**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>1.900 ac</td>
<td>88,512 E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>88,500</td>
<td>0</td>
<td>88,500</td>
<td>88,500</td>
</tr>
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</table>

**LAST REVALUATION: 2018**

**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>EATON, KARRIE LYN</th>
<th>EATON, CHRISTOPHER JAMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 DANVILLE RD</td>
<td></td>
</tr>
<tr>
<td>KINGSTON, NH 03848</td>
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</tr>
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</table>

**SALES 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>09/14/15</td>
<td>KCM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/11/08</td>
<td>FRRX</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>06/02/03</td>
<td>BW O</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>05/28/03</td>
<td>BW X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PICTURE**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$198,800</td>
<td>$0</td>
<td>$88,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $287,300</td>
</tr>
<tr>
<td>2020</td>
<td>$198,800</td>
<td>$0</td>
<td>$88,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $287,300</td>
</tr>
<tr>
<td>2021</td>
<td>$198,800</td>
<td>$0</td>
<td>$88,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $287,300</td>
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**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>09/14/15</td>
<td>KCM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/11/08</td>
<td>FRRX</td>
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<tr>
<td>06/02/03</td>
<td>BW O</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>05/28/03</td>
<td>BW X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**

GRAY. N/C FRR 9/08, CHG COND TO AVE 9/15KC

**EXTRA FEATURES VALUATION**

**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**ZONE:** SFRAQ SFR W/AQUIFER

**Minimum Acreage:** 3.00

**Minimum Frontage:** 200

**Site:**

**Driveway:**

**Road:**

**Map:** 0000U5  **Lot:** 000001  **Sub:** 000000  **Card:** 1 of 1  **15 DANVILLE RD**  **KINGSTON**  **Printed:** 02/22/2021
### Building Details

- **Model:** 2.50 Story Frame Colonial
- **Roof:** Gable Hip/Asphalt
- **Ext:** Vinyl Siding
- **Int:** Drywall
- **Floor:** Pine/Soft Wd/Carpet
- **Heat:** Oil/Hot Water

### Taxable Districts

- **District:** 1
- **Percentage:** 100%

### Permits

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DEK</td>
<td>Deck/Entrance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>HSU</td>
<td>1/2 Stry Unfin</td>
<td></td>
</tr>
<tr>
<td></td>
<td>UFF</td>
<td>Upper Flr Fin</td>
<td></td>
</tr>
<tr>
<td></td>
<td>FFF</td>
<td>Fst Flr Fin</td>
<td></td>
</tr>
<tr>
<td></td>
<td>BMU</td>
<td>Bsmnt</td>
<td></td>
</tr>
<tr>
<td></td>
<td>OPF</td>
<td>Open Porch Fin</td>
<td></td>
</tr>
</tbody>
</table>

### 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>DEK</td>
<td>Deck/Entrance</td>
<td>188</td>
<td>0.10</td>
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<tr>
<td>HSU</td>
<td>1/2 Str Story Unfin</td>
<td>816</td>
<td>0.25</td>
</tr>
<tr>
<td>UFF</td>
<td>Upper Flr Fin</td>
<td>816</td>
<td>1.00</td>
</tr>
<tr>
<td>FFF</td>
<td>Fst Flr Fin</td>
<td>816</td>
<td>1.00</td>
</tr>
<tr>
<td>BMU</td>
<td>Bsmnt</td>
<td>816</td>
<td>0.15</td>
</tr>
<tr>
<td>OPF</td>
<td>Open Porch Fin</td>
<td>160</td>
<td>0.25</td>
</tr>
</tbody>
</table>

- **GLA:** 1,632
- **Sq. Foot Cost:** $109.53

### 2018 Base Year Building Valuation

- **Market Cost New:** $220,922
- **Year Built:** 2002
- **Condition For Age:** AVERAGE 10%
  - **Physical:**
  - **Functional:**
  - **Economic:**
  - **Temporary:**
- **Total Depreciation:** 10%

- **Building Value:** $198,800
**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Granitor</th>
</tr>
</thead>
<tbody>
<tr>
<td>07/23/2020</td>
<td>6142</td>
<td>1959</td>
<td>U 1 81</td>
<td>1</td>
<td>TRAFTON, REGINA I, HEIRS</td>
</tr>
<tr>
<td>06/25/2008</td>
<td>4929</td>
<td>1486</td>
<td>U 1 38</td>
<td>1</td>
<td>TRAFTON, REGINA</td>
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**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Abbrev</th>
<th>Notes</th>
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<tr>
<td>09/02/20</td>
<td>JSCI</td>
<td>MO MEASURED</td>
</tr>
<tr>
<td>09/14/15</td>
<td>KCML</td>
<td>GRAY, MOBILE HOME WITH ADDITIONS. P/U ADD 100% JAR 4/07. N/C FRR</td>
</tr>
<tr>
<td>09/11/08</td>
<td>FRRO</td>
<td>9/09, CORRECT BUILDING INFO/SKETCH/ADD SHED 9/15KC. 9/20 RANCH.</td>
</tr>
<tr>
<td>04/05/07</td>
<td>JARO</td>
<td>BUILDING MODIFIED AS FAR AS ROOF PITCH, CONFIGURATION, ETC.</td>
</tr>
<tr>
<td>05/27/03</td>
<td>BW O</td>
<td>COND=G</td>
</tr>
</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>GARAGE</td>
<td>1,200</td>
<td>30 x 40</td>
<td>73</td>
<td>35.00</td>
<td>80</td>
<td>24,528</td>
<td></td>
</tr>
<tr>
<td>SHED-WOOD</td>
<td>276</td>
<td>12 x 23</td>
<td>118</td>
<td>12.00</td>
<td>80</td>
<td>3,127</td>
<td>ATTACHED TO GAR</td>
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</tbody>
</table>

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>3.00 ac</td>
<td>97,900</td>
</tr>
<tr>
<td>1F RES</td>
<td>3.200 ac</td>
<td>x 5,500</td>
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**LAST REVALUATION: 2018**

<table>
<thead>
<tr>
<th>Parcel Total</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
<th>13 DANVILLE RD</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 201,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 208,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
<td>$ 27,700</td>
<td>$ 208,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PICTURE**

**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>2019</td>
<td>$ 59,000</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
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<tr>
<td>2020</td>
<td>$ 65,300</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
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<tr>
<td>2021</td>
<td>$ 65,300</td>
<td>$ 27,700</td>
<td>$ 115,000</td>
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**SITE:**

<table>
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<th>Driveway:</th>
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<td>100</td>
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<table>
<thead>
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<th>Road:</th>
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<tbody>
<tr>
<td>115,000</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Notes</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>ACRES</th>
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<tbody>
<tr>
<td>6.200</td>
</tr>
</tbody>
</table>
EATON, KARRIE L & NASON, MARK F
TRAFTON, WAYNE C
13 DANVILLE ROAD
KINGSTON, NH 03848

PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
03/31/06 | U5-2 | ADDITION | BUILD 14 X 15 ADDITION F

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**

Roof: **GABLE HIP/ASPHALT**

Ext: **VINYL SIDING**

Int: **PLYWOOD PANEL**

Floor: **CARPET/HARDWOOD**

Heat: **OIL/FA DUCTED**

Bedrooms: 2  Baths: 2.0  Fixtures:  

Extra Kitchens:  No  Fireplaces:  No  Generators:  No  A/C:  No  

Quality: **A0 AVG**

Com. Wall:  

Size Adj: **0.8448**  Base Rate: **MHS 51.00**  Bldg. Rate: **0.8195**  Sq. Foot Cost: **$ 41.79**

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
<th>% Effect.</th>
<th>Notes</th>
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<tbody>
<tr>
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<td>DECK/ENTRANCE</td>
<td>353</td>
<td>0.10</td>
<td>35</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
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<td>BSMNT</td>
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<td>ATTIC</td>
<td>729</td>
<td>0.10</td>
<td>73</td>
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</table>

GLA: **1,911**  3,597  2,110

2018 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 88,177**

Year Built: **1978**

Condition For Age: **GOOD**  26 %

Physical:  

Functional:  

Economic:  

Temporary:  

Total Depreciation: **26 %**

Building Value: **$ 65,300**
**OWNER INFORMATION**

DAVIDUK, AMINDA

58 MAIN STREET

KINGSTON, NH 03848

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$28,100</td>
<td>$2,600</td>
<td>$82,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $113,500</td>
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<tr>
<td>2020</td>
<td>$28,100</td>
<td>$2,600</td>
<td>$82,800</td>
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<td></td>
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<td></td>
<td>Parcel Total: $113,500</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $113,500</td>
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<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>0.730 ac</td>
<td>82,836</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>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>192</td>
<td>16 x 12</td>
<td>143</td>
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**LISTING HISTORY**

<table>
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<th>Type</th>
<th>Grantor</th>
<th>Price</th>
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</thead>
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<tr>
<td>07/11/2005</td>
<td>Q I</td>
<td>147,000 FLETCHER FAM. TRUST</td>
<td></td>
</tr>
<tr>
<td>02/23/2001</td>
<td>U I 38</td>
<td>10 HETCHER</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**

WHITE, 2/23/01 INTO TRUST 03/06 NO START CHK 07, NO CHK 08 JAR 4/07. N/C FRR 9/08.
## Building Details

**Address:**
11 DANVILLE RD
KINGSTON, NH 03848

**Owner:**
DAVIDUK, AMINDA
58 MAIN STREET
KINGSTON, NH 03848

### PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
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<tr>
<td>11/15/17</td>
<td>U5-3</td>
<td>ELECTRIC PERMIT</td>
<td>REPAIR ELECTRICAL SERV 8 X 20 ROOF OVER PATIO</td>
</tr>
<tr>
<td>08/04/05</td>
<td>U6-18</td>
<td>ALTERATION</td>
<td></td>
</tr>
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</table>

### Building Details

- **Model:** 1.00 STORY FRAME MOBILEHOME
- **Roof:** GABLE HIP/PREFAB METALS
- **Ext:** PREFIN METAL
- **Int:** WALL BOARD
- **Floor:** CARPET
- **Heat:** GAS/FA DUCTED
- **Bedrooms:** 2
- **Baths:** 1.0
- **A/C:** No
- **Extra Kitchens:**
- **Fireplaces:**
- **Generators:**
- **Quality:** A0 AVG
- **Com. Wall:**
- **Size Adj:** 0.9539

### Building Sub Area Details

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
<th>Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
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<td>0.25</td>
<td>5</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>948</td>
<td>1.00</td>
<td>948</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>0.10</td>
<td>3</td>
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<td>EPU</td>
<td>ENCL PORCH</td>
<td>70</td>
<td>0.35</td>
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<td>GLA</td>
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<td>948</td>
<td>1.068</td>
<td>981</td>
</tr>
</tbody>
</table>

### Building Valuation

- **Market Cost New:** $45,342
- **Year Built:** 1963
- **Condition For Age:** AVERAGE 38%
- **Total Depreciation:** 38%

**Building Value:** $28,100
### Owner Information

**Owner:** MCCUSKER, JILL

9 DANVILLE ROAD

KINGSTON, NH 03848

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price Grantor</th>
</tr>
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<tr>
<td>09/14/15</td>
<td>KCM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/11/08</td>
<td>FRRX</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>05/29/03</td>
<td>BW O</td>
<td></td>
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**Notes:** WHITE, N/C FRR 9/08

### 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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<td>160</td>
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<td>50</td>
<td>1,536</td>
<td>1,500</td>
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</table>

### Sales History

<table>
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<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
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<tr>
<td>03/21/2019</td>
<td>5987</td>
<td>710</td>
<td>U I 38</td>
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<tr>
<td>01/14/2019</td>
<td>5974</td>
<td>2065</td>
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<td>MOOERS, JOAN A</td>
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<td>08/02/2018</td>
<td>5935</td>
<td>885</td>
<td>U I 39</td>
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### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 26,300</td>
<td>$ 1,500</td>
<td>$ 76,400</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Parcel Total: $ 104,200</td>
</tr>
<tr>
<td>2020</td>
<td>$ 26,300</td>
<td>$ 1,500</td>
<td>$ 76,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 104,200</td>
</tr>
<tr>
<td>2021</td>
<td>$ 26,300</td>
<td>$ 1,500</td>
<td>$ 76,400</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Parcel Total: $ 104,200</td>
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</tbody>
</table>

### Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER

<table>
<thead>
<tr>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
</tr>
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<tbody>
<tr>
<td>3.00</td>
<td>200</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate NC</th>
<th>Adj Site Road DWay Topography</th>
<th>Cond</th>
<th>Ad Valorem SPI R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>0.300 ac</td>
<td>76,350 E 100</td>
<td>100 100 100</td>
<td>100 76,400 0 N</td>
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<td>76,400</td>
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</table>

**Last Revaluation:** 2018
MCCUSKER, JILL
9 DANVILLE ROAD
KINGSTON, NH 03848

PERMITS

Date Permit ID Permit Type Notes

$46.04
0.9812 Base Rate: MHS 51.00
Bldg. Rate: 0.9027
Sq. Foot Cost: $46.04

BUILDING DETAILS

Model: 1.00 STORY FRAME MOBILE HOME
Roof: GABLE HIP/ASPHALT
Ext: PREFIN METAL
Int: WALL BOARD
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: 0.9812 Base Rate: MHS 51.00
Bldg. Rate: 0.9027
Sq. Foot Cost: $46.04

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>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>0.10</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>840</td>
<td>1.00</td>
</tr>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>84</td>
<td>0.25</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>840</td>
<td>960</td>
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2018 BASE YEAR BUILDING VALUATION

Market Cost New: $39,825
Year Built: 1974
Condition For Age: AVERAGE 34%
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 34%

Building Value: $26,300
**Owner Information**

**VANSEGHI, STEVEN**

59 WADLEIGH PT. RD.

KINGSTON, NH 03848

**Listing History**

- 09/14/15 KCM
- 09/11/08 FRRX N/C FRR 9/08
- 05/29/03 BW X

**Notes**

GRAY.

