONFESSO DECREE

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
</table>

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$0</td>
<td>$0</td>
<td>$122,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $122,400</td>
</tr>
<tr>
<td>2021</td>
<td>$0</td>
<td>$0</td>
<td>$122,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $122,400</td>
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<tr>
<td>2022</td>
<td>$0</td>
<td>$0</td>
<td>$122,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $122,400</td>
</tr>
</tbody>
</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: RR RESIDENTIAL</th>
<th>Minimum Acreage: 1.84</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>EXEMPT-MUNIC</td>
<td>25.000 ac</td>
<td>x 5,500</td>
<td>X</td>
<td>89</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td></td>
<td>100</td>
<td>122,400</td>
<td>0</td>
<td>122,400</td>
<td></td>
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</table>

25.000 ac

122,400

122,400
### TOWN OF KINGSTON

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

### Map:

000R42  
Lot: 000006  
Sub: 000000  
Card: 1 of 1  
OFF BACK RD  
KINGSTON  
Printed: 05/20/2022

### TAXABLE DISTRICTS

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
</table>

### BUILDING DETAILS

- Heat:
- A/C:
- Fixtures:
- Baths:
- Bedrooms:
- Roofs:
- Ext:
- Int:
- Floor:
- Heat:
- Quality:
- Extra Kitchens:
- Fireplaces:
- A/C:
- Com. Wall:
- Stories:
- Physical:
- Functional:
- Economic:
- Temporary:

### BUILDING SUB AREA DETAILS

### 2018 BASE YEAR BUILDING VALUATION

- Year Built:
- Condition For Age: %
- Physical:
- Functional:
- Economic:
- Temporary: %
**OWNER INFORMATION**

**SOUTHEAST LAND TRUST OF NH**

P. O. BOX 675
EXETER, NH 03833-0675

**OWNER INFORMATION**

**P. O. BOX 675**
EXETER, NH 03833-0675

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/05/17</td>
<td>5130</td>
<td>2760</td>
<td>U V 18</td>
<td>MEADOWSEND</td>
<td></td>
</tr>
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**LISTING HISTORY**

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<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/02/2010</td>
<td>5130</td>
<td>2760</td>
<td>U V 18</td>
<td>MEADOWSEND</td>
<td></td>
</tr>
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</table>

**US NRCS EASEMENT RCRD 5130-2724. VACANT. 80 X ROAD 50 = 40.**

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNGD HARDWD</td>
<td>1.840 ac</td>
<td>88,000 D</td>
<td>90</td>
<td>100</td>
<td>100</td>
<td>40</td>
<td>31,700</td>
</tr>
<tr>
<td>MNGD HARDWD</td>
<td>0.260 ac</td>
<td>x 5,500 X</td>
<td>71</td>
<td>100</td>
<td>100</td>
<td>40</td>
<td>1,000</td>
</tr>
<tr>
<td>MNGD OTHER</td>
<td>36.400 ac</td>
<td>x 5,500 X</td>
<td>71</td>
<td>100</td>
<td>100</td>
<td>40</td>
<td>142,100</td>
</tr>
<tr>
<td>UNPRODUCTIVE</td>
<td>41.500 ac</td>
<td>x 5,500 X</td>
<td>71</td>
<td>100</td>
<td>100</td>
<td>40</td>
<td>162,100</td>
</tr>
<tr>
<td><strong>80.000 ac</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 1,794</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 1,794</td>
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<tr>
<td>2021</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 1,615</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>Parcel Total: $ 1,615</td>
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<tr>
<td>2022</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 1,615</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $ 1,615</td>
</tr>
</tbody>
</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
<tbody>
<tr>
<td>MNGD HARDWD</td>
<td>1.840 ac</td>
<td>88,000 D</td>
</tr>
<tr>
<td>MNGD HARDWD</td>
<td>0.260 ac</td>
<td>x 5,500 X</td>
</tr>
<tr>
<td>MNGD OTHER</td>
<td>36.400 ac</td>
<td>x 5,500 X</td>
</tr>
<tr>
<td>UNPRODUCTIVE</td>
<td>41.500 ac</td>
<td>x 5,500 X</td>
</tr>
<tr>
<td><strong>80.000 ac</strong></td>
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**ZONE:** RRAQ RR W/AQUIFER

**LAST REVALUATION: 2018**

<table>
<thead>
<tr>
<th>Road:</th>
<th>Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
<tbody>
<tr>
<td>RRAQ RR W/AQUIFER</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Road:</th>
<th>Site:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### PICTURE

**SOUTHEAST LAND TRUST OF NH**

P. O. BOX 675  
EXETER, NH 03833-0675

### PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
</table>

### TAXABLE DISTRICTS

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
</table>

### BUILDING DETAILS

- **Model:** 
- **Roof:** 
- **Ext:** 
- **Int:** 
- **Floor:** 
- **Heat:**
- **Bedrooms:** 
- **Baths:** 
- **Fixtures:**

### BUILDING SUB AREA DETAILS

#### Base Type:

### 2018 BASE YEAR BUILDING VALUATION

- **Year Built:**
- **Condition For Age:** %
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:** %
<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE GAS</td>
<td>1</td>
<td>100</td>
<td>2,900.00</td>
<td>100</td>
<td>2,900</td>
<td></td>
<td></td>
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<tr>
<td>SCREENHOUSE</td>
<td>192</td>
<td>192 x 1</td>
<td>143</td>
<td>16.00</td>
<td>90</td>
<td>3,954</td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>6,900</strong></td>
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</table>

**EXTRA FEATURES VALUATION**

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>R</th>
<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES</td>
<td>1.84 ac</td>
<td>88,000</td>
<td>F</td>
<td>110</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td></td>
<td>100</td>
<td>96,800</td>
<td>0</td>
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<tr>
<td>1F RES</td>
<td>2.66 ac</td>
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<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>14,600</td>
<td>0</td>
<td>N</td>
<td>14,600</td>
<td></td>
</tr>
<tr>
<td><strong>4.500 ac</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>111,400</strong></td>
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</table>

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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</thead>
<tbody>
<tr>
<td>2020</td>
<td>$434,700</td>
<td>$6,900</td>
<td>$111,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $553,000</td>
</tr>
<tr>
<td>2021</td>
<td>$434,700</td>
<td>$6,900</td>
<td>$111,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $553,000</td>
</tr>
<tr>
<td>2022</td>
<td>$396,700</td>
<td>$6,900</td>
<td>$111,400(c)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $553,000</td>
</tr>
</tbody>
</table>