**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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</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>836</td>
<td>22 x 38</td>
<td>79</td>
<td>12.00</td>
<td>70</td>
<td>5,548</td>
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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>2019</td>
<td>$ 45,900</td>
<td>$ 5,500</td>
<td>$ 94,700</td>
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<td></td>
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<td>Parcel Total: $ 146,100</td>
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<tr>
<td>2020</td>
<td>$ 45,900</td>
<td>$ 5,500</td>
<td>$ 94,700</td>
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<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 146,100</td>
</tr>
<tr>
<td>2021</td>
<td>$ 45,900</td>
<td>$ 5,500</td>
<td>$ 94,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 146,100</td>
</tr>
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**Land Valuation**

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-------</td>
<td>-----------</td>
</tr>
<tr>
<td>1F RES</td>
<td>1.370 ac</td>
<td>86,088 F</td>
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<tr>
<td>1.370 ac</td>
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**Last Revaluation:** 2018
### Building Details

**Model:** 1.00 STORY FRAME MOBILE HOME  
**Roof:** GABLE HIP/ASPHALT  
**Ext:** ALUM SIDING  
**Int:** DRYWALL  
**Floor:** CARPET/HARDWOOD  
**Heat:** OIL/HOT WATER  
**Bedrooms:** 3  
**Baths:** 2.0  
**Fixtures:**  
**A/C:** No  
**Generators:**  
**Com. Wall:**  
**Size Adj:** 0.9106  
**Base Rate:** MHD 59.00  
**Bldg. Rate:** 0.8924  
**Sq. Foot Cost:** $52.65  

### 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>DEK</td>
<td>DECK/ENTRANCE</td>
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<tr>
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<td>FST FLR FIN</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
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<td>GLA</td>
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<td>1,178</td>
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</table>

### 2018 Base Year Building Valuation

- **Market Cost New:** $65,549  
- **Year Built:** 1981  
- **Condition For Age:** AVERAGE 30%  
- **Building Value:** $45,900

---

**VANSEGHI, STEVEN**  
59 WADLEIGH PT. RD.  
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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<tbody>
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<td>U5-6</td>
<td>DRIVEWAY</td>
<td>PAVING ONLY</td>
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<td>07/14/06</td>
<td>U5-6</td>
<td>EXTERIOR ONLY</td>
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**Lot:** 00006  
**Sub:** 000000  
**Card:** 1 of 1  
**Map:** 0000U5  
**Printed:** 02/22/2021
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<tr>
<th>Feature Type</th>
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<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>SHED-WOOD</td>
<td>96</td>
<td>8 x 12</td>
<td>227</td>
<td>12.00</td>
<td>100</td>
<td>2,615</td>
<td></td>
</tr>
<tr>
<td>SHED-WOOD</td>
<td>120</td>
<td>10 x 12</td>
<td>193</td>
<td>12.00</td>
<td>100</td>
<td>2,779</td>
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</tr>
<tr>
<td>POOL ABOVE GROUND</td>
<td>254</td>
<td>254 x 1</td>
<td>123</td>
<td>15.00</td>
<td>80</td>
<td>3,749</td>
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</tr>
<tr>
<td>PATIO AREA</td>
<td>364</td>
<td>14 x 26</td>
<td>104</td>
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<td>75</td>
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**EXTRA FEATURES VALUATION**

<table>
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<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>SHED-WOOD</td>
<td>96</td>
<td>8 x 12</td>
<td>227</td>
<td>12.00</td>
<td>100</td>
<td>2,615</td>
<td></td>
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<tr>
<td>SHED-WOOD</td>
<td>120</td>
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<td>193</td>
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<td>254 x 1</td>
<td>123</td>
<td>15.00</td>
<td>80</td>
<td>3,749</td>
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</tr>
<tr>
<td>PATIO AREA</td>
<td>364</td>
<td>14 x 26</td>
<td>104</td>
<td>5.00</td>
<td>75</td>
<td>1,420</td>
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**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>2019</td>
<td>$ 110,600</td>
<td>$ 5,400</td>
<td>$ 84,000</td>
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<td>Parcel Total: $ 200,000</td>
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<tr>
<td>2020</td>
<td>$ 121,000</td>
<td>$ 10,600</td>
<td>$ 84,000</td>
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<td></td>
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<td></td>
<td>Parcel Total: $ 215,600</td>
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<tr>
<td>2021</td>
<td>$ 121,000</td>
<td>$ 10,600</td>
<td>$ 84,000</td>
</tr>
<tr>
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<td>Parcel Total: $ 215,600</td>
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**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>0.300 ac</td>
<td>76,350</td>
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**LAST REVALUATION: 2018**
KARAMBELAS, LOIS
57 WADLEIGH PT RD
KINGSTON, NH 03848

PERMITS

Date Permit ID Permit Type Notes
07/09/09 U5-7 EXTERIOR ONLY ABOVE GROUND POOL

BUILDING DETAILS

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

Bedrooms: 2 Baths: 1.0 Fixtures: 6.0
Extra Kitchens: Fireplaces: 2.0 Generators: 2.0
A/C: Yes 100.00 %
Quality: A0 AVG

Com. Wall: VINYL SIDING
Size Adj: 1.1627 Base Rate: RSA 107.00
Bldg. Rate: 1.1394 Sq. Foot Cost: $ 121.92

BUILDING SUB AREA DETAILS

<table>
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<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<tbody>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>884</td>
<td>1.00</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>884</td>
<td>0.15</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>EPF</td>
<td>ENCLSD PORCH</td>
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GLA: 1,031 Adj. Adj. Effect: 1,168

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 142,403
Year Built: 1962
Condition For Age: GOOD 15 %

Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 15 %

Building Value: $ 121,000
### 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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### LAND VALUATION

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<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>
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<th>Notes</th>
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<td>92,500</td>
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</tr>
<tr>
<td></td>
<td>0.900 ac</td>
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<td>0</td>
<td>92,500</td>
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</tr>
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### PARCEL TOTAL TAXABLE VALUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$113,600</td>
<td>$30,200</td>
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<td></td>
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<tr>
<td>2020</td>
<td>$113,600</td>
<td>$30,200</td>
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<tr>
<td>2021</td>
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<td>$30,200</td>
<td>$92,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $236,300</td>
</tr>
</tbody>
</table>

### OWNER INFORMATION

- **BODGE, JEFF A.**
- **BODGE, KELLY M., HEIRS**
- **55 WADLEIGH POINT RD**

**NOTES**

- "WHITE. CHANGED YEAR BUILT 8/12 KMS, NVCHNG 2/13KC"
**Permits**

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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<tbody>
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<td>SEPTIC</td>
<td>APPROVAL FOR OPERATION FOR SEPTIC</td>
</tr>
<tr>
<td>08/30/12</td>
<td>CA20121101</td>
<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION</td>
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<tr>
<td>09/26/98</td>
<td>U5-8</td>
<td>ALTERATION</td>
<td>16' X 22' GARAGE ADDITION</td>
</tr>
<tr>
<td>09/29/94</td>
<td>U5-8</td>
<td>ALTERATION</td>
<td>XCHNG. 10' X 20' DK &amp; 12' X 6' DK</td>
</tr>
<tr>
<td>05/02/93</td>
<td>U5-8</td>
<td>ALTERATION</td>
<td>10' X 8' DK &amp; 27' POOL</td>
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<tr>
<td>05/11/83</td>
<td>U5-8</td>
<td>ADDITION</td>
<td>16' X 16' ADDITION INCLUSION</td>
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**Building Details**

Model: **1.00 STORY FRAME RANCH**  
Roof: **GABLE HIP/ASPHALT**  
Ext: **CLAP BOARD**  
Int: **DRYWALL**  
Floor: **HARDWOOD**  
Heat: **OIL/HOT WATER**

Bedrooms: 2  
Baths: 1.0  
Fixtures:  
A/C: No  
Generators:  
Quality: A0 AVG  
Com. Wall:  
Size Adj: 1.1699  
Base Rate: RSA 107.00  
Bldg. Rate: 1.0880  
Sq. Foot Cost: $116.42

**Building Sub Area Details**

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect</th>
</tr>
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<tbody>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>200</td>
<td>0.10</td>
<td>20</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>960</td>
<td>1.00</td>
<td>960</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>960</td>
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<td>144</td>
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<td>GLA</td>
<td></td>
<td>960</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**2018 Base Year Building Valuation**

Market Cost New: $133,650  
Year Built: 1983  
Condition For Age: AVERAGE 15%  
Physical:  
Functional:  
Economic:  
Temporary:  
Total Depreciation: 15%  
Building Value: $113,600
**OWNER INFORMATION**

HECKMAN ROBERT T & MARTHA G TR
RT & MG HECKMAN LIVING TRUST
53 WADLEIGH PT RD

KINGSTON, NH 03848-3244

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
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<td>KCPU</td>
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<td></td>
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<tr>
<td>09/14/15</td>
<td>KCM</td>
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<tr>
<td>09/11/08</td>
<td>FRRX</td>
<td></td>
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</tr>
<tr>
<td>05/29/03</td>
<td>BW O</td>
<td></td>
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GRAY, 3/05 EST ROOF WORK FIN-NVC-BW. N/C FRR 9/08

---

**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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<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
<td>100 x 100</td>
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<td>3,500.00</td>
<td>100</td>
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<td>227</td>
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**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>2019</td>
<td>$192,700</td>
<td>$5,600</td>
<td>$94,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $292,800</td>
</tr>
<tr>
<td>2020</td>
<td>$192,700</td>
<td>$5,600</td>
<td>$94,500</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $292,800</td>
</tr>
<tr>
<td>2021</td>
<td>$192,700</td>
<td>$5,600</td>
<td>$94,500</td>
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<tr>
<td></td>
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<td>Parcel Total: $292,800</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>
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<tr>
<td>1F RES</td>
<td>3.00</td>
<td>200</td>
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<table>
<thead>
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<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>
</tr>
</thead>
<tbody>
<tr>
<td>1.300 ac</td>
<td>85,920</td>
<td>F</td>
<td>110</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>100</td>
<td>94,500</td>
<td>0</td>
<td>N</td>
<td>94,500</td>
<td>94,500</td>
</tr>
</tbody>
</table>
HECKMAN ROBERT T & MARTHA G
RT & MG HECKMAN LIVING TRUST
53 WADLEIGH PT RD
KINGSTON, NH 03848-3244

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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<tr>
<td>12/21/17</td>
<td>U5-9</td>
<td>MECHANICAL PERMI</td>
<td>INSTALL 2 PROP. TANKS, C RE-ROOF</td>
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<tr>
<td>09/01/04</td>
<td>U5-9</td>
<td>REPAIR</td>
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</table>

BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: CARPET/LINOLEUM OR SIM
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 1.5  Fixtures: Extra Kitchens: Fireplaces: A/C: No  Generators:
Quality: A1 AVG+10

Com. Wall: Size Adj: 0.9839  Base Rate: RSA 107.00  Bldg. Rate: 1.0282  Sq. Foot Cost: $110.01

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>GARAGE</td>
<td>336</td>
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<td>FST FLR FIN</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>988</td>
<td>0.15</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>28</td>
<td>0.25</td>
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<tr>
<td>STO</td>
<td>STORAGE AREA</td>
<td>80</td>
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<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
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GLA: 1,729  3,264  2,061

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $226,731  Year Built: 1958  Condition For Age: GOOD 15 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 15 %

Building Value: $192,700
MONTE, SARA
MONTE, ROBERT
51 WADLEIGH POINT RD

KINGSTON, NH 03848

OWNER INFORMATION

SALES HISTORY

Date Book Page Type Price Grantor
07/05/2011 5227 0203 Q I 280,000 SCHAEDEL, JOAN M
04/10/1992 2919 0513 U I 38 DENVER, JOAN M
03/22/1989 2785 1124 U I 82 MORRISSEY, STEPHAN P

LISTING HISTORY

Notes
5/7/12 ACCESSORY FAMILY APARTMENT ADDED TO FEATURES AT NO CHANGE IN VALUE - LAND CATAGORY TO 1F RES, NVCHNG FOR GENERATOR 2/13KC, PU COMP ADD SHED 3/15KC

EXTRA FEATURES VALUATION

Feature Type Units Lngth x Width Size Adj Rate Cond Market Value Notes
SHED-WOOD 80 8 x 10 260 12.00 80 1,997
FAM APT 1 100 0.00 100 0 ACCESSORY FAMILY AP
SHED-WOOD 192 12 x 16 143 12.00 100 3,295

5,300

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year Building Features Land
2019 $ 241,100 $ 5,300 $ 84,000
Parcel Total: $ 330,400
2020 $ 241,100 $ 5,300 $ 84,000
Parcel Total: $ 330,400
2021 $ 241,100 $ 5,300 $ 84,000
Parcel Total: $ 330,400

LAND VALUATION

Zone: SFRAQ SFR W/AQUIFER
Minimum Acreage: 3.00
Minimum Frontage: 200

Land Type Units Base Rate NC Adj Site Road DWWay Topography Cond Ad Valorem SPI R Tax Value Notes
1F RES 0.300 ac 76,350 F 110 100 100 100 100 84,000 0 N 84,000