(Card Total: $515,000)

**KINGSTON, NH 03848**

**NOTES**

11/08/21 INSPI MARKED FOR INSPECTION
12/05/17 KCM
03/22/17 KCPU
04/12/16 KCPU
08/07/12 KCM
09/03/03 BW O

**TAN, IN-LAW APARTMENT, CARD 1- ADD PARTIAL A/C (EST 50%) & CORRECT EXTRA FEATURES 8/12KC, CHK 2017 FOR GAR 4/16KC, ADD NEW GAR 3/17KC, FOR SALE/ REMOVE GAR 12/17KC**
PIZZA, CHRISTOPHER N
FACELLA-PIAZZA, NADINE M
10 THORNE ROAD
KINGSTON, NH 03848

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/27/18</td>
<td>R42-8</td>
<td>MECHANICAL PERMI</td>
<td>INSTALL 275 GALLON STEEL OIL TANK</td>
</tr>
<tr>
<td>10/07/15</td>
<td>R42-8</td>
<td>GARAGE</td>
<td>20 X 14 GARAGE</td>
</tr>
</tbody>
</table>

BUILDING DETAILS

Model: 1.50 STORY FRAME CAPE
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER

Bedrooms: 4  Bath: 2.0  Fixtures:
Extra Kitchens:  Fireplaces:  Generators:
A/C: Yes  50.00 %

Com. Wall:  Size Adj: 0.8588  Base Rate: RSA 107.00
Bldg. Rate: 1.0200  Sq. Foot Cost: $ 109.15

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PTO</td>
<td>PATIO</td>
<td>144</td>
<td>0.10</td>
</tr>
<tr>
<td>HSU</td>
<td>1/2 STRY UNFIN</td>
<td>1440</td>
<td>0.25</td>
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<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>768</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>48</td>
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<td>FFF</td>
<td>FST FLR FIN</td>
<td>2244</td>
<td>1.00</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>2244</td>
<td>0.15</td>
</tr>
<tr>
<td>HSF</td>
<td>1/2 STRY FIN</td>
<td>2036</td>
<td>0.50</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>416</td>
<td>0.15</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>394</td>
<td>0.10</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>3,262</td>
<td></td>
</tr>
</tbody>
</table>

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 483,753
Year Built: 1998
Condition For Age: AVERAGE 11 %
Physical:  Functional:  Economic: SIZE 7 %
Temporary:  Total Depreciation: 18 %

Building Value: $ 396,700
## Land Valuation

**Parcel Total Taxable Value:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>$38,000</td>
<td>$0</td>
<td>$0(e)</td>
</tr>
</tbody>
</table>

Parcel Total: $553,000

(Card Total: $38,000)

### Owner Information

**PIAZZA, CHRISTOPHER N**

**FACELLA-PIAZZA, NADINE M**

10 THORNE ROAD

KINGSTON, NH 03848

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>11/08/21</td>
<td>INS P</td>
<td>MARKED FOR INSPECTION</td>
</tr>
<tr>
<td>08/07/12</td>
<td>KCM</td>
<td></td>
</tr>
<tr>
<td>09/03/03</td>
<td>BW</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TAN, ONLY HALF BATH (CHANGES MADE @ HEARINGS --- SH) CARD 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>CHNG SIDING 8/12KC</td>
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</table>

### Extra Features Valuation

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
</table>

### Land Valuation

**Land Type:** 1F RES

**Neighborhood:**

**Site:**

**Driveway:**

**Road:**

**Zone:**

**Minimum Acreage:**

**Minimum Frontage:**

**Cond**

**Ad Valorem**

**SPI**

**R**

**Tax Value**

**Notes**

0 ac
PIZZA, CHRISTOPHER N
FACELLA-PIZZA, NADINE M
10 THORNE ROAD
KINGSTON, NH 03848

PERMITS
Date  Permit ID  Permit Type  Notes
09/04/18  R42-8  ELECTRIC PERMIT  SERVICE UPGRADE TO 100

BUILDING DETAILS
Model: 1.00 STORY FRAME CAMP
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: WALL BOARD
Floor: PINE/SOFT WD
Heat: OIL/FA DUCTED
Bedrooms: 4
Baths: 0.5
Fixtures: 1
A/C: No
Extra Kitchens: 0
Fireplaces: 0
Generators: 0

Quality: B1 AVG-10

Com. Wall:
Size Adj: 1.5103
Base Rate: RCP 69.00
Bldg. Rate: 1.1418
Sq. Foot Cost: $ 78.78

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect</th>
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</thead>
<tbody>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>603</td>
<td>1.00</td>
</tr>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>125</td>
<td>0.25</td>
</tr>
<tr>
<td></td>
<td>GLA: 603</td>
<td>728</td>
<td>634</td>
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</tbody>
</table>

2018 BASE YEAR BUILDING VALUATION
Market Cost New: $ 49,947
Year Built: 1958
Condition For Age: AVERAGE 19 %
Physical: 0
Functional: USE 5 %
Economic: 0
Temporary: 0
Total Depreciation: 24 %
Building Value: $ 38,000
**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/05/17</td>
<td>KCM</td>
<td>GREY METAL SHED OWNED BY TENANT NO VALUE 11/03 CHG MADE AT HEARING, CORRECT SKETCH LABELING &amp; EXTRA FEATURE TYPE 8/12KC. CHANGED DATE OF HOUSE TO CORRESPOND TO PERMIT ISSUED IN 1985 - 12/9/16 CG.</td>
</tr>
<tr>
<td>08/07/12</td>
<td>KCM</td>
<td></td>
</tr>
<tr>
<td>09/03/03</td>
<td>BW X</td>
<td></td>
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</tbody>
</table>

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCREENHOUSE</td>
<td>384</td>
<td>384 x 1</td>
<td>102</td>
<td>16.00</td>
<td>65</td>
<td>4,073</td>
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<td></td>
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<td>4,100</td>
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</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>2F RES</td>
<td>0.900 ac</td>
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</table>

**LAST REVALUATION: 2018**

<table>
<thead>
<tr>
<th>Zone: RRAQ RR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>2F RES</td>
<td>0.900 ac</td>
<td></td>
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</tbody>
</table>

**PICTURE**

**SALES HISTORY**

<table>
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<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price Granter</th>
</tr>
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<tbody>
<tr>
<td>06/11/2019</td>
<td>6006</td>
<td>2968</td>
<td>Q I</td>
<td>330,000 DOYLE, TIMOTHY W</td>
</tr>
<tr>
<td>04/15/2002</td>
<td>3755</td>
<td>495</td>
<td>Q I</td>
<td>240,000 YANUS</td>
</tr>
</tbody>
</table>

**NOTES**

- **Market Value:** 2020 $ 92,500
- **Ad Valorem:** $ 231,900
- **Land Value:** $ 4,100
- **Parcel Total:** $ 328,500

- **Market Value:** 2021 $ 92,500
- **Ad Valorem:** $ 231,900
- **Land Value:** $ 4,100
- **Parcel Total:** $ 328,500

- **Market Value:** 2022 $ 92,500
- **Ad Valorem:** $ 231,900
- **Land Value:** $ 4,100
- **Parcel Total:** $ 328,500

**ZONE:** RRAQ RR W/AQUIFER

**Minimum Acreage:** 3.00

**Minimum Frontage:** 200

**Site:**

<table>
<thead>
<tr>
<th>Driveway:</th>
<th>Road:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Driveway: 0 N**

**Road: 92,500**

**Topography:**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Ad Valorem</th>
<th>SPI R</th>
<th>Tax Value</th>
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</thead>
<tbody>
<tr>
<td>100</td>
<td>92,500</td>
<td>0</td>
<td>92,500</td>
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</table>

**LAND TYPE:** 2F RES

<table>
<thead>
<tr>
<th>Units Base Rate</th>
<th>NC Adj Site Road DWay Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI R</th>
<th>Tax Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.900 ac</td>
<td>84,060 110 100 100 100</td>
<td>100</td>
<td>92,500</td>
<td>0</td>
<td>92,500</td>
</tr>
</tbody>
</table>

**CONCEPT:** 2F RES

**PICTURE:**

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**
### Building Details

**Model:** 2.00 STORY FRAME DUPLEX  
**Roof:** GABLE HIP/ASPHALT  
**Ext:** VINYL SIDING  
**Int:** DRYWALL  
**Floor:** CARPET/LINOLEUM OR SIM  
**Heat:** OIL/HOT WATER  

**Bedrooms:** 4  
**Baths:** 3.0  
**Fixtures:**  
**Extra Kitchens:**  
**Fireplaces:**  
**A/C:** No  
**Generators:**  

**Quality:** A0 AVG  
**Com. Wall:**  

**Size Adj:** 0.9209  
**Base Rate:** RSA 107.00  
**Bldg. Rate:** 0.8935  
**Sq. Foot Cost:** $ 95.60

### Building Sub Area Details

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>1232</td>
<td>1232</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1332</td>
<td>1332</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>1232</td>
<td>185</td>
</tr>
<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>80</td>
<td>12</td>
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<tr>
<td>SPF</td>
<td>SCREEN PORCH</td>
<td>200</td>
<td>60</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>2,564</td>
<td>2,821</td>
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</table>

### 2018 Base Year Building Valuation

- **Market Cost New:** $ 269,688  
- **Year Built:** 1985  
- **Condition For Age:** AVERAGE 14 %  
- **Building Value:** $ 231,900
AUGER, JEFFREY
16 THORNE RD
KINGSTON, NH 03848-3048

D-24996. TAN, ONE VERY SMALL BEDROOM. BEDROOM COUNT CHANGED FROM 3 TO 2 - PER ABATEMENT APPLICATION 5/07. BSMNT WET YEAR ROUND. FLOORS UNFIN. WATER DAMAGE. NEEDS ROOF, LOW HEAD ROOM BSMNT, FPL LEAKS.

EXTRA FEATURES VALUATION

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
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<td>2,800</td>
<td>LEAKS</td>
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<tr>
<td>SHED-WOOD</td>
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<td>103</td>
<td>12.00</td>
<td>70</td>
<td>3,245</td>
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<td>SHOP-1</td>
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<td>140</td>
<td>39.00</td>
<td>80</td>
<td>8,736</td>
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<tr>
<td>SHED-WOOD</td>
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<td>70</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>16,400</td>
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</tr>
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LAND VALUATION

<table>
<thead>
<tr>
<th>Zone: RRAQ RR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
<th>Site:</th>
<th>Driveway:</th>
<th>Road:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
<td>NC</td>
<td>Adj</td>
<td>Site</td>
</tr>
<tr>
<td>1F RES</td>
<td>1.100 ac</td>
<td>85,140</td>
<td>F</td>
<td>110</td>
<td>100</td>
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</tbody>
</table>

PARCEL TOTAL TAXABLE VALUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$95,500</td>
<td>$16,400</td>
<td>$93,700</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $205,600</td>
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</tr>
<tr>
<td>2021</td>
<td>$95,500</td>
<td>$16,400</td>
<td>$93,700</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $205,600</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>$95,500</td>
<td>$16,400</td>
<td>$93,700</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $205,600</td>
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</table>
### PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/07/04</td>
<td>R42-10</td>
<td>ADDITION</td>
<td>8 X 12 CLOSET OFF HALLWAY</td>
</tr>
</tbody>
</table>

### BUILDING DETAILS

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/METAL/TIN
- **Ext:** CLAP BOARD
- **Int:** DRYWALL
- **Floor:** PINE/SOFT WD
- **Heat:** OIL/FA DUCTED

- **Bedrooms:** 2
- **Baths:** 1.0
- **Fixtures:**
- **A/C:** No
- **Generators:**

- **Com. Wall:**
- **Size Adj:** 1.1263
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 1.0249
- **Sq. Foot Cost:** $109.67

### BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
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<tr>
<td>PRS</td>
<td>Piers/Posts</td>
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- **GLA:** 1,086
- **1,281**

### 2018 BASE YEAR BUILDING VALUATION

- **Market Cost New:** $140,487
- **Year Built:** 1900
- **Condition For Age:** AVERAGE 27 %
- **Physical:**
- **Functional:** WET BMU 5 %
- **Economic:**
- **Temporary:**
- **Total Depreciation:** 32 %