0.300 ac 84,000 84,000

LAST REVALUATION: 2018
**Owner:** MONTE, SARA  
MONTE, ROBERT  
51 WADLEIGH POINT RD  
KINGSTON, NH 03848

**Permits**

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
<th>ID Description</th>
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</thead>
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<tr>
<td>11/18/14</td>
<td>U5-10</td>
<td>ELECTRIC PERMIT</td>
<td>WIRE SHED</td>
<td>OPEN PORCH FIN</td>
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<tr>
<td>04/02/12</td>
<td>U5-10</td>
<td>ELECTRIC PERMIT</td>
<td>GENERATOR</td>
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<tr>
<td>06/13/11</td>
<td>CA20111045</td>
<td>SEPTIC</td>
<td>AMENDED APPROVAL FOR CONSTRUCTION</td>
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<tr>
<td>06/08/11</td>
<td>U5-10</td>
<td>WELL</td>
<td>MCDONALD WELL &amp; PUMP</td>
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<tr>
<td>06/03/11</td>
<td>CA20111045</td>
<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION</td>
<td></td>
</tr>
<tr>
<td>06/02/08</td>
<td>U5-10</td>
<td>ADDITION</td>
<td>INSTALL NEW DECK WITH FRENCH DOORS</td>
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<td>07/11/04</td>
<td>U5-10</td>
<td>VARIANCE/SP. EXC.</td>
<td>SP EXCEPT FOR ACCESSORY</td>
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</table>

**2018 Base Year Building Valuation**

- Market Cost New: $270,930
- Year Built: 1988
- Condition For Age: GOOD 11%

- Physical:
- Functional:
- Economic:
- Temporary:

- Total Depreciation: 11%

- Building Value: $241,100
CHEVALIER, SCOT TR.
SCOT CHEVALIER LIVING TRUST

10 DREW LN

KINGSTON, NH 03848

LISTING HISTORY

11/12/19 JSCI MO REMEASURED
09/14/15 KCM
09/11/08 FRRX
03/14/08 FRX
03/28/06 JARX
05/28/03 BW X

CREAM, OTHER SHED IS N/V 03/06 P/U NEW HSE 95% CHK 07. NC CK 08 JAR 4/07, EST HSE 100% COMP 3/08FR. P/U DEK FRR 9/08, ADD DEK & CHNG SHED CONDITION 9/15KC 11/19 ADD LEAN TO

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>
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<tr>
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<td>90</td>
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<td>393</td>
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<td>SHED-WOOD</td>
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4,300

LAND VALUATION

MINIMUM ACREAGE: 3.00
MINIMUM FRONTAGE: 200

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<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
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<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
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<td>96,100</td>
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1. **PERMITS**

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<th>Permit Type</th>
<th>Notes</th>
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<td>DEMOLITION</td>
<td>DEMOLISH MOBILE HOME</td>
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<tr>
<td>04/20/05</td>
<td>U5-12</td>
<td>NEW BUILDING</td>
<td>NEW SINGLE FAMILY HOME</td>
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2. **BUILDING DETAILS**

   - **Model:** 1.75 STORY FRAME CAPE
   - **Roof:** GABLE HIP/ASPHALT
   - **Ext:** VINYL SIDING
   - **Int:** DRYWALL
   - **Floor:** CARPET/HARDWOOD
   - **Heat:** OIL/FA DUCTED
   - **Bedrooms:** 3
   - **Baths:** 2.0
   - **Fixtures:**
   - **A/C:** No
   - **Quality:** A1 AVG+10
   - **Com. Wall:**
   - **Size Adj:** 0.9327
   - **Base Rate:** RSA 107.00
   - **Bldg. Rate:** 0.9954
   - **Sq. Foot Cost:** $106.51

3. **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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<td>0.15</td>
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   **GLA:** 2,395
   **4,340**
   **2,638**

4. **2018 BASE YEAR BUILDING VALUATION**

   - **Market Cost New:** $280,973
   - **Year Built:** 2005
   - **Condition For Age:** AVERAGE 9%
   - **Physical:**
   - **Functional:**
   - **Economic:**
   - **Temporary:**
   - **Total Depreciation:** 9%

   **Building Value:** $255,700
### Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER

**Minimum Acreage:** 3.00

**Minimum Frontage:** 200

**Site:** GREAT PND WTR ACCESS

**Driveway:** GREAT PND WTR ACCESS

**Road:**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NCAdj</th>
<th>Site</th>
<th>Road</th>
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<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES WTR ACS</td>
<td>3.00 ac</td>
<td>97,900</td>
<td>E</td>
<td>100</td>
<td>175</td>
<td>100</td>
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<td>90</td>
<td>154,200</td>
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<td>TOPO/WET</td>
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<td>0</td>
<td>1,300</td>
<td>TOPO</td>
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<td><strong>3.470 ac</strong></td>
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<td><strong>155,500</strong></td>
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**Parcel Total Taxable Value**

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<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2019</td>
<td>$158,000</td>
<td>$3,500</td>
<td>$155,500</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $317,000</td>
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<tr>
<td>2020</td>
<td>$158,000</td>
<td>$3,500</td>
<td>$155,500</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $317,000</td>
</tr>
<tr>
<td>2021</td>
<td>$158,000</td>
<td>$3,500</td>
<td>$155,500</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Parcel Total: $317,000</td>
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### Extra Features Valuation

<table>
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<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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<tbody>
<tr>
<td>FIREPLACE 1-1</td>
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<td>3,500.00</td>
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**Last Revaluation:** 2018

**Parcel Total Taxable Value:** $317,000
### Building Details

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** WOOD SHINGLE
- **Int:** DRYWALL
- **Floor:** CARPET
- **Heat:** OIL/HOT WATER
- **Bedrooms:** 2
- **Baths:** 1.0
- **Fixtures:**
- **A/C:** No
- **Generators:**
- **Quality:** A0 AVG
- **Com. Wall:**
- **Size Adj:** 0.9945
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 0.9249
- **Sq. Foot Cost:** $ 98.96

### Building Sub Area Details

<table>
<thead>
<tr>
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<tbody>
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<td>ENCLSD PORCH</td>
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<td>FST FLR FIN</td>
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</tr>
<tr>
<td>BSG</td>
<td>BSMT GAR</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
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<td>115</td>
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</table>

- **GLA:** 1,640
- **3,859**
- **1,971**

### 2018 Base Year Building Valuation

- **Market Cost New:** $ 195,050
- **Year Built:** 1960
- **Condition For Age:** AVERAGE 19 %
  - **Physical:**
  - **Functional:**
  - **Economic:**
  - **Temporary:**
- **Total Depreciation:** 19 %
- **Building Value:** $ 158,000

### Permits

- **Date:** 12/07/06
- **Permit ID:** U5-13
- **Permit Type:** ALTERATION
- **Notes:** REPLACE EXISTING WOOD DECK

### 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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<tbody>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>865</td>
<td>0.10</td>
<td>87</td>
</tr>
<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
<td>240</td>
<td>0.70</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
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<td>1.00</td>
<td>1472</td>
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<tr>
<td>BSG</td>
<td>BSMT GAR</td>
<td>514</td>
<td>0.25</td>
<td>129</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>768</td>
<td>0.15</td>
<td>115</td>
</tr>
</tbody>
</table>

- **GLA:** 1,640
- **3,859**
- **1,971**

### 2018 Base Year Building Valuation

- **Market Cost New:** $ 195,050
- **Year Built:** 1960
- **Condition For Age:** AVERAGE 19 %
  - **Physical:**
  - **Functional:**
  - **Economic:**
  - **Temporary:**
- **Total Depreciation:** 19 %
- **Building Value:** $ 158,000
<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>SHED-WOOD</td>
<td>32</td>
<td>8 x 4</td>
<td>400</td>
<td>12.00</td>
<td>15</td>
<td>230</td>
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<tr>
<td>GARAGE</td>
<td>780</td>
<td>30 x 26</td>
<td>81</td>
<td>35.00</td>
<td>15</td>
<td>3,317</td>
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<tr>
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<td></td>
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<td></td>
<td><strong>3,500</strong></td>
<td></td>
</tr>
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</table>

**INTERESTED IN?**

**GRAY, POWER EASEMENT, RIGHT OF WAY OVER PROPERTY, CRAWL SPACE UNDER.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land Total</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>$118,500</td>
<td>$3,500</td>
<td>$156,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $278,400</td>
</tr>
<tr>
<td>2020</td>
<td>$118,500</td>
<td>$3,500</td>
<td>$156,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $278,400</td>
</tr>
<tr>
<td>2021</td>
<td>$118,500</td>
<td>$3,500</td>
<td>$156,400</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>Parcel Total: $278,400</td>
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**LAND VALUATION**

**ZONE:** SFRA Q SFR W/AQUIFER

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site: GREAT PND WTR ACCESS</th>
<th>Driveway:</th>
<th>Road:</th>
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<tbody>
<tr>
<td>1F RES WTR ACS</td>
<td>3.00</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</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>R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTR ACS</td>
<td>2.000 ac</td>
<td>89,365 E</td>
<td>100</td>
<td>175</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td></td>
<td>100</td>
<td>156,400</td>
<td>0</td>
<td>N</td>
<td>156,400</td>
<td>WA</td>
</tr>
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</table>
PICTURE

BRINDAMOUR, SUSAN L.
BRINDAMOUR, ROBERT L. JR, HEIRS
11 DREW LN

KINGSTON, NH 03848

PERMITS

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

BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: CARPET
Heat: ELECTRIC/RAD ELECT

Bedrooms: 2
Baths: 1.5
Fixtures: No
Extra Kitchens: No
Fireplaces: No
Generators: No

A/C: No
Quality: A0 AVG

Com. Wall: DRYWALL

Size Adj: 1.1234
Base Rate: RSA 107.00
Bldg. Rate: 1.0335
Sq. Foot Cost: $ 110.59

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>1288</td>
<td>1.00</td>
</tr>
<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>12</td>
<td>0.00</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>12</td>
<td>0.15</td>
</tr>
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</table>

GLA: 1,288

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 142,772
Year Built: 1970
Condition For Age: AVERAGE 17 %

Total Depreciation: 17 %

Building Value: $ 118,500
### 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>SHED-WOOD</td>
<td>160</td>
<td>16 x 10</td>
<td>160</td>
<td>12.00</td>
<td>80</td>
<td>2,458</td>
<td>PINK. CORRECT PATIOS ON SKETCH &amp; ADD SHED/ DEK 9/15KC</td>
</tr>
<tr>
<td>GARAGE</td>
<td>484</td>
<td>22 x 22</td>
<td>93</td>
<td>35.00</td>
<td>80</td>
<td>12,603</td>
<td></td>
</tr>
<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
<td></td>
</tr>
<tr>
<td>SHED-WOOD</td>
<td>160</td>
<td>16 x 10</td>
<td>160</td>
<td>12.00</td>
<td>100</td>
<td>3,072</td>
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</tr>
<tr>
<td>DECK DETACHED</td>
<td>128</td>
<td>8 x 16</td>
<td>185</td>
<td>12.00</td>
<td>25</td>
<td>710</td>
<td></td>
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</table>

**Total Market Value:** $22,300

### 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>1F RES WTR ACS</td>
<td>0.900 ac</td>
<td>84,060 E</td>
<td>100</td>
<td>175</td>
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<td>100</td>
<td>147,100</td>
<td>0</td>
<td>147,100</td>
<td>WA</td>
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</tbody>
</table>

**Last Revaluation:** 2018
### Building Details

- **Model:** 2.0 STORY FRAME CONTEMP
- **Roof:** GABLE HIP/ASPHALT
- **Exterior:** VINYL SIDING
- **Interior:** DRYWALL
- **Floor:** CARPET/HARD TILE
- **Heating:** GAS/FA DUCTED

#### Building Details
- **Bedrooms:** 3
- **Baths:** 2.0
- **Quality:** Yes, 100.00%

#### 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>TQF</td>
<td>3/4 STRY FIN</td>
<td>1040</td>
<td>0.75</td>
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<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>1040</td>
<td>0.45</td>
</tr>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
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<td>1.00</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1324</td>
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</tr>
<tr>
<td>SLB</td>
<td>SLAB</td>
<td>1324</td>
<td>0.00</td>
</tr>
<tr>
<td>CTH</td>
<td>CATHEDRAL</td>
<td>832</td>
<td>0.10</td>
</tr>
<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>66</td>
<td>0.15</td>
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<tr>
<td>PTO</td>
<td>PATIO</td>
<td>188</td>
<td>0.10</td>
</tr>
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</table>

**GLA:** 2,552

**Sq. Foot Cost:** 1.2774

**Base Rate:** RSA 107.00

**Bldg. Rate:** 1.2774

**Total Depreciation:** $385,300

### 2018 Base Year Building Valuation

- **Market Cost New:** $428,082
- **Year Built:** 2003
- **Condition For Age:** AVERAGE, 10%
- **AVERAGE:** 10%

**Building Value:** $385,300
<table>
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<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>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500</td>
<td>100</td>
<td>3,500</td>
<td></td>
</tr>
<tr>
<td>STORAGE CONTAINER</td>
<td>160</td>
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<td>50</td>
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</table>

**Parcels Total**:
- **2019**: $93,300
- **2020**: $171,800
- **2021**: $171,800

**Land Valuation**

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<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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<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>1.030 ac</td>
<td>84,832 F</td>
<td>110</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
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<td>100</td>
<td>93,300</td>
<td>0</td>
<td>N</td>
<td>93,300</td>
<td>93,300</td>
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</tbody>
</table>

**Notes**
- STORAGE TRAILOR IS N/V. POOL GONE FRR 9/08 2013 NO WATER ACCESS
- SURVEY SHOWS 1.03 ACRES ABUTS MARSH, CHNG SIDING & ADD A/C
- 9/15KC 11/19 GOOD ROOF, SIDING, WINDOWS. GOOD COND
<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
</table>

**BUILDING DETAILS**

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

- **Bedrooms:** 3
- **Baths:** 2.0
- **Fixtures:**
  - A/C: Yes
  - Quality: 100.00%
- **Generators:**
- **Com. Wall:**
- **Size Adj:** 1.0644

```
Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/WD SHINGLE
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/FA DUCTED
Bedrooms: 3
Baths: 2.0
Fixtures:
  - A/C: Yes
  - Quality: 100.00%
Generators:
Com. Wall:
Size Adj: 1.0644
```

```
Total Depreciation:
Temporary: 
Economic:
Functional:
Physical: GOOD 14 %
Temparary: 
Total Depreciation: 14 %
```