- **Building Value:** $95,500
OWNER INFORMATION

MACKINNON, LAURIE
54 MARSHALL ROAD

KINGSTON, NH 03848

SALES HISTORY

07/16/2018  5930  818  U115  340,000  KELLEY, KAREN R.
02/27/2006  4622  813  Q1  330,000  DOYLE

LISTING HISTORY

03/11/22  DRBP  BP  D-24996. WHITE, ADJ AC PER SURVEY- ADJ DATA @ HEARINGS-BW NO HEAT 2ND FLOOR. DIRT FLOOR BSM. CHNG HSE COND TO AVE PER YR BUILT 12/17KC, ADD 3 SIDED SHED 3/18KC 03/2021 ALL WORK COMP, N/C IN VALUE 3-22 NOH- ALL WORK COMPLETE CONVERT GAR TO WORK SHOP. HAS MONITOR HEAT

03/23/21  DRBP  BP
03/21/18  KCPU
12/05/17  KCM
08/07/12  KCM
02/26/09  FRR  P/U GAR @100%
04/16/08  KCX  CHK09 FOR GAR (20X24)
09/03/03  BW X

NOTES

EXTRA FEATURES VALUATION

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

LEAN-TO  48  4 x 12  393  4.00  80  604  
LEAN-TO  48  4 x 12  393  4.00  80  604  
SHED-WOOD  168  14 x 12  155  12.00  80  2,500  
BARN  480  24 x 20  93  19.00  70  5,937  
SHOP-2  480  24 x 20  93  43.00  90  17,276  
EQUIPMENT SHED  192  12 x 16  143  10.00  90  2,471  3 SIDED SHED  29,400

LAND VALUATION

Zone: RRAQ RR W/AQUIFER

Minimum Acreage: 3.00
Minimum Frontage: 200

Land Type  Units  Base Rate  NC  Adj  Site  Road  DWay  Topography  Cond  Ad Valorem  SPI  R  Tax Value  Notes

1F RES  0.600 ac  81,120  E  100  100  100  100  100  81,100  0  N  81,100
FARM LAND  2.000 ac  x 5,500  X  95  95  9,900  67  N  488  TOPO
UNMNGD PINE  2.860 ac  x 5,500  X  95  100  14,900  100  N  435
UNMNGD HARDWD  5.320 ac  x 5,500  X  95  100  27,800  100  N  381

LAND TOTAL: 10.780 ac  133,700  82,404

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year  Building  Features  Land
2020  $132,600  $28,000  $82,598  Parcel Total: $243,198
2021  $132,600  $28,000  $82,404  Parcel Total: $243,004
2022  $132,600  $29,404  $82,404  Parcel Total: $244,404

LAST REVALUATION: 2018

PICTURE
MACKINNON, LAURIE
54 MARSHALL ROAD
KINGSTON, NH 03848

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
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<th>Notes</th>
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<td>R42-11</td>
<td>ALTERATION</td>
<td>REMOVE GARAGE DOORS, FREE STANDING DOUBLE</td>
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<td>01/29/21</td>
<td>R42-11</td>
<td>SIGN</td>
<td>DOUBLE FACE IN HOME BUSINESS</td>
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<td>03/10/17</td>
<td>R42-11</td>
<td>EXTERIOR ONLY</td>
<td>RUN IN SHED NO GREATER</td>
</tr>
<tr>
<td>11/27/07</td>
<td>R42-11</td>
<td>GARAGE</td>
<td>20 X 24 GARAGE</td>
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</tbody>
</table>

BUILDING DETAILS

Model: 2.00 STORY FRAME FARM HOUSE
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: PLASTERED/DRYWALL
Floor: PINE/SOFT WD/ CARPET
Heat: OIL/FA DUCTED

Bedrooms: 3  Baths: 1.0  Fixtures: No Extra Kitchens: No Fireplaces: No A/C: No Generators: No

Quality: A0 AVG
Com. Wall: No

Size Adj: 0.9949  Base Rate: RSA 107.00
Bldg. Rate: 0.9263  Sq. Foot Cost: $99.11

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
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<td>ATU</td>
<td>ATTIC</td>
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<td>0.10 63</td>
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<td>OPEN PORCH</td>
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<td>STO</td>
<td>STORAGE AREA</td>
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<td>0.25 45</td>
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GLA: 1,803  2,996  1,968

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $195,048
Year Built: 1900
Condition For Age: AVERAGE 27 %
Physical:
Functional: 2NDFLRHEA 5 %
Economic:
Temporary: Total Depreciation: 32 %
Building Value: $132,600
### Owner Information

**PITTENDREIGH, LORRIN T & JANIE E - T**  
LORRIN PITTENDREIGH REV LIVING TRUST  
P O BOX 668  
MODDUS, CT 60469

<table>
<thead>
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<th>Date</th>
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<td>U151</td>
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<td>N/C TO UC CHK 2014 3/13KC, NOH EST UC CHNG CHK 2016 FOR COMP</td>
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<td>KCM</td>
<td>3/15KC, NOH EST UC COMP 12/17KC. 05/19: ES N/C=NOH 7/2020 EST WORK</td>
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<td>KCPU</td>
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### Extra Features Valuation

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<th>Units</th>
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<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
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<th>Notes</th>
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<td>1,750</td>
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<td>IN GRND POOL/GUNITE</td>
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### Parcel Total Taxable Value

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<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2020</td>
<td>$175,200</td>
<td>$6,600</td>
<td>$100,900</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $282,700</td>
</tr>
<tr>
<td>2021</td>
<td>$175,200</td>
<td>$6,600</td>
<td>$100,900</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $282,700</td>
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<tr>
<td>2022</td>
<td>$175,200</td>
<td>$6,600</td>
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<td>Parcel Total: $282,700</td>
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### Land Valuation

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<th>Zone: RRAQ RR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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<td>97,900 E</td>
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<td>100</td>
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<td>97,900</td>
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<tr>
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<tr>
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<td></td>
<td>100,900</td>
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### OWNER

PITTENDREIGH, LORRIN T & JANIE E
LORRIN PITTENDREIGH REV LIVING TRUS
P O BOX 668
MODDUS, CT 60469

### TAXABLE DISTRICTS

<table>
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<th>District</th>
<th>Percentage</th>
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<tr>
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### BUILDING DETAILS

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** WOOD SHINGLE/VINYL SIDING
- **Int:** DRYWALL
- **Floor:** HARDWOOD/CARPET
- **Heat:** OIL/HOT WATER
- **Bedrooms:** 4
- **Baths:** 2.0
- **Fixtures:**
- **Extra Kitchens:**
- **Fireplaces:**
- **A/C:** No
- **Generators:**
- **Com. Wall:**
- **Size Adj:** 0.9398
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 0.8374
- **Sq. Foot Cost:** $89.60

### BUILDING SUB AREA DETAILS

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<th>Adj. Effect.</th>
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<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>BMF</td>
<td>BSMNT FINISHED</td>
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<td>GLA</td>
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### 2018 BASE YEAR BUILDING VALUATION

- **Market Cost New:** $227,584
- **Year Built:** 1960
- **Condition For Age:** FAIR
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**
- **Total Depreciation:** 23%

### Building Value:

$175,200
**OWNER INFORMATION**

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<td>06/27/2006</td>
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<td>797</td>
<td>U1</td>
<td>38</td>
<td>MURRAY</td>
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</table>

**LISTING HISTORY**

- 05/11/22 DS BP
  - WHITE, UNDUCTED AIR-WF,GA,HEAT IN APT, RECHECK 2004-FINISH OF UNFIN AREAS, VAC 80 X ROAD 50 = 40 (CHANGES MADE @ HEARINGS---RW) NO CHANGE CHECK 2005, 3/05 NC-BW, CHNG ROOF, CORRECT SKETCH LABELING, & ADD SHED 8/12KC 5/22- BUILDING DEMO'D FOR 4/1/22 - RECK 2023 FOR NEW HOME
- 11/08/21 INSP MARKED FOR INSPECTION
- 12/05/17 KCM
- 08/07/12 KCM
- 03/02/05 BW X
- 04/27/04 JR X
- 09/03/03 BW O

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>SHED-WOOD</td>
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<td>SHED-WOOD</td>
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**PARCEL TOTAL TAXABLE VALUE**

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<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2020</td>
<td>$128,700</td>
<td>$2,100</td>
<td>$88,000</td>
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<td>Parcel Total: $218,800</td>
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<tr>
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<td>$2,100</td>
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<tr>
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<td>$2,100</td>
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<td>Parcel Total: $90,100</td>
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**LAND VALUATION**

<table>
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<tr>
<th>Zone: RRAQ RR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
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<td>2F RES</td>
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<tr>
<td></td>
<td>1.840 ac</td>
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</table>
# Details of Building at 60 Marshall Road, Kingston, NH 03848

## Owner

**Name:** DILLON, ALEX M.

**Address:** 60 MARSHALL ROAD

**City:** KINGSTON, **State:** NH, **ZIP:** 03848

## Permits

<table>
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<td>DEMOLITION</td>
<td>DEMO MOBILE HOME, GARAGE</td>
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## Building Details

- **Heat:**
- **A/C:**
- **Fixtures:**
- **Baths:**
- **Bedrooms:**
- **Fixtures:**
- **Generators:**
- **A/C:**
- **Fireplaces:**
- **Extra Kitchens:**
- **Flooring:**
- **Roof:**
- **Ext:**
- **Int:**
- **Floor:**
- **Int:**
- **Floor:**
- **Roof:**
- **Ext:**
- **Int:**
- **Floor:**
- **Roof:**
- **Sub:**
- **Card:**
- **Lot:**

## Building Sub Area Details

- **Base Type:**
- **Stories:**

## 2018 Base Year Building Valuation

- **Year Built:**
- **Condition For Age:**%
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**%
**LAND VALUATION**

**LAST REVALUATION:** 2018

**ZONE:** RRAQ RR W/AQUIFER

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<th>Minimum Frontage</th>
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<th>Road</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
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<th>Tax Value</th>
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**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
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<tr>
<td>DIPINTO, RALPH JAMES</td>
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<td>5922</td>
<td>387</td>
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<tr>
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<td>0252</td>
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<td>0416</td>
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<tr>
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<td>2764</td>
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<td>CHNG SIDING, ADD A/C, COI</td>
</tr>
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<td>JAR</td>
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**SALES HISTORY**

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**EXTRA FEATURES VALUATION**

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<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
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<td>100</td>
<td>3,500</td>
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<tr>
<td>IN GRND POOL/VINYL</td>
<td>648</td>
<td>18 x 36</td>
<td>85</td>
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**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

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<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 217,200</td>
<td>$ 27,700</td>
<td>$ 88,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 332,900</td>
</tr>
<tr>
<td>2021</td>
<td>$ 217,200</td>
<td>$ 27,700</td>
<td>$ 88,000</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Parcel Total: $ 332,900</td>
</tr>
<tr>
<td>2022</td>
<td>$ 217,200</td>
<td>$ 27,700</td>
<td>$ 88,000</td>
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<tr>
<td></td>
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<td>Parcel Total: $ 332,900</td>
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DIPINTO, RALPH JAMES
DIPINTO, MARY E
62 MARSHALL ROAD
KINGSTON, NH 03848

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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</thead>
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<tr>
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<td>R42-12-3</td>
<td>EXTERIOR ONLY</td>
<td>INGROUND SWIMMING PO</td>
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BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 1.5  Fixtures: 
A/C: Yes  100.00 %  Generators: 
Quality: A0 AVG

Com. Wall: 
Size Adj: 0.9468  Base Rate: RSA 107.00
Bldg. Rate: 0.9752  Sq. Foot Cost: $ 104.35

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<tbody>
<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>600</td>
<td>270</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
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<td>1638</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>1638</td>
<td>491</td>
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<tr>
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<td>OPEN PORCH</td>
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<td>6</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>438</td>
<td>44</td>
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GLA: 1,638 4,354 2,449

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 255,553
Year Built: 1980
Condition For Age: AVERAGE 15 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 15 %

Building Value: $ 217,200
**LAND VALUATION**

**LAST REVALUATION: 2018**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Topography</th>
<th>Condition</th>
<th>Ad Valorem</th>
<th>Tax Value</th>
<th>Notes</th>
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<tr>
<td>1F RES</td>
<td>2.440 ac</td>
<td>93,120 E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>93,100</td>
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**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
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<tr>
<td>POOL ABOVE GROUND</td>
<td>150</td>
<td>167</td>
<td>15.00</td>
<td>80</td>
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<tr>
<td>SHED-WOOD</td>
<td>240</td>
<td>12 x 20</td>
<td>127</td>
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<td>100</td>
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<tr>
<td>SHED-WOOD</td>
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**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
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<th>Features</th>
<th>Land</th>
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</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 136,900</td>
<td>$ 8,600</td>
<td>$ 93,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 238,600</td>
</tr>
<tr>
<td>2021</td>
<td>$ 136,900</td>
<td>$ 8,600</td>
<td>$ 93,100</td>
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<tr>
<td></td>
<td></td>
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<td>Parcel Total: $ 238,600</td>
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<tr>
<td>2022</td>
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<td>$ 8,600</td>
<td>$ 93,100</td>
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**OWNERSHIP INFORMATION**