**2018 BASE YEAR BUILDING VALUATION**

```
Market Cost New: $ 199,735
Year Built: 1970
Condition For Age: GOOD 14 %
```

**Building Value:** $ 171,800
**OWNER INFORMATION**

COOPER, JENNY  
113 MUSEUM STREET, UNIT #2  
SOMERVILLE, MA 02143

**DATE OF LIST:** 09/14/15  
**DATE OF VALUATION:** 09/14/15

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
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<th>Description</th>
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<td>09/14/15</td>
<td>KCM</td>
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<tr>
<td>09/12/08</td>
<td>FRRX</td>
<td>N/C</td>
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<td>05/29/03</td>
<td>BWX</td>
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**EXTRA FEATURES VALUATION**

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<tr>
<th>Feature Type</th>
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<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</td>
<td>1</td>
<td>100</td>
<td>3,500</td>
<td>100</td>
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<td>3,500</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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>3.00</td>
<td>200</td>
<td>GREAT POND WATERFRONT</td>
<td></td>
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</table>

**LAST REVALUATION:** 2018

**MUNICIPAL SOFTWARE BY AVITAR**

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Value</th>
<th>Features Value</th>
<th>Land Value</th>
<th>Parcel Total</th>
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<tbody>
<tr>
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<tr>
<td>2020</td>
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<td>$3,500</td>
<td>$197,500</td>
<td>$403,000</td>
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<td>$3,500</td>
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</table>
COOPER, JENNY
113 MUSEUM STREET, UNIT #2
SOMERVILLE, MA 02143

PERMITS

<table>
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<th>Permit Type</th>
<th>Notes</th>
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<tr>
<td>05/16/03</td>
<td>U5-17</td>
<td>ADDITION</td>
<td>PORCH &amp; STAIRS</td>
</tr>
<tr>
<td>10/06/86</td>
<td>U5-17</td>
<td>ADDITION</td>
<td>12' X 32' ADDITION</td>
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<tr>
<td>04/21/83</td>
<td>U5-17</td>
<td>REPAIR</td>
<td>KITCHEN &amp; BATH REMODEL</td>
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</tbody>
</table>

BUILDING DETAILS

Model: 2.00 STORY FRAME CONTEMP
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 1.5  Fixtures:  
Extra Kitchens:  
Fireplaces:  
A/C: No  Generators:  
Quality: A0 AVG
Com. Wall:  
Size Adj: 0.9453  Base Rate: RSA 107.00
Bldg. Rate: 0.8893  Sq. Foot Cost: $ 95.16

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>BSMNT FINISHED</td>
<td>1152</td>
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<tr>
<td>CTH</td>
<td>CATHEDRAL</td>
<td>336</td>
<td>0.10</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>999</td>
<td>0.10</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1216</td>
<td>1.00</td>
</tr>
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<td>3/4 STRY FIN</td>
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<td>0.75</td>
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<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>448</td>
<td>1.00</td>
</tr>
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</table>

GLA: 1,988  4,583  2,468

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 234,855
Year Built: 1970
Condition For Age: GOOD 14 %
Physical:  
Functional:  
Economic:  
Temporary:  
Total Depreciation: 14 %

Building Value: $ 202,000
**OWNER INFORMATION**

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<tr>
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<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
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<tbody>
<tr>
<td>07/29/2016</td>
<td>5738</td>
<td>264</td>
<td>U138</td>
<td></td>
<td>FARIA, LAWRENCE E.</td>
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<tr>
<td>12/10/2004</td>
<td>4408</td>
<td>1323</td>
<td>Q1</td>
<td>355,000</td>
<td>KALAPINSKI, BRUCE P.</td>
</tr>
</tbody>
</table>

**LISTING HISTORY**

03/14/18 KCPU  
09/14/15 KCML CORRECT SKETCH/ADD AC/  
09/12/08 FRRX N/C FRR 9/08  
04/11/08 KCOR RENOV 100% COOM  
04/05/07 JARX NO START CK 08 FOR ADD A  
05/29/03 BW O

**NOTES**

WHITE. FLRS ARE BAMBOO.

**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>GARAGE</td>
<td>352</td>
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<td>105</td>
<td>35.00</td>
<td>80</td>
<td>10,349</td>
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<tr>
<td>PATIO AREA</td>
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<td>10 x 14</td>
<td>174</td>
<td>5.00</td>
<td>50</td>
<td>609</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>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$136,800</td>
<td>$11,000</td>
<td>$184,700</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $332,500</td>
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<tr>
<td>2020</td>
<td>$136,800</td>
<td>$11,000</td>
<td>$184,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $332,500</td>
</tr>
<tr>
<td>2021</td>
<td>$136,800</td>
<td>$11,000</td>
<td>$184,700</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $332,500</td>
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</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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td>74,625 F 110</td>
<td>225</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>184,700</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LAST REVALUATION: 2018**
PICTURE

OWNER

FARIA, LAWRENCE E. & KAREN M - T
FARIA FAMILY REV TRUST
3 DREW LN

KINGSTON, NH 03848

TAXABLE DISTRICTS

District       Percentage

BUILDING DETAILS

Model: 1.75 STORY FRAME CAPE
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: DRYWALL
Floor: HARDWOOD
Heat: OIL/FA DUCTED

Bedrooms: 2  Baths: 2.0  Fixtures: 1.00%
Extra Kitchens:  Fireplaces:  Generators:  
A/C: Yes 50.00 %

Quality: A0 AVG
Com. Wall: 1.0739
Size Adj: 1.0739
Base Rate: RSA 107.00
Bldg. Rate: 1.0738
Sq. Foot Cost: $ 114.90

2018 BASE YEAR BUILDING VALUATION

Market Cost New:  $ 170,971
Year Built: 1958
Condition For Age: GOOD 15 %
Physical: 5 %
Functional: CONST 5 %
Economic:  
Temporary: 20 %
Total Depreciation:
Building Value:  $ 136,800

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>07/13/17</td>
<td>5835-0860</td>
<td>WELL</td>
<td>WELL RELEASE FOR PLAC</td>
</tr>
<tr>
<td>06/21/15</td>
<td>U5-18</td>
<td>PLUMBING PERMIT</td>
<td>SWAP OUT OIL FIRED WAT</td>
</tr>
<tr>
<td>11/14/07</td>
<td>U5-18</td>
<td>ALTERATION</td>
<td>INSTALL BLOCKS UNDER BEAR</td>
</tr>
<tr>
<td>12/11/06</td>
<td>U5-18</td>
<td>ADDITION</td>
<td>ENLARGE KITCHEN, REMO</td>
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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>DEK</td>
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<td>0.10</td>
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<tr>
<td>PTO</td>
<td>PATIO</td>
<td>364</td>
<td>0.10</td>
</tr>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>27</td>
<td>0.25</td>
</tr>
<tr>
<td>TQF</td>
<td>3/4 STRY FIN</td>
<td>672</td>
<td>0.75</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>816</td>
<td>1.00</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>672</td>
<td>0.15</td>
</tr>
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</table>

GLA: 1,320  Total Depreciation: 2,792  1,488

Map: 0000U5  Lot: 000018  Sub: 000000  Card: 1 of 1  3 DREW LN  Printed: 02/22/2021
**OWNER INFORMATION**

<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>07/28/2006</td>
<td>4688</td>
<td>326</td>
<td>Q I</td>
<td>370,000</td>
<td>HOUDE/WARDLAW</td>
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**PROPERTY ADDRESS**

1 DREW LANE

**KINGSTON, NH 03848**

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Code</th>
<th>Owner</th>
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<tbody>
<tr>
<td>08/05/20</td>
<td>DRBP</td>
<td>PITRE, JEFFREY</td>
</tr>
<tr>
<td>05/09/19</td>
<td>DRBP</td>
<td>PITRE, JENNIFER H.</td>
</tr>
<tr>
<td>03/19/18</td>
<td>KCPU</td>
<td></td>
</tr>
<tr>
<td>09/14/15</td>
<td>KCML</td>
<td></td>
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<tr>
<td>09/12/08</td>
<td>FRRX</td>
<td></td>
</tr>
<tr>
<td>05/29/03</td>
<td>BW O</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**

- BROWN . NEW VINYL FRR 9/08. LOMA IN FOLDER (PORTION REMAINS IN ZONE A). FPL=GAS, CORRECT SKETCH AND FLRS 9/15KC, CHK 2019 FOR DORMER/GAS/INT COMP ADJ SKETCH FOR UFF AREA AND DEK. OWNER DENIED INTO WALK THROUGH EST CHNGS 3/18KC. 05/19: EST ALL WORK COMP. REM'V UC.

**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 GAS</td>
<td>1</td>
<td></td>
<td>100</td>
<td>2,900.00</td>
<td>100</td>
<td>2,900</td>
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<tr>
<td>GARAGE</td>
<td>357</td>
<td>21 x 17</td>
<td>105</td>
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<td>80</td>
<td>10,496</td>
<td>13,400</td>
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**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PROPERTY VALUE SUMMARY**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Value</th>
<th>Features Value</th>
<th>Land Value</th>
<th>Parcel Total</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>$220,400</td>
<td>$13,400</td>
<td>$184,700</td>
<td>$418,500</td>
</tr>
<tr>
<td>2020</td>
<td>$220,400</td>
<td>$13,400</td>
<td>$184,700</td>
<td>$418,500</td>
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<tr>
<td>2021</td>
<td>$220,400</td>
<td>$13,400</td>
<td>$184,700</td>
<td>$418,500</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>
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</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>3.00</td>
<td>200</td>
<td>GREAT POND WATERFRONT</td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>0.200</td>
<td>74,625</td>
<td>F</td>
<td>110</td>
<td>225</td>
<td>100</td>
<td>100</td>
<td>GP</td>
<td>100</td>
<td>184,700</td>
<td>0</td>
<td>N</td>
<td>184,700</td>
<td>184,700</td>
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</tbody>
</table>

**LAST REVALUATION: 2018**
## Permits

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/01/20</td>
<td>U5-19</td>
<td>ACCESSORY OUTBLD</td>
<td>REPLACE EXISTING GARAGE</td>
</tr>
<tr>
<td>09/22/17</td>
<td>U5-19</td>
<td>ELECTRIC PERMIT</td>
<td>NEW SERVICE - KITCHEN RENOVATION</td>
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<tr>
<td>07/20/17</td>
<td>U5-19</td>
<td>ALTERATION</td>
<td>DRMR; RENO KITCH; REPL. ANCHOR GND. CAPT.</td>
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<tr>
<td>07/17/17</td>
<td>CA20170717</td>
<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION</td>
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<tr>
<td>11/24/09</td>
<td>09-01-1797A</td>
<td>FEMA LETTER OF MA</td>
<td>STRUCTURE LAG OF 123.1'</td>
</tr>
</tbody>
</table>

## Building Details
- **Model:** 2.00 STORY FRAME CONVENTION
- **Roof:** IRREGULAR/ASPHALT
- **Ext:** VINYL SIDING
- **Int:** DRYWALL
- **Floor:** HARDWOOD/HARD TILE
- **Heat:** OIL/HOT WATER
- **Bedrooms:** 2
- **Baths:** 2.0
- **Fixtures:**
- **A/C:** No
- **Generators:**
- **Com. Wall:**

## Building Sub Area Details

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>1099</td>
<td>0.10</td>
<td>110</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1248</td>
<td>1.00</td>
<td>1248</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>154</td>
<td>0.30</td>
<td>46</td>
</tr>
<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>195</td>
<td>0.25</td>
<td>49</td>
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<tr>
<td>EPU</td>
<td>ENCL PORCH</td>
<td>15</td>
<td>0.35</td>
<td>5</td>
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<tr>
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<td>UPPER FLR FIN</td>
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<td>BSMNT</td>
<td>1080</td>
<td>0.15</td>
<td>162</td>
</tr>
</tbody>
</table>

## GLA: 2,328 sq ft

## 2018 Base Year Building Valuation
- **Market Cost New:** $265,518
- **Year Built:** 1970
- **Condition For Age:** AVERAGE 17%
- **Building Value:** $220,400
CRONIN, DENISE
39 WOODRIDGE RD
DUXBURY, MA 02332

OWNER INFORMATION

LISTING HISTORY

11/12/19   JSCI   MO REMEASURED
09/15/15   KCM
09/12/08   FRRX  N/C
05/29/03   BW X  LIST FOR REVAL

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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</thead>
<tbody>
<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
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<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PATIO AREA</td>
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<td>10 x 54</td>
<td>90</td>
<td>5.00</td>
<td>40</td>
<td>972</td>
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<tr>
<td>DOCKS PRIVATE</td>
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<td>17.00</td>
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<td>3,264 4X20+8X10</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>7,700</strong></td>
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</table>

SALES HISTORY

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<tr>
<th>Date</th>
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<th>Price</th>
<th>Grantor</th>
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<tr>
<td>05/01/2002</td>
<td>3764</td>
<td>0773</td>
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<tr>
<td>05/05/2000</td>
<td>3481</td>
<td>0254</td>
<td>Q I</td>
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<td>HARPER</td>
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NOTES
RED. SEE 5203-1348 & 5203-1350 & PLAN C-18288 FOR LOT LINE ADJ. 11/19
ADD OBYS, GOOD COND

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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td>74,625 F</td>
<td>110</td>
<td>100</td>
<td>100</td>
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</tbody>
</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>R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td>74,625</td>
<td>F</td>
<td>110</td>
<td>225</td>
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<td></td>
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<td>184,700</td>
<td>184,700</td>
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LAND TOTAL TAXABLE VALUE

<table>
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<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$187,200</td>
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<tr>
<td></td>
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<td>Parcel Total: $375,400</td>
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<tr>
<td>2020</td>
<td>$190,500</td>
<td>$7,700</td>
<td>$184,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parcel Total: $382,900</td>
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</tr>
<tr>
<td>2021</td>
<td>$190,500</td>
<td>$7,700</td>
<td>$184,700</td>
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<tr>
<td></td>
<td></td>
<td>Parcel Total: $382,900</td>
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</tr>
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</table>

ZONE: SFRAQ SFR W/AQUIFER
CRONIN, DENISE

39 WOODRIDGE RD
DUXBURY, MA 02332

PERMITS

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

PICTURE

BUILDING DETAILS

Model: **1.50 STORY FRAME CHALET**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**

Bedrooms: 3  Baths: 2.0  Fixtures:
Extra Kitchens:  
Fireplaces:  
A/C: No  Generators:  
Quality: **A2 AVG+20**

Com. Wall:  
Size Adj: **1.0212**  Base Rate: **RSA 107.00**
Bldg. Rate: **1.1649**  Sq. Foot Cost: **$ 124.64**

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>
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<td>930</td>
<td>0.50 465</td>
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<td>FFF</td>
<td>FST FLR FIN</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
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<td>0.30 279</td>
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<td>DECK/ENTRANCE</td>
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<tr>
<td>PTO</td>
<td>PATIO</td>
<td>417</td>
<td>0.10 42</td>
</tr>
</tbody>
</table>

GLA: 1,395  3.821  1,777

2018 BASE YEAR BUILDING VALUATION

- Market Cost New: **$ 221,485**
- Year Built: 1970
- Condition For Age: GOOD 14%
- Total Depreciation: 14%
- Building Value: **$ 190,500**
### Owner Information

**Name:** Reardon, Todd M, Trustee  
**Address:** 47 Wadleigh Pt Rd, Kingston, NH 03848-3243

### Sales 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>
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<td>1495</td>
<td>U138</td>
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<tr>
<td>04/06/2011</td>
<td>5206</td>
<td>2931</td>
<td>U138</td>
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<td>Giorgi, Jennifer K. TR</td>
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<tr>
<td>10/23/2000</td>
<td>3516</td>
<td>433</td>
<td>U182</td>
<td></td>
<td>Reardon, Kay</td>
</tr>
</tbody>
</table>

### Listing History

- **04/05/16** KCPU
- **09/15/15** KCM
- **03/10/15** KCPU
- **03/11/14** KCPU
- **09/12/08** FRRX N/C
- **04/05/07** JARX ROOF 100%; NO VISIBLE CHNG
- **03/28/06** JARX N/C CK 07 FOR ROOF
- **06/09/03** SH O CK LISTING

### Notes

- Blue Plans 757 and C-18288. See 5203-1348 & 5203-1350 & Plan C-18288 for Lot Line Adj. Adj Sketch for Renovation & New 2nd FLR CHK
- 2015 for Comp 3/14KC, NoH CHK 2016 for Comp AD DEKS EST UC
- Change 3/15KC, Add DEK & A/C NoH EST UC COMP 4/16KC

### 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>Fireplace Gas</td>
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<td>100</td>
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<td>Garage</td>
<td>528</td>
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<td>90</td>
<td>35.00</td>
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<td><strong>17,900</strong></td>
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### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Value</th>
<th>Features Value</th>
<th>Land Value</th>
<th>Total Value</th>
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</thead>
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<tr>
<td>2019</td>
<td>$255,700</td>
<td>$17,900</td>
<td>$184,700</td>
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</tr>
<tr>
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<td>$255,700</td>
<td>$17,900</td>
<td>$184,700</td>
<td>$458,300</td>
</tr>
<tr>
<td>2021</td>
<td>$255,700</td>
<td>$17,900</td>
<td>$184,700</td>
<td>$458,300</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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td>74,625 F</td>
<td>110</td>
<td>225</td>
<td>100</td>
</tr>
</tbody>
</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>R</th>
<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td>184,700</td>
<td>0</td>
<td>N</td>
<td>184,700</td>
<td>GP</td>
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**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**Minimum Frontage:** 200  
**Site:** GREAT POND WATERFRONT  
**Driveway:**  
**Road:**  
**Last Revaluation:** 2018
**PERMITS**

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/04/14</td>
<td>U5-21</td>
<td>ALTERATION</td>
<td>FARMERS PORCH; DECK</td>
</tr>
<tr>
<td>04/23/14</td>
<td>U5-21</td>
<td>PLUMBING PERMIT</td>
<td>ROUGH IN KITCHEN; HALF</td>
</tr>
<tr>
<td>04/22/14</td>
<td>U5-21</td>
<td>ELECTRIC PERMIT</td>
<td>RUN NEW WIRE FOR 2ND FLOOR</td>
</tr>
<tr>
<td>02/20/14</td>
<td>U5-21</td>
<td>VARIANCE/SP. EXC.</td>
<td>5'1&quot; VAR. FOR ENTRY PORCH</td>
</tr>
<tr>
<td>02/20/14</td>
<td>U5-21</td>
<td>VARIANCE/SP. EXC.</td>
<td>4'6&quot; VARIANCE FOR OPEN DECK</td>
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<tr>
<td>12/20/13</td>
<td>U5-21-1</td>
<td>ALTERATION</td>
<td>ADD A SECOND STORY AD</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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</thead>
<tbody>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>884</td>
<td>1.00</td>
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<td>FFF</td>
<td>FST FLR FIN</td>
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<td>1.00</td>
<td>1274</td>
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<td>BMU</td>
<td>BSMNT</td>
<td>884</td>
<td>0.15</td>
<td>133</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>390</td>
<td>0.30</td>
<td>117</td>
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<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>156</td>
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<td>DECK/ENTRANCE</td>
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**GLA:** 2,158
**3,948**
**2,483**

**2018 BASE YEAR BUILDING VALUATION**

- Market Cost New: $300,865
- Year Built: 1923
- Condition For Age: VERY GOOD 15 %
  - Physical:
  - Functional:
  - Economic:
  - Temporary:
- Total Depreciation: 15 %
- Building Value: $255,700
### Owner Information

**Name:** Bixby, William E  
**Address:** 45 Wadleigh Point Road, Kingston, NH 03848

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>09/15/15</td>
<td>NATURAL WOOD, ROOF LEAKS UNDER DECK, SOME SILLS ARE STARTING TO ROT. HOSUE BEING WORKED ON, CHECK 2005 FOR FIN, 3/05 EST WORK</td>
</tr>
<tr>
<td>03/02/09</td>
<td>100%-BW, NOH EST RENOV'S 90% COMP, CHK 09 FOR INT FINISH 4/08KC.</td>
</tr>
<tr>
<td>09/12/08</td>
<td>N/C CK 09 FRR 9/08. HSE @ 100% FRR 3/09</td>
</tr>
<tr>
<td>04/11/08</td>
<td></td>
</tr>
<tr>
<td>03/10/05</td>
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</tr>
<tr>
<td>04/21/04</td>
<td></td>
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<tr>
<td>05/29/03</td>
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### Extra Features Valuation

<table>
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<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Condition</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Fireplace 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500.00</td>
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<td>3,500</td>
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<tr>
<td>Shed-Wood</td>
<td>96</td>
<td>8 x 12</td>
<td>227</td>
<td>12.00</td>
<td>60</td>
<td>1,569</td>
<td></td>
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<td></td>
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<td>5,100</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>2019</td>
<td>$ 221,100</td>
<td>$ 5,100</td>
<td>$ 184,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 410,900</td>
</tr>
<tr>
<td>2020</td>
<td>$ 221,100</td>
<td>$ 5,100</td>
<td>$ 184,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 410,900</td>
</tr>
<tr>
<td>2021</td>
<td>$ 221,100</td>
<td>$ 5,100</td>
<td>$ 184,700</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $ 410,900</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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.200 ac</td>
<td></td>
<td>GREAT POND WATERFRONT</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.200 ac</td>
<td></td>
<td></td>
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<td></td>
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### Last Revaluation: 2018
PERMITS

Date  Permit ID  Permit Type  Notes
07/30/07  U5-22  ALTERATION  ENLARGE MASTER BEDROOM
08/01/03  U5 - 22  BUILDING  RENOVATIONS

BUILDING DETAILS

Model: 2.00 STORY FRAME CONVENTION
Roof: GABLE H/ASPHALT
Ext: WOOD SHINGLE/CLAP BOARD
Int: CUSTOM WOOD
Floor: HARDWOOD
Heat: OIL/HOT WATER

Bedrooms: 4  Baths: 2.5  Fixtures:
Extra Kitchens: 2  Fireplaces: 2
Generators:
A/C: Yes  100.00 %

Quality: A1 AVG+10

Com. Wall:
Size Adj: 0.9541  Base Rate: RSA 107.00
Bldg. Rate: 1.0799
Sq. Foot Cost: $ 115.55

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>UFF</td>
<td>UPPER FLR FIN</td>
<td>848</td>
<td>1.00</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1088</td>
<td>1.00</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>1088</td>
<td>0.15</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>182</td>
<td>0.25</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
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</table>

GLA: 1,936  4,462  2,362

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 272,929
Year Built: 1930
Condition For Age: GOOD 19%
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 19%

Building Value: $ 221,100
## Owner Information

**BIXBY, WILLIAM E**

45 WADLEY POINT ROAD

KINGSTON, NH 03848

## Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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<tbody>
<tr>
<td>09/15/15</td>
<td>KCV</td>
<td>VACANT, VAC 80 X GP 1.60 X UNBUILD 25= 32 CHG AT HEARINGS</td>
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<tr>
<td>09/12/08</td>
<td>FRRV</td>
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</tr>
<tr>
<td>05/29/03</td>
<td>BW V</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>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
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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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<tbody>
<tr>
<td>2019</td>
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<td>$0</td>
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<td>2020</td>
<td>$0</td>
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<td>2021</td>
<td>$0</td>
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<td>$36,900</td>
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## Land Valuation

**Zone:** SFRA Q SFR W/AQUIFER  **Minimum Acreage:** 3.00  **Minimum Frontage:** 200

<table>
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<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 WTRFRNT</td>
<td>0.200</td>
<td>74,625</td>
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<td>225</td>
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<td>36,900</td>
<td>36,900</td>
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**Owner**

BIXBY, WILLIAM E  
45 WADLEIGH POINT 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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**Taxable Districts**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
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**Building Details**

- **Roof:**
- **Ext:**
- **Int:**
- **Floor:**
- **Heat:**
- **Bedrooms:**
- **Baths:**
- **Fixtures:**
- **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:** %
## Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**Minimum Frontage:** 200  
**Site:** GREAT POND WATERFRONT  
**Driveway:**  
**Road:**  

### Last Revaluation:

- **Year:** 2018

### Land Type:

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
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<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 WTRFRNT</td>
<td>0.200 ac</td>
<td>74,625</td>
<td>E</td>
<td>100</td>
<td>225</td>
<td>100</td>
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<td>100</td>
<td>83</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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</thead>
<tbody>
<tr>
<td>2019</td>
<td>$170,100</td>
<td>$23,000</td>
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<td>Parcel Total: $332,500</td>
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<tr>
<td>2020</td>
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<td>$139,400</td>
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<td>2021</td>
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<td>$19,300</td>
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## Extra Features Valuation

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<tr>
<th>Feature Type</th>
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<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
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<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
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<td>3,500</td>
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<tr>
<td>SHED-WOOD</td>
<td>96</td>
<td>12 x 8</td>
<td>227</td>
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<td>GARAGE / BSMT</td>
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<td>1,574</td>
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**Total Market Value:** \(19,300\)

## Municipal Software by Avitar

KINGSTON ASSESSING  
OFFICE

## Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Notes</th>
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<tbody>
<tr>
<td>11/12/19</td>
<td>JSCI</td>
<td>MO REMEASURED GREEN, N/C FRR 9/08, CHK 2017 FOR PATIO REPLACEMENT 4/16KC,</td>
</tr>
<tr>
<td>03/02/17</td>
<td>KCPU</td>
<td>CORRECT SHED SIZE &amp; ADD PATIO AREAS 3/17KC  11/19 VERY CLOSE TO WATER. STEEP TOPO BELOW ST</td>
</tr>
<tr>
<td>04/05/16</td>
<td>KCPU</td>
<td></td>
</tr>
<tr>
<td>09/15/15</td>
<td>KCM</td>
<td></td>
</tr>
<tr>
<td>09/12/08</td>
<td>FRRX</td>
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</tr>
<tr>
<td>05/30/03</td>
<td>BW X</td>
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</tr>
</tbody>
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## Owner Information

- **Wilder, Robert F**  
- **Wilder, Lori**  
- **37 Wadleigh Pt Rd**  
- **Kingston, NH 03848**

## Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Page</th>
<th>Number</th>
<th>Price</th>
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<td>CYR</td>
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<td>11/26/2007</td>
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<td>1945</td>
<td>345,000</td>
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<td>08/30/2007</td>
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<td>0723</td>
<td>139,400</td>
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### Owner

<table>
<thead>
<tr>
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<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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</thead>
<tbody>
<tr>
<td>WILDER, ROBERT F</td>
<td>37 WADLEIGH PT RD</td>
<td>KINGSTON, NH</td>
<td>03848</td>
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</tr>
<tr>
<td>WILDER, LORI</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Permits

<table>
<thead>
<tr>
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<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/05/15</td>
<td>U5-25</td>
<td>REPAIR</td>
<td>REMOVE &amp; REPLACE PATIO DOOR/SLIDER/WINDOWS</td>
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</tbody>
</table>

### Building Details

- **Model:** 2.00 STORY FRAME GAMBREL
- **Roof:** GAMBREL/ASPHALT
- **Int:** DRYWALL
- **Floor:** CARPET/HARDWOOD
- **Heat:** OIL/HOT WATER
- **Bedrooms:** 3
- **Baths:** 2.0
- **Fixtures:**
- **A/C:** No
- **Generators:**
- **Quality:** A0 AVG
- **Com. Wall:**
- **Size Adj:** 0.9877
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 0.9583
- **Sq. Foot Cost:** $102.53

### 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>DEK</td>
<td>DECK/ENTRANCE</td>
<td>104</td>
<td>10</td>
</tr>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>1008</td>
<td>1008</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1008</td>
<td>1008</td>
</tr>
<tr>
<td>CRL</td>
<td>CRAWL</td>
<td>1008</td>
<td>000</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>12</td>
<td>02</td>
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</table>

### 2018 Base Year Building Valuation

- **Market Cost New:** $207,931
- **Year Built:** 1970
- **Condition For Age:** GOOD 14 %
- **Physical:**
- **Functional:** GAMBREL 5 %
- **Economic:**
- **Temporary:**
- **Total Depreciation:** 19 %

### Building Value

$168,400
### Owner Information

<table>
<thead>
<tr>
<th>Owner</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>WILDER, ROBERT F</td>
<td>12/20/2016</td>
<td>5784</td>
<td>2155</td>
<td>U 138</td>
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<td>WILDER, LORI</td>
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<td>2153</td>
<td>U 139</td>
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<tr>
<td>37 WADLEIGH PT RD</td>
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<td>5669</td>
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<td>01/03/2003</td>
<td>3923</td>
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### Listing History

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<tr>
<th>Date</th>
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<th>Page</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/15/15</td>
<td>KCM</td>
<td></td>
<td></td>
<td>GRAY, GP 1.60 + .10 LOCATION= 1.70. VOLUNTARY MERGE OF LOTS 26, 27 &amp; 28 V.3956 P. 2395 FEB 2003. SEE 5784-2153 AND 5784-2155 TO CLARIFY TRANSFER OF 2015. FEMA LOMA ISSUED 2/10/17 FOR STRUCTURE ONLY.</td>
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<tr>
<td>03/19/13</td>
<td>KCPU</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>05/30/03</td>
<td>BW X</td>
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### Extra Features Valuation

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<thead>
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<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>

### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 621,400</td>
<td>$ 0</td>
<td>$ 227,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 848,500</td>
</tr>
<tr>
<td>2020</td>
<td>$ 621,400</td>
<td>$ 0</td>
<td>$ 227,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 848,500</td>
</tr>
<tr>
<td>2021</td>
<td>$ 621,400</td>
<td>$ 0</td>
<td>$ 227,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 848,500</td>
</tr>
</tbody>
</table>

### Land Valuation

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage:</th>
<th>Minimum Frontage:</th>
<th>Site: GREAT POND WATERFRONT</th>
<th>Driveway:</th>
<th>Road:</th>
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</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units Base Rate</td>
<td>NC Adj Site Road DWay Topography</td>
<td>Cond</td>
<td>Ad Valorem</td>
<td>SPI</td>
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<tr>
<td>1F RES WTRFRNT</td>
<td>0.800 ac 83,420 F 110 225 100 100</td>
<td>110</td>
<td>227,100 0 N 227,100 GP + WFF</td>
<td>227,100</td>
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</tr>
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### Municipal Software by Avitar

KINGSTON ASSESSING OFFICE
PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
02/10/17 | 17-01-0775A | FEMA LETTER OF MA | FOR STRUCTURE ONLY/12

BUILDING DETAILS

Model: 2.50 STORY FRAME CONTEMP
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD/WOOD SHINGLE
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/FA DUCTED

Bedrooms: 4 Baths: 3.0 Fixtures:
Extra Kitchens: Fireplaces: 0 Generators: 0
A/C: No
Quality: A3 AVG+30

Com. Wall:
Size Adj: **0.8262** Base Rate: **RSA 107.00**
Bldg. Rate: **1.0314**
Sq. Foot Cost: **$ 110.36**

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>DEK</td>
<td>DECK/ENTRANCE</td>
<td>563</td>
<td>0.10</td>
</tr>
<tr>
<td>HSF</td>
<td>1/2 STRY FIN</td>
<td>1422</td>
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<td>FFF</td>
<td>FST FLR FIN</td>
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<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>2100</td>
<td>0.30</td>
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<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
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<td>GAR</td>
<td>GARAGE</td>
<td>560</td>
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<tr>
<td>TQF</td>
<td>3/4 STRY FIN</td>
<td>96</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
<td>584</td>
<td>0.25</td>
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<tr>
<td>GLA</td>
<td></td>
<td>5,243</td>
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</tr>
</tbody>
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2018 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 698,248**
Year Built: **2000**
Condition For Age: AVERAGE **11 %**

Physical:  
Functional:  
Economic:  
Temporary:  

Total Depreciation: **11 %**

Building Value: **$ 621,400**
## Property Information

### Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**Minimum Frontage:** 200

<table>
<thead>
<tr>
<th>Land Type</th>
<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>
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<tr>
<td>1F RES</td>
<td>0.200 ac</td>
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**Last Revaluation:** 2018

## Sales History

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<tr>
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<tr>
<td>09/22/2003</td>
<td>4154</td>
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<td>U 1 44</td>
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<td>04/29/2002</td>
<td>3761</td>
<td>2093</td>
<td>U 1 38</td>
<td>185,733</td>
<td>OUELLETTE</td>
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</table>

## Listing History

- 09/15/15 KCM
- 03/14/12 KCPU
- 03/17/11 KCPU
- 03/02/09 FRR
- 09/12/08 FRRX
- 06/09/03 SH O
- 05/30/03 BW X

**Notes:**

## 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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<tbody>
<tr>
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<td>1</td>
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<td>3,500.00</td>
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**Total:** 3,900

## Parcel Total Taxable Value

<table>
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<th>Land</th>
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<tr>
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<td>$121,600</td>
<td>$3,900</td>
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<td>Parcel Total: $256,800</td>
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<tr>
<td>2020</td>
<td>$121,600</td>
<td>$3,900</td>
<td>$131,300</td>
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<td></td>
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<td>Parcel Total: $256,800</td>
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<tr>
<td>2021</td>
<td>$121,600</td>
<td>$3,900</td>
<td>$131,300</td>
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<td></td>
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<td>Parcel Total: $256,800</td>
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</tbody>
</table>

## Owner Information

**OUELLETTE, JOHN F.**

33 WADLEIGH PT RD

KINGSTON, NH 03848

## Municipal Software by Avitar

**Kingston Assessing Office**
PICTURE

PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
12/17/10 | U5-29 | REPAIR | REPAIR ROOF, REPLACE 3 WINDOWS
05/28/10 | U5-29 | ALTERATION | ENLARGE SHED 3 X 6 TO 12 X 10

BUILDING DETAILS

Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/LINOLESUM OR SIM**
Heat: **OIL/HOT WATER**

Bedrooms: 3  
Baths: 1.5  
Fixtures:
Extra Kitchens:
A/C: No  
Generators:

Quality: A0 AVG

Com. Wall:  
Size Adj: 1.0873  
Base Rate: RSA 107.00
Bldg. Rate: 1.0329  
Sq. Foot Cost: $ 110.52

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>FST FLR FIN</td>
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<td>OPU</td>
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GLA: 1,338  
1,965 | 1,429

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 157,933
Year Built: 1960
Condition For Age: FAIR 23 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 23 %

Building Value: $ 121,600
**OWNER INFORMATION**

**EDWARDS, JAMES I.**

31 WADLEIGH POINT ROAD

KINGSTON, NH 03848

**LISTING HISTORY**

- **09/15/15** KCM
- **09/12/08** FRRX N/C FRR 9/08.
- **05/30/03** BW O LIST FOR REVAL.

**NOTES**

C-37502. BROWN.

**EXTRA FEATURES VALUATION**

<table>
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<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
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<th>Rate</th>
<th>Cond</th>
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<tr>
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**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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<tbody>
<tr>
<td>2019</td>
<td>$ 94,700</td>
<td>$ 5,300</td>
<td>$ 200,800</td>
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<td></td>
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<tr>
<td>2020</td>
<td>$ 94,700</td>
<td>$ 5,300</td>
<td>$ 200,800</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 300,800</td>
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<tr>
<td>2021</td>
<td>$ 94,700</td>
<td>$ 5,300</td>
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<tr>
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<td>Parcel Total: $ 300,800</td>
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**LAND VALUATION**

<table>
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<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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<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>
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<th>Notes</th>
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<td>200,800</td>
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<tr>
<td>0.600 ac</td>
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<tr>
<td>0.600 ac</td>
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<td></td>
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</tr>
</tbody>
</table>
PICTURE

EDWARDS, JAMES I.
31 WADLEIGH POINT ROAD
KINGSTON, NH 03848

PERMITS

Date: 09/14/10  Permit ID: U5-31  Permit Type: FEMA LETTER OF Maps MA  LOMA FOR STRUCTURE;

BUILDING DETAILS

Model: 2.00 STORY FRAME CAMP
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL/WALL BOARD
Floor: HARDWOOD/CARPET
Heat: OIL/STEAM

Bedrooms: 3  Baths: 1.5  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Quality: B2 AVG-20
Com. Wall:
Size Adj: 1.0620  Base Rate: RSA 107.00
Bldg. Rate: 0.7743  Sq. Foot Cost: $ 82.85

BUILDING SUB AREA DETAILS

<table>
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<tr>
<th>ID</th>
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<th>Area</th>
<th>Adj. Effect.</th>
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<td>1.00</td>
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<tr>
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<td>BSMNT</td>
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<td>DECK/ENTRANCE</td>
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GLA: 1,448  2,237  1,545

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 128,003
Year Built: 1945
Condition For Age: FAIR 26 %

Physical:
Functional:
Economic:
Total Depreciation: 26 %

Building Value: $ 94,700
### OWNER INFORMATION

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
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<th>Price Grantor</th>
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<tr>
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<td>6117</td>
<td>564</td>
<td>Q I</td>
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<td>11/13/2017</td>
<td>5870</td>
<td>1374</td>
<td>Q I</td>
<td>860,000 MOWER, MARY F.R., TR.</td>
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<tr>
<td>05/26/2006</td>
<td>4660</td>
<td>269</td>
<td>U  I</td>
<td>MOWER</td>
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### LISTING HISTORY

<table>
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<tr>
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<tr>
<td>08/05/20</td>
<td>DRBP</td>
<td>BP</td>
</tr>
<tr>
<td>11/12/19</td>
<td>JSCI</td>
<td>REF</td>
</tr>
<tr>
<td>09/12/08</td>
<td>FRRX</td>
<td>N/C FRR</td>
</tr>
<tr>
<td>09/15/15</td>
<td>KCM</td>
<td>CHING SIDING &amp; INT INFO (E</td>
</tr>
<tr>
<td>03/28/06</td>
<td>JARX</td>
<td>P/U NEW GAR 50% CHK 07.</td>
</tr>
<tr>
<td>05/30/03</td>
<td>BW O</td>
<td></td>
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</table>

### EXTRA FEATURES VALUATION

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lnth 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>PATIO AREA</td>
<td>504</td>
<td>14 x 36</td>
<td>92</td>
<td>5.00</td>
<td>60</td>
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<tr>
<td>OPEN PORCH</td>
<td>264</td>
<td>12 x 42</td>
<td>116</td>
<td>15.00</td>
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<tr>
<td>GARAGE</td>
<td>288</td>
<td>12 x 24</td>
<td>116</td>
<td>35.00</td>
<td>90</td>
<td>10,524</td>
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<tr>
<td>ENCLOSED PORCH</td>
<td>96</td>
<td>12 x 24</td>
<td>227</td>
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<td>4,511</td>
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<tr>
<td>TOTAL</td>
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<td><strong>20,300</strong></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>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.400 ac</td>
<td>78,075</td>
<td>F 110</td>
<td>225</td>
<td>100</td>
<td>100</td>
<td>193,200</td>
<td>0</td>
<td>N</td>
<td>193,200</td>
<td>193,200 GP</td>
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### LAND VALUE

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</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>R</th>
<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.400 ac</td>
<td>78,075</td>
<td>F 110</td>
<td>225</td>
<td>100</td>
<td>100</td>
<td>193,200</td>
<td>0</td>
<td>N</td>
<td>193,200</td>
<td>193,200 GP</td>
</tr>
</tbody>
</table>
PERMITS

Date | Permit ID | Permit Type | Notes
--- | --- | --- | ---
11/07/17 | 18-01-0324A | FEMA LETTER OF MA | LAG OF 123.3’ / STRUCT LOMA ONLY-100% COMP
09/20/05 | U5-33 | GARAGE | 2 STORY 2 CAR GARAGE-100% COMP

BUILDING DETAILS

Model: 2.00 STORY FRAME CONVENTION
Roof: GABLE HIP/ASPHALT
Ext: CEDAR/REDWD
Int: CUSTOM WOOD/DRYWALL
Floor: CARPET/HARD TILE
Heat: OIL/HOT WATER

Bedrooms: 3  Bathrooms: 3
Fixtures: Yes  100.00 %

Com. Wall: Generator:

Size Adj: 0.9413  Base Rate: RSA 107.00
Bldg. Rate: 1.2952
Sq. Foot Cost: $ 138.58

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>384</td>
<td>0.10 38</td>
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<tr>
<td>STO</td>
<td>STORAGE AREA</td>
<td>64</td>
<td>0.25 16</td>
</tr>
<tr>
<td>CTH</td>
<td>CATHEDRAL</td>
<td>866</td>
<td>0.10 87</td>
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<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>910</td>
<td>1.00 910</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1190</td>
<td>1.00 1190</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>866</td>
<td>0.30 260</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>120</td>
<td>0.15 18</td>
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</table>

GLA: 2,100 4,400 2,519

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 349,083
Year Built: 2003
Condition For Age: GOOD 8%

Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 8%

Building Value: $ 321,200
**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
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<tbody>
<tr>
<td></td>
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**WORDEN, JEAN**

WORDEN, MICHAEL

27 WADLEIGH POINT ROAD

KINGSTON, NH 03848

**LISTING HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/28/06</td>
<td>JARX</td>
<td>NATURAL WOOD, 6/28/00 NEW HOUSE SINCE SALE, PRIOR HOUSE HAS BEEN TORN DOWN 12/05 MERGED WITH LOT 32 RW 03/06 P/U NE GAR 50% CHK 07. GAR 100% 4/07</td>
</tr>
</tbody>
</table>

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Lengh 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>

**PARCEL TOTAL TAXABLE VALUE**

- **Year**: 2021
- **Building**: $217,200
- **Features**: $0
- **Land**: $0 (c)

Parcel Total: $751,900

(Card Total: $217,200)

**LAND VALUATION**

- **Land Type**: 1F RES WTRFRNT
- **Minimum Acreage**:
- **Minimum Frontage**: 
- **Neighborhood**: 
- **Site**: 
- **Driveway**: 
- **Road**: 
- **Cond**: 
- **Ad Valorem**: 
- **SPI R**: 
- **Tax Value**: 
- **Notes**: 

0 ac
### Owner Information

<table>
<thead>
<tr>
<th>Full Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>WORDEN, JEAN</td>
<td>27 WADLEIGH POINT ROAD</td>
<td>KINGSTON, NH 03848</td>
<td>KINGSTON</td>
<td>Printed: 02/22/2021</td>
<td></td>
</tr>
<tr>
<td>WORDEN, MICHAEL</td>
<td>27 WADLEIGH POINT ROAD</td>
<td>KINGSTON, NH 03848</td>
<td>KINGSTON</td>
<td>Printed: 02/22/2021</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></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Building Details

- **Model:** 1.50 STORY FRAME CONV
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** WOOD SHINGLE
- **Int:** DRYWALL
- **Floor:** HARDWOOD
- **Heat:** GAS/FA DUCTED
- **Bedrooms:** 1
- **Baths:** 1.0
- **Fixtures:**
- **A/C:** No
- **Generators:**
- **Quality:** A3 AVG+30
- **Com. Wall:**
- **Size Adj:** 1.0157
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 1.2034
- **Sq. Foot Cost:** $ 128.77

### 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>HSF</td>
<td>1/2 STRY FIN</td>
<td>1344</td>
<td>0.50</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>672</td>
<td>1.00</td>
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<tr>
<td>BSG</td>
<td>BSMT GAR</td>
<td>672</td>
<td>0.25</td>
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<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>672</td>
<td>0.45</td>
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</table>

**GLA:** 1,344

**3,360**

**1,814**

### 2018 Base Year Building Valuation

- **Market Cost New:** $ 233,589
- **Year Built:** 2006
- **Condition For Age:** GOOD
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**
- **Total Depreciation:** 7 %

**Building Value:** $ 217,200

---

### Map

![Map Image]

- **Map:** 0000U5
- **Lot:** 000033
- **Sub:** 000000
- **Card:** 2 of 2
- **27 WADLEIGH PT RD**

---

### Taxable Districts

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td></td>
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</table>
**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>
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</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.420 ac</td>
<td>78,420</td>
<td>110</td>
<td>225</td>
<td>0.420 ac</td>
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**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>FIREPLACE 1-1</td>
<td>1</td>
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<td>100</td>
<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
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<tr>
<td>SHED-WOOD</td>
<td>242</td>
<td>22 x 11</td>
<td>126</td>
<td>12.00</td>
<td>60</td>
<td>2,195</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>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$ 96,300</td>
<td>$ 5,700</td>
<td>$ 194,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 296,100</td>
</tr>
<tr>
<td>2020</td>
<td>$ 96,300</td>
<td>$ 5,700</td>
<td>$ 194,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 296,100</td>
</tr>
<tr>
<td>2021</td>
<td>$ 96,300</td>
<td>$ 5,700</td>
<td>$ 194,100</td>
</tr>
<tr>
<td></td>
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<td>Parcel Total: $ 296,100</td>
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</table>

**OWNER INFORMATION**

<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>05/09/19</td>
<td>DRBP</td>
<td>BP</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>09/15/15</td>
<td>KCM</td>
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<tr>
<td>09/12/08</td>
<td>FRRX</td>
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</tr>
<tr>
<td>05/30/03</td>
<td>BW O</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LISTING HISTORY**

- GRY. N/C FRR 9/08/05/19: BP NO START PER OWNER. CHK 2020.

**NOTES**

- BIRDSALL, CHARLES B
  - 25 WADLEIGH PT RD
  - KINGSTON, NH 03848-3243
### BUILDING DETAILS

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** WOOD SHINGLE
- **Int:** CUSTOM WOOD
- **Floor:** CARPET
- **Heat:** GAS/FA DUCTED

Bedrooms: 3  |  Baths: 1.0  |  Fixtures:  
A/C: No  |  Extra Kitchens:  |  Fireplaces:  
Quality: B1 AVG-10  |  Generators:  
Com. Wall:  

### 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>OPF</td>
<td>OPEN PORCH FIN</td>
<td>300</td>
<td>0.25</td>
</tr>
<tr>
<td>STO</td>
<td>STORAGE AREA</td>
<td>270</td>
<td>0.25</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>878</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>12</td>
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<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
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<td>0.70</td>
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</table>

**GLA:** 1,630  | 1,142

### 2018 BASE YEAR BUILDING VALUATION

- **Market Cost New:** $125,038
- **Year Built:** 1937
- **Condition For Age:** AVERAGE 23%
  - Physical:  
  - Functional:  
  - Economic:  
  - Temporary:  
- **Total Depreciation:** 23%

**Building Value:** $96,300
## Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>BIRDSALL, DANIEL MORRISON</td>
<td>21 WADLEIGH PT RD</td>
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<tr>
<td>BIRDSALL, NANCY A</td>
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</tr>
<tr>
<td>KINGSTON, NH 03848</td>
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## Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>09/16/15</td>
<td>KCM</td>
<td>Brown. 6/25/02 Multi parcel sale with U5-36 Family sale.</td>
</tr>
<tr>
<td>03/14/12</td>
<td>KCPU</td>
<td>Voluntary merge with Lot 36 - RCRD 3810-1605. NoH est CHNG UC to 5%.</td>
</tr>
<tr>
<td>03/17/11</td>
<td>KCPU</td>
<td>ADJ sketch labeling, CHK 2012 for Comp 3/11KC, GAR Comp, ADJ</td>
</tr>
<tr>
<td>03/02/09</td>
<td>FRR</td>
<td>Sketch, remove UC 3/12KC</td>
</tr>
<tr>
<td>09/12/08</td>
<td>FRRX</td>
<td></td>
</tr>
<tr>
<td>03/14/08</td>
<td>FRO</td>
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<tr>
<td>04/05/07</td>
<td>JARX</td>
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<td>03/28/06</td>
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## Extra Features Valuation

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<tr>
<th>Feature Type</th>
<th>Units</th>
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<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>1.5S GARAGE</td>
<td>576</td>
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<td>20,275</td>
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## Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$260,700</td>
<td>$20,300</td>
<td>$191,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $472,500</td>
</tr>
<tr>
<td>2020</td>
<td>$260,700</td>
<td>$20,300</td>
<td>$191,500</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $472,500</td>
</tr>
<tr>
<td>2021</td>
<td>$260,700</td>
<td>$20,300</td>
<td>$191,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $472,500</td>
</tr>
</tbody>
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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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.360 ac</td>
<td>77,385</td>
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<td>110</td>
<td>100</td>
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## Last Revaluation: 2018

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DW</th>
<th>Tax Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.360 ac</td>
<td>77,385</td>
<td>F</td>
<td>110</td>
<td>225</td>
<td>100</td>
<td>191,500</td>
<td>GP</td>
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<table>
<thead>
<tr>
<th>Land Type</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 WTRFRNT</td>
<td>191,500</td>
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<td>N</td>
<td>191,500</td>
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</table>
OWNER

BIRDSALL, DANIEL MORRISON
BIRDSALL, NANCY A
21 WADLEIGH PT RD
KINGSTON, NH 03848

PERMITS

Date    Permit ID   Permit Type   Notes
06/26/20 U5-35    DRIVEWAY    PAVING ONLY
07/10/14 U5-35    VARIANCE/SP. EXC.  SP EXCP TO SHORELAND P
07/27/11 5232-0470 WELL    WELL RELEASE
12/20/04 CA20010379 SEPTIC    APPROVAL FOR OPERATIC
11/30/04 CA20040682 SEPTIC    APPROVAL FOR CONSTRU
04/01/04 U5-35    WELL    MCDONALD WELL & PUMI
12/01/03 U5-35    RENEWAL    NEW SINGLE FAMILY HOM

BUILDING DETAILS

Model: 2.00 STORY FRAME CONTEMP
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL
Floor: HARD TILE/HARDWOOD
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 3.0  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: Yes  100.00 %  Generators:
Quality: A2 AVG+20

Com. Wall:
Size Adj: 0.9591  Base Rate: RSA 107.00
Bldg. Rate: 1.1617  Sq. Foot Cost: $124.31

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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<tbody>
<tr>
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<td>UPPER FLR FIN</td>
<td>405</td>
<td>1.00</td>
<td>405</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>320</td>
<td>0.10</td>
<td>32</td>
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<tr>
<td>SPF</td>
<td>SCREEN PORCH</td>
<td>288</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>30</td>
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GLA: 1,889  4,187  2,305

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $286,535
Year Built: 2005
Condition For Age: AVERAGE 9%
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 9%

Building Value: $260,700
**OWNER INFORMATION**

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<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
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<td>01/22/2013</td>
<td>5400</td>
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<td>10/29/1999</td>
<td>3434</td>
<td>1964</td>
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<td>BOLTON, ANNE D</td>
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<td>06/16/1965</td>
<td>1771</td>
<td>288</td>
<td>U I 82</td>
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<td>GOODWIN, MARGUERITE</td>
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**SALES HISTORY**

- **KINGSTON ASSESSING OFFICE**

**LISTING HISTORY**

- 09/16/15 KCM
- 09/12/08 FRRO N/C
- 04/21/04 JR O 100%
- 05/30/03 BW X CK '94 FOR SIDING; FRNT ST

**NOTES**

- TAN. LOMA ISSUED 10/2/14 ON STRUCTURE.

**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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<td>3,500</td>
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**MUNICIPAL SOFTWARE BY AVITAR**

**PARCEL TOTAL TAXABLE VALUE**

<table>
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<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tbody>
<tr>
<td>2019</td>
<td>$ 412,200</td>
<td>$ 3,500</td>
<td>$ 196,700</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $ 612,400</td>
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<tr>
<td>2020</td>
<td>$ 412,200</td>
<td>$ 3,500</td>
<td>$ 196,700</td>
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<td></td>
<td></td>
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<td>Parcel Total: $ 612,400</td>
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<tr>
<td>2021</td>
<td>$ 412,200</td>
<td>$ 3,500</td>
<td>$ 196,700</td>
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<tr>
<td></td>
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<td>Parcel Total: $ 612,400</td>
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**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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<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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<tr>
<td>1F RES WTRFRNT</td>
<td>0.480 ac</td>
<td>79,455</td>
<td>F</td>
<td>110</td>
<td>225</td>
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<td>196,700</td>
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**LAST REVALUATION: 2018**
VOSS, DIANE C., TRUSTEE
DIANE VOSS REV. TRUST
19 WADLEIGH PT RD
KINGSTON, NH 03848-3243

PERMITS

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<td>STRUCTURE @ 124'; FLOOD EFFECT.</td>
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<td>SEPTIC</td>
<td>APPROVAL FOR OPERATING</td>
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<td>10/16/09</td>
<td>CA20090989</td>
<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION (W)</td>
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<tr>
<td>04/13/03</td>
<td>U5-37</td>
<td>DEMOLITION</td>
<td>SHORELAND PROTECTION</td>
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<td>08/09/02</td>
<td>U5-37</td>
<td>VARIANCE/SP. EXC.</td>
<td>SHORELAND PROTECTION</td>
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<td>06/22/01</td>
<td>2001-00931</td>
<td>SHORELAND IMPACT</td>
<td>23' X 20' PERCHED BEACH</td>
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BUILDING DETAILS

Model: 2.00 STORY FRAME COLONIAL
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER

Bedrooms: 4  Baths: 2.5  Fixtures: 8
A/C: No  Generators: 1
Extra Kitchens: 1  Fireplaces: 1
Generators: 1  Extra Kitchens: 1

Size Adj: 0.8618  Base Rate: RSA 107.00
Bldg. Rate: 0.9932  Sq. Foot Cost: $ 106.27

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
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<th>Effect</th>
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<td>DECK/ENTRANCE</td>
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<td>FST FLR FIN</td>
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<td>1/2 STRY UNFIN</td>
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<td>PTO</td>
<td>PATIO</td>
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GLA: 3,168 7,676 4,310

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $458,024
Year Built: 2001
Condition For Age: AVERAGE 10 %

Building Value: $412,200
**LAND VALUATION**

**LAST REVALUATION:** 2018

<table>
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<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
<th>Site: GREAT POND WATERFRONT</th>
<th>Driveway:</th>
<th>Road:</th>
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<tr>
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<td>Adj: 225</td>
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**EXTRA FEATURES VALUATION**

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<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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<td>468</td>
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<td>SHED-WOOD</td>
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<td>90</td>
<td>4,950 4 PERSON</td>
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**SALES HISTORY**

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**LISTING HISTORY**

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<td>DR BP</td>
<td>GRAY. 11/19 NEW SIDING/COSMETICS AFTER SALE. INT N/C, 70'S</td>
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<td>11/12/19</td>
<td>RL INT INSPECTION</td>
<td>KIT+BATHS, ADDED LAMINATE FLR IN BMF. WALK UP U/F ATTIC 8/2020</td>
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<td>09/16/15</td>
<td>KCM</td>
<td>ALL WORK COMP</td>
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<td>09/15/08</td>
<td>FRRX N/C</td>
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<tr>
<td>03/28/06</td>
<td>JARX P/U DEK + NEW SHED; CHG</td>
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<tr>
<td>04/21/04</td>
<td>JR X</td>
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</tr>
<tr>
<td>05/30/03</td>
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**OWNER INFORMATION**

| Name: LOJKO, DAVID | Address: 17 WADLEIGH PT RD | Kingston, NH 03848 |

**PICTURE**

**NOTES**

- KINGSTON ASSESSING OFFICE
- Printed: 02/22/2021
<table>
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<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
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<tr>
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<td>U5-38</td>
<td>ACCESSORY OUTBLD</td>
<td>20 X 14 GARAGE ON CONC 32 X 11 DECK 2ND FL, 2 W</td>
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<td>U5-38</td>
<td>ALTERATION</td>
<td>32 X 11 DECK 2ND FL, 2 W T W, 80 FT SQ</td>
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<td>FEMA LETTER OF MA</td>
<td>DECK</td>
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<td>04/18/05</td>
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<td>ADDITION</td>
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<td>DECK</td>
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<td>U5-38</td>
<td>SEPTIC</td>
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<td>U5-38</td>
<td>VARIANCE/SP. EXC.</td>
<td>8' SETBACK VARIANCE FOR DECK</td>
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**BUILDING DETAILS**

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** VINYL SIDING
- **Int:** DRYWALL
- **Floor:** HARDWOOD/LINOLEUM OR SIM
- **Heat:** GAS/FA DUCTED

- **Bedrooms:** 3
- **Baths:** 1.5
- **Fixtures:**
  - A/C: No
  - Extra Kitchens: 
  - Fireplaces: 
  - Generators: 
  - Quality: A0 AVG

- **Com. Wall:**
- **Size Adj:** 1.1108
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 1.0664
- **Sq. Foot Cost:** $114.10

**BUILDING SUB AREA DETAILS**

<table>
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<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>STO</td>
<td>STORAGE AREA</td>
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<td>FST FLR FIN</td>
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**GLA:** 914

**2018 BASE YEAR BUILDING VALUATION**

- **Market Cost New:** $152,438
- **Year Built:** 1950
- **Condition For Age:** GOOD 16%
  - Physical: 
  - Functional: 
  - Economic: 
  - Temporary: 
- **Total Depreciation:** 16%

**Building Value:** $128,000
### OWNER INFORMATION

**PINAUT, LISA**

15 WADLEIGH POINT ROAD

KINGSTON, NH 03848

### LAST REVALUATION: 2018

**SALES HISTORY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
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<td>0216</td>
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### PICTURE

**MUNICIPAL SOFTWARE BY AVITAR**

### 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>
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<tr>
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<td>3,500.00</td>
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<td>SHED-WOOD</td>
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<td>227</td>
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</table>

19,800

### 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>2019</td>
<td>$107,100</td>
<td>$19,800</td>
<td>$203,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $330,300</td>
</tr>
<tr>
<td>2020</td>
<td>$108,200</td>
<td>$19,800</td>
<td>$203,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $331,400</td>
</tr>
<tr>
<td>2021</td>
<td>$108,200</td>
<td>$19,800</td>
<td>$203,400</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $331,400</td>
</tr>
</tbody>
</table>

### LAND VALUATION

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage:</th>
<th>Minimum Frontage:</th>
<th>Site: GREAT POND WATERFRONT</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 WTRFRNT</td>
<td>0.680 ac</td>
<td>82,176</td>
<td>F</td>
<td>110</td>
<td>225</td>
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</tbody>
</table>

0.680 ac

203,400

203,400

### NOTES

C-11551. LIGHT GREEN. TWO TRASH BINS ARE OF N/V. 8/2020 ALL WORK 100% COMP. 1/2 BATH NOT FULL BATH PER OWNER, TEMP CARPORT=N/V.
**PICTURE**

**PERMITS**

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/11/20</td>
<td>U5-39</td>
<td>SHORELAND IMPACT</td>
<td>REPLACE WOODEN RETAIN WALL #2020-00720</td>
</tr>
<tr>
<td>01/07/20</td>
<td>U5-39</td>
<td>PLUMBING PERMIT</td>
<td>PLUMBING FOR BTHRM RMDL-100% COMP</td>
</tr>
<tr>
<td>11/25/19</td>
<td>U5-39</td>
<td>ALTERATION</td>
<td>ADD SHWR TO BSMNT 1/2 FLR</td>
</tr>
<tr>
<td>08/29/19</td>
<td>U5-39</td>
<td>ALTERATION</td>
<td>RPLC DROP CEIL W/ SHEET</td>
</tr>
<tr>
<td>08/26/19</td>
<td>U5-39</td>
<td>ELECTRIC PERMIT</td>
<td>RWORK WIRING, ADD NEW</td>
</tr>
<tr>
<td>05/17/10</td>
<td>CA20101006</td>
<td>SEPTIC</td>
<td>APPROVAL FOR OPERATION</td>
</tr>
<tr>
<td>05/04/10</td>
<td>CA20101006</td>
<td>SEPTIC</td>
<td>APPROVAL FOR CONSTRUCTION</td>
</tr>
</tbody>
</table>

**BUILDING DETAILS**

- **Model:** 1.00 STORY FRAME RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** WOOD SHINGLE
- **Int:** DRYWALL
- **Floor:** CARPET/HARDWOOD
- **Heat:** OIL/HOT WATER

**Building Value:** $128,802

**Market Cost New:** $128,802

**Year Built:** 1951

**Condition For Age:** GOOD

**2018 BASE YEAR BUILDING VALUATION**

- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**

**Total Depreciation:** 16%

**Building Value:** $108,200

**TAXABLE DISTRICTS**

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

**BUILDING SUB AREA DETAILS**

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>72</td>
<td>0.15</td>
<td>11</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>936</td>
<td>1.00</td>
<td>936</td>
</tr>
<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>260</td>
<td>0.30</td>
<td>78</td>
</tr>
<tr>
<td>ATU</td>
<td>ATTIC</td>
<td>676</td>
<td>0.10</td>
<td>68</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>676</td>
<td>0.15</td>
<td>101</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>214</td>
<td>0.10</td>
<td>21</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>936</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Map:** 0000U5  **Lot:** 000039  **Sub:** 000000  **Card:** 1 of 1  **15 WADLEIGH PT RD**  **KINGSTON**  **Printed:** 02/22/2021

**OWNER**

- **PINAUT, LISA**
- **15 WADLEIGH POINT ROAD**
- **KINGSTON, NH 03848**
<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>100 3,500.00 100</td>
<td>3,500</td>
<td></td>
<td></td>
<td>3,500</td>
<td></td>
</tr>
</tbody>
</table>

**EXTRA FEATURES VALUATION**

**PICTURE**

**NOTES**

**LISTING HISTORY**

- **09/16/15** KCM
- **09/15/08** FRRX
- **03/10/05** BW X
- **05/30/03** BW X

**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>2019</td>
<td>$ 215,800</td>
<td>$ 7,000</td>
<td>$ 208,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 430,800</td>
</tr>
<tr>
<td>2020</td>
<td>$ 215,800</td>
<td>$ 7,000</td>
<td>$ 208,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 430,800</td>
</tr>
<tr>
<td>2021</td>
<td>$ 128,400</td>
<td>$ 3,500</td>
<td>$ 208,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $ 430,800</td>
</tr>
</tbody>
</table>

(Card Total: $ 339,900)

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site: GREAT POND WATERFRON</th>
<th>Driveway:</th>
<th>Road:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.900 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LAST REVALUATION: 2018**

**LAND VALUATION**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.900 ac</td>
<td>84,060 F 110 225 100 100</td>
<td>100</td>
<td>208,000 0 N 208,000 GP</td>
<td>208,000</td>
<td>208,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PICTURE

**OWNER**

MOSLEY, LINDA  
THIBEAULT, JOYCE  
32 MAIN STREET  
KINGSTON, NH 03848-3210

**TAXABLE DISTRICTS**

**BUILDING DETAILS**

Model: **1.50 STORY FRAME CAPE**  
Roof: **GABLE HIP/ASPHALT**  
Ext: **CLAP BOARD/WOOD SHINGLE**  
Int: **DRYWALL**  
Floor: **CARPET/LINOLEUM OR SIM**  
Heat: **OIL/FA DUCTED**

Bedrooms: **3**  
Baths: **1.5**  
Fixtures:  
A/C: **No**  
Generators:  
Quality: **A0 AVG**

Com. Wall:  
Size Adj: **1.0646**  
Base Rate: **RSA 107.00**  
Bldg. Rate: **0.9911**  
Sq. Foot Cost: **$ 106.05**

**PERMITS**

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>05/20/04</td>
<td>U5-40</td>
<td>ALTERATION</td>
<td>INTERIOR RENOVATIONS</td>
</tr>
</tbody>
</table>

**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>DEK</td>
<td>DECK/ENTRANCE</td>
<td>360</td>
<td>0.10</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1064</td>
<td>1.00</td>
</tr>
<tr>
<td>HSF</td>
<td>1/2 STRY FIN</td>
<td>864</td>
<td>0.50</td>
</tr>
</tbody>
</table>

**GLA:** **1,496**  
**2,288**  
**1,532**

**2018 BASE YEAR BUILDING VALUATION**

- **Market Cost New:** **$ 162,469**
- **Year Built:** **1970**
- **Condition For Age:** **FAIR**  
  - **Physical:**  
  - **Functional:**  
  - **Economic:**  
  - **Temporary:**  
- **Total Depreciation:** **21 %**
- **Building Value:** **$ 128,400**
### Owner Information

**MOSLEY, LINDA**  
**THIBEAULT, JOYCE**  
32 MAIN STREET  
KINGSTON, NH 03848-3210

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/10/05</td>
<td>BW X</td>
<td></td>
<td></td>
<td>GREEN, 3/05 EST FLRS REPAIRED/NEW WINDOWS-BW - - SEASONAL PER LM</td>
</tr>
<tr>
<td>05/30/03</td>
<td>BW X</td>
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<td></td>
<td></td>
</tr>
</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>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500</td>
<td>100</td>
<td>3,500</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>2021</td>
<td>$87,400</td>
<td>$3,500</td>
<td>$0 (c)</td>
</tr>
</tbody>
</table>

Parcel Total: $430,800  
(Card Total: $90,900)

### 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>Neighborhood</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0 ac</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Last Revaluation:** 2018
### Owner Information

**MOSLEY, LINDA**  
**THIBEAULT, JOYCE**  
32 MAIN STREET  
KINGSTON, NH 03848-3210

### Building Details

- **Model:** 1.00 STORY FRAME RANCH  
- **Roof:** GABLE HIP/ASPHALT  
- **Ext:** NOVELTY  
- **Int:** DRYWALL  
- **Floor:** CARPET/HARDWOOD  
- **Heat:** GAS/HOT WATER  
- **Bedrooms:** 2  
- **Baths:** 1.0  
- **Fixtures:**  
- **A/C:** No  
- **Generators:**  
- **Quality:** B1 AVG-10  
- **Com. Wall:**  
- **Size Adj:** 1.2301  
- **Base Rate:** RSA 107.00  
- **Bldg. Rate:** 1.0296  
- **Sq. Foot Cost:** $ 110.17

### 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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</thead>
<tbody>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>864</td>
<td>1.00</td>
<td>864</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>864</td>
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<td>130</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>96</td>
<td>0.10</td>
<td>10</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>864</td>
<td>1.824</td>
<td>1,004</td>
</tr>
</tbody>
</table>

### 2018 Base Year Building Valuation

- **Market Cost New:** $ 110,611  
- **Year Built:** 1970  
- **Condition For Age:** FAIR 21 %  
- **Physical:**  
- **Functional:**  
- **Economic:**  
- **Temporary:**  
- **Total Depreciation:** 21 %

**Building Value:** $ 87,400
<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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</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>2,300</td>
<td></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>
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</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.700 ac</td>
<td>82,440</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.700 ac</td>
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<td></td>
</tr>
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</table>

**LAST REVALUATION:** 2018

**OWNER INFORMATION**

<table>
<thead>
<tr>
<th>SCANLON, BETH ANN</th>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCANLON, JAMES J</td>
<td>06/24/2002</td>
<td>3489</td>
<td>1583</td>
<td>Q I</td>
<td>270,000</td>
<td>NICHOLSON</td>
</tr>
</tbody>
</table>

**SALES HISTORY**

<table>
<thead>
<tr>
<th>Listing Date</th>
<th>Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/16/15</td>
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<tr>
<td>09/15/08</td>
<td>FRRX</td>
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</tr>
<tr>
<td>05/30/03</td>
<td>BW O</td>
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</tbody>
</table>

**NOTES**

- GRAY. N/C FRR9/08

**EXTRA FEATURES VALUATION**

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Market Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>2,300</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>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$194,600</td>
<td>$2,300</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $400,900</td>
</tr>
<tr>
<td>2020</td>
<td>$194,600</td>
<td>$2,300</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $400,900</td>
</tr>
<tr>
<td>2021</td>
<td>$135,500</td>
<td>$2,300</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $400,900</td>
</tr>
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</table>

(Card Total: $341,800)
## PERMITS

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

## BUILDING DETAILS

Model: **1.50 STORY FRAME RANCH**  
Roof: **GABLE HIP/ASPHALT**  
Ext: **CLAP BOARD**  
Int: **DRYWALL**  
Floor: **CARPET**  
Heat