**SALES HISTORY**

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<th>Date</th>
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<th>Type</th>
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<tr>
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**LISTING HISTORY**

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<tr>
<th>Date</th>
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<tr>
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<td></td>
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<tr>
<td>08/07/12</td>
<td>KCM</td>
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<td>04/27/04</td>
<td>JR O</td>
<td>SHED COMPLETE 100%</td>
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</tr>
<tr>
<td>09/03/03</td>
<td>BW O</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DOWD, LORI J  
CHRISTOPHER M. DOWD  
64 MARSHALL RD  
KINGSTON, NH 03848

PERMITS

Date       Permit ID   Permit Type     Notes
09/01/03   R42-13     BUILDING       LEAN TO (SHED)

BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH  
Roof: GABLE HIP/ASPHALT  
Ext: VINYL SIDING  
Int: DRYWALL  
Floor: HARDWOOD/CARPET  
Heat: OIL/FA DUCTED

Bedrooms: 3  
Baths: 2.0  
Fixtures:  
Extra Kitchens:  
Fireplaces:  
A/C: No  
Generators:  
Quality: A0 AVG

Com. Wall:  
Size Adj: 1.0588  
Base Rate: RSA 107.00  
Bldg. Rate: 1.0376  
Sq. Foot Cost: $ 111.03

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
<th>Effect.</th>
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<tr>
<td>DEK</td>
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GLA: 1,248  
2,784  
1,561

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 173,318  
Year Built: 1950  
Condition For Age: AVERAGE 21 %

Physical:  
Functional:  
Economic:  
Temporary:  
Total Depreciation: 21 %

Building Value: $ 136,900
**OWNER INFORMATION**

<table>
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<th>Parcel Total Taxable Value</th>
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<tbody>
<tr>
<td>YEAR</td>
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<tr>
<td>2020</td>
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<tr>
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**LAND VALUATION**

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<tr>
<th>Zone: RRAQ RR W/AQUIFER</th>
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<table>
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<th>Units</th>
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<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
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<tr>
<td>MNGD HARDWD</td>
<td>3.00 ac</td>
<td>97,900 E</td>
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<td>100</td>
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<tr>
<td>MNGD HARDWD</td>
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<td>x 5,500 X</td>
<td>83</td>
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<td>256,400</td>
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**SALES HISTORY**

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<th>Page</th>
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<td>06/20/03</td>
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US NRCS EASEMENT RCRD 5130-2724. VACANT.

**EXTRA FEATURES VALUATION**

**NOTES**

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<th>Feature Type</th>
<th>Units</th>
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</tr>
<tr>
<td>Date</td>
<td>Permit ID</td>
<td>Permit Type</td>
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### Permits

**PICTURE**

**OWNER**

SOUTHEAST LAND TRUST OF NH
P. O. BOX 675
EXETER, NH 03833-0675

**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
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**BUILDING DETAILS**

Heat:
A/C:
Fixtures:
Baths:
Bedrooms:
Roof:
Ext:
Int:
Floor:
Heat:
Quality:
Com. Wall:
Stories:

**BUILDING SUB AREA DETAILS**

**2018 BASE YEAR BUILDING VALUATION**

<table>
<thead>
<tr>
<th>Year Built:</th>
<th>Condition For Age:</th>
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<th>Physical:</th>
<th>Functional:</th>
<th>Economic:</th>
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<tr>
<td></td>
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<td></td>
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</table>

| Temporary: | |
|------------| % |
### Owner Information

**BEAN, ROBERT P**  
**BEAN, MARGARET D**  
44 TUCKER RD  

KINGSTON, NH 03848-3066

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
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<tr>
<td>12/05/17</td>
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<td>06/04/12</td>
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<tr>
<td>06/20/03</td>
<td>SH</td>
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D-38689, VACANT. NRCS WETLANDS RESERVE EASEMENT AT RCR 5596-1094.

### Extra Features Valuation

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
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<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</table>

### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$0</td>
<td>$0</td>
<td>$517</td>
</tr>
<tr>
<td>2021</td>
<td>$0</td>
<td>$0</td>
<td>$466</td>
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<tr>
<td>2022</td>
<td>$0</td>
<td>$0</td>
<td>$466</td>
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</table>

Parcel Total: $517  
Parcel Total: $466  
Parcel Total: $466

### Land Valuation

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
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<tbody>
<tr>
<td>UNMNGD OTHER</td>
<td>1.840 ac</td>
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<td>100</td>
<td>100</td>
<td>100</td>
<td>80</td>
<td>70,400</td>
<td>80</td>
<td>86</td>
<td>VACANT</td>
</tr>
<tr>
<td>UNMNGD OTHER</td>
<td>8.160 ac</td>
<td>x 5,500</td>
<td>X</td>
<td>95</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>42,600</td>
<td>80</td>
<td>380</td>
<td></td>
</tr>
<tr>
<td><strong>10.000 ac</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>113,000</td>
<td></td>
<td>466</td>
<td></td>
</tr>
</tbody>
</table>

Zone: RR RESIDENTIAL  
Minimum Acreage: 1.84  
Minimum Frontage: 200  

### Notes

Market Value: 
- 2020: $517  
- 2021: $466  
- 2022: $466

Ad Valorem: 
- 2020: 70,400  
- 2021: 42,600  
- 2022: 113,000

Tax Value: 
- 2020: $517  
- 2021: $466  
- 2022: $466

KINGSTON ASSESSING OFFICE

Printed: 05/20/2022

KINGSTON, NH 03848-3066
## 2018 BASE YEAR BUILDING VALUATION

<table>
<thead>
<tr>
<th>Data</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>%</td>
</tr>
<tr>
<td>Condition For Age</td>
<td>%</td>
</tr>
<tr>
<td>Physical</td>
<td></td>
</tr>
<tr>
<td>Functional</td>
<td></td>
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<tr>
<td>Economic</td>
<td></td>
</tr>
<tr>
<td>Temporary</td>
<td>%</td>
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## Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Zoning</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEAN, ROBERT P</td>
<td>44 TUCKER RD</td>
<td>RR RESIDENTIAL</td>
<td>1.84 ac</td>
<td>200</td>
</tr>
<tr>
<td>BEAN, MARGARET D</td>
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## Listing History

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<tr>
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<th>Type</th>
<th>Notes</th>
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<td>11/08/21</td>
<td>INSPECTION</td>
<td>D-38689. WETLANDS RESERVE EASEMENT THROUGH NRCS AT RCR 5596-1094. VACANT, VAC 80 X ROAD 50 = 40</td>
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<td>KCV</td>
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<td>06/04/12</td>
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<tr>
<td>06/20/03</td>
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## Extra Features Valuation

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<th>Feature Type</th>
<th>Units</th>
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<th>Size Adjusted</th>
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<th>Condition</th>
<th>Market Value</th>
<th>Notes</th>
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## Land Valuation

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Condition</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>UNMNGD OTHER</td>
<td>1.84 ac</td>
<td>88,000</td>
<td>D</td>
<td>90</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>40</td>
<td>31,700</td>
<td>80</td>
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<td>UNMNGD OTHER</td>
<td>7.56 ac</td>
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<tr>
<td></td>
<td>9.400 ac</td>
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<td>71,600</td>
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## Parcel Total Taxable Value

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<th>Features</th>
<th>Land</th>
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<tr>
<td>2020</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 486</td>
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<td></td>
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<td>Parcel Total: $ 486</td>
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<tr>
<td>2021</td>
<td>$ 0</td>
<td>$ 0</td>
<td>$ 438</td>
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<tr>
<td></td>
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<td>Parcel Total: $ 438</td>
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<tr>
<td>2022</td>
<td>$ 0</td>
<td>$ 0</td>
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<td>Parcel Total: $ 438</td>
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## Last Revaluation: 2018
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<tr>
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<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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**BUILDING DETAILS**

- Heat:
- A/C:
- Fixtures:
- Baths:
- Bedrooms:
- Roofs:
- Ext:
- Int:
- Floor:
- Heat:
- Extra Kitchens:
- Fireplaces:
- A/C:
- Quality:
- Com. Wall:
- Stories:

**BUILDING SUB AREA DETAILS**

**2018 BASE YEAR BUILDING VALUATION**

- Year Built:
- Condition For Age: %
- Physical:
- Functional:
- Economic:
- Temporary: %
CARTER, GREGORY S
DILLINGHAM, JUDITH A
3 MACMILLAN ROAD

KINGSTON, NH 03848

LISTING HISTORY

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>12/05/17</td>
<td>KCM</td>
<td>BROWN, CHNG SIDING, CORRECT SKETCH LABELING, AND BARN TYPE 8/12KC</td>
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<tr>
<td>08/07/12</td>
<td>KCM</td>
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<tr>
<td>09/13/03</td>
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<td></td>
</tr>
<tr>
<td>09/03/03</td>
<td>BW X</td>
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EXTRA FEATURES VALUATION

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<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>STABLES</td>
<td>240</td>
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<td>127</td>
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<tr>
<td>BARN / LOFT</td>
<td>384</td>
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<td>102</td>
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<td>90</td>
<td>7,403</td>
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<tr>
<td>SHED-WOOD</td>
<td>176</td>
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<td>151</td>
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<td>60</td>
<td>1,913</td>
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<td>LEAN-TO</td>
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<td>7 x 5</td>
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<td>448</td>
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<tr>
<td>SHED-WOOD</td>
<td>48</td>
<td>6 x 8</td>
<td>393</td>
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<td>80</td>
<td>1,811</td>
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**Parcel Total:** $16,700

LAND VALUATION

<table>
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<tr>
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<th>Minimum Acreage: 1.84</th>
<th>Minimum Frontage: 200</th>
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<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>1.200 ac</td>
<td>1.200 ac</td>
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</table>
### Building Details

- **Model:** 1.75 STORY FRAME CONVENTION
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** CEDAR/REDWD
- **Int:** DRYWALL
- **Floor:** LINOLEUM OR SIM/PINE/SOFT WD
- **Heat:** OIL/HOT WATER

### Permits

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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<tbody>
<tr>
<td>01/10/22</td>
<td>R42-9A</td>
<td>ALTERATION</td>
<td>INSTALL WOOD STOVE</td>
</tr>
<tr>
<td>11/10/21</td>
<td>R42-9A</td>
<td>ELECTRIC PERMIT</td>
<td>4 PORT, 3 ZONE DUCTLESS</td>
</tr>
<tr>
<td>11/10/21</td>
<td>R42-9A</td>
<td>MECHANICAL PERMIT</td>
<td>4 PORT, 3 ZONE DUCTLESS</td>
</tr>
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<td>10/05/21</td>
<td>R42-9A</td>
<td>ELECTRIC PERMIT</td>
<td>ELECTRICAL FOR OPEN CON</td>
</tr>
<tr>
<td>06/22/21</td>
<td>R42-9A</td>
<td>ALTERATION</td>
<td>REPLACE DECK, 7 WINDOW</td>
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<tr>
<td>11/17/15</td>
<td>CA20151110</td>
<td>SEPTIC</td>
<td>APPROVAL FOR OPERATIC</td>
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<tr>
<td>11/10/15</td>
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<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION</td>
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### Building Sub Area Details

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj</th>
<th>Effect</th>
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<tr>
<td>TQF</td>
<td>3/4 STRY FIN</td>
<td>630</td>
<td>0.75</td>
<td>473</td>
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<tr>
<td>SPF</td>
<td>SCREEN PORCH</td>
<td>120</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>960</td>
<td>0.15</td>
<td>144</td>
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<td>FST FLR FIN</td>
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<tr>
<td>BME</td>
<td>BSMNT ENTRY</td>
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<td>0.35</td>
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<tr>
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<td>DECK/ENTRANCE</td>
<td>320</td>
<td>0.10</td>
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### 2018 Base Year Building Valuation

- **Market Cost New:** $164,276
- **Year Built:** 1984
- **Condition For Age:** AVERAGE 15%
- **Total Depreciation:** 15%
- **Building Value:** $139,600
MAYER, WILLIAM T
MAYER, DENISE V
5 MACMILLAN RD

KINGSTON, NH 03848

LISTING HISTORY

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>12/05/17</td>
<td>KCM</td>
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<tr>
<td>08/07/12</td>
<td>KCM</td>
</tr>
<tr>
<td>03/23/11</td>
<td>KCPU</td>
</tr>
<tr>
<td>04/15/10</td>
<td>KCO</td>
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<td>04/16/08</td>
<td>KCO</td>
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<td>04/20/07</td>
<td>JARX</td>
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<td>03/29/06</td>
<td>JARX</td>
</tr>
<tr>
<td>03/02/05</td>
<td>BW X</td>
</tr>
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</table>

NATURAL/TAN, EST SHED & BACK (DOG). BARN NO VALUE YET, CHK 05, 3/05 BARN 70% CHK 06-BW 03/06 N/V CHK 07 FOR BARN FIN JAR. NC ON BARN CK 08 JAR BARN HAS METAL SIDING, BARN IS FIN AT 80% COMP, NO PLANS TO COMP 4/08KC, CHK 2011 FOR SPF COMP, NEW PIC#116, SPF 100% COMP 3/11KC

EXTRA FEATURES VALUATION

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
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<tr>
<td>CHICKEN COOPS</td>
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<td>4 x 6</td>
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<td>SHED-WOOD</td>
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<tr>
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19,900

LAND VALUATION

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<th>Minimum Acreage: 1.84</th>
<th>Minimum Frontage: 200</th>
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<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
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<td>1F RES</td>
<td>1.840 ac</td>
<td>88,000</td>
</tr>
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<td>1F RES</td>
<td>3.160 ac</td>
<td>x 5,500</td>
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5.000 ac 114,200 114,200

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2021</td>
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<td>$19,900</td>
<td>$114,200</td>
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<tr>
<td>Parcel Total: $276,400</td>
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<tr>
<td>2022</td>
<td>$142,300</td>
<td>$19,900</td>
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<tr>
<td>Parcel Total: $276,400</td>
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LAST REVALUATION: 2018
## PERMITS

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<tr>
<th>Date</th>
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<th>Permit Type</th>
<th>Notes</th>
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<tbody>
<tr>
<td>05/21/09</td>
<td>R42-9B</td>
<td>ADDITION</td>
<td>12 X 39 FARMERS PORCH</td>
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<td>04/21/03</td>
<td>R42-9B</td>
<td>BUILDING</td>
<td>40 X 40 POLE BARN (RESID)</td>
</tr>
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## BUILDING DETAILS

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ ASPHALT
- **Ext:** BOARD/BATTEN/ VINYL SIDING
- **Int:** DRYWALL/ PLYWOOD PANEL
- **Floor:** CARPET
- **Heat:** OIL/FA NO DUCTS

- **Bedrooms:** 2
- **Baths:** 2.0
- **Fixtures:**
  - Extra Kitchens: No
  - Fireplaces: No
  - A/C: No
  - Generators: No

- **Quality:** A0 AVG
- **Com. Wall:**
  - Size Adj: 1.0359
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 0.9737
- **Sq. Foot Cost:** $ 104.19

## BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
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<tr>
<td>SPF</td>
<td>SCREEN PORCH</td>
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- **GLA:** 1,248
- **Adj. GLA:** 3,276
- **Total GLA:** 1,686

## 2018 BASE YEAR BUILDING VALUATION

- **Market Cost New:** $ 175,664
- **Year Built:** 1960
- **Condition For Age:** AVERAGE 19%
  - Physical:
  - Functional:
  - Economic:
  - Temporary:
- **Total Depreciation:** 19%

- **Building Value:** $ 142,300
**OWNER INFORMATION**

GOODWIN, CARLTON H  
GOODWIN, DEBORAH T  
56 MARSHALL RD  
KINGSTON, NH 03848

**SALES HISTORY**

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<tr>
<th>Date</th>
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<tr>
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<td>1605</td>
<td>U1 82</td>
<td>DODIER, GEORGE L</td>
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**LISTING HISTORY**

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<td>ADD STO UNDER EPF</td>
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<td>BW</td>
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**EXTRA FEATURES VALUATION**

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<th>Lenght x Width</th>
<th>Size Adj</th>
<th>Rate</th>
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<tr>
<td>LEAN-TO</td>
<td>60</td>
<td>5 x 12</td>
<td>327</td>
<td>4.00</td>
<td>80</td>
<td>628</td>
<td></td>
</tr>
</tbody>
</table>

**MUNICIPAL SOFTWARE BY AVITAR**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
<th>Parcel Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$ 71,200</td>
<td>$ 30,500</td>
<td>$ 97,900</td>
<td>$ 199,600</td>
</tr>
<tr>
<td>2021</td>
<td>$ 71,200</td>
<td>$ 30,500</td>
<td>$ 97,900</td>
<td>$ 199,600</td>
</tr>
<tr>
<td>2022</td>
<td>$ 71,200</td>
<td>$ 30,500</td>
<td>$ 97,900</td>
<td>$ 199,600</td>
</tr>
</tbody>
</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: RRAQ RR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
<th>Site:</th>
<th>Driveway:</th>
<th>Road:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
<td>NC</td>
<td>Adj</td>
<td>Site</td>
</tr>
<tr>
<td>1F RES</td>
<td>3.00 ac</td>
<td>97,900</td>
<td>E</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>3.00 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GOODWIN, CARLTON H
GOODWIN, DEBORAH T
56 MARSHALL RD
KINGSTON, NH 03848

BUILDING DETAILS
Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: HARDWOOD/CARPET
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 2.0  Fixtures: 
Extra Kitchens:  No  Fireplaces:  0
A/C: No  Generators:  0

Quality: A1 AVG+10
Com. Wall: 
Size Adj:  0.8503  Base Rate:  MHD  59.00
Bldg. Rate:  0.9166  Sq. Foot Cost:  $ 54.08

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1344</td>
<td>1.00</td>
</tr>
<tr>
<td>BSG</td>
<td>BSMT GAR</td>
<td>576</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>948</td>
<td>0.30</td>
</tr>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>144</td>
<td>0.25</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>28</td>
<td>0.10</td>
</tr>
<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
<td>240</td>
<td>0.70</td>
</tr>
<tr>
<td>STO</td>
<td>STORAGE AREA</td>
<td>60</td>
<td>0.25</td>
</tr>
</tbody>
</table>

GLA:  1,512  3,340  1,994

2018 BASE YEAR BUILDING VALUATION
Market Cost New:  $ 107,836
Year Built:  1970
Condition For Age:  AVERAGE  34 %
  Physical:  
  Functional:  
  Economic:  
  Temporary:  
Total Depreciation:  34 %
Building Value:  $ 71,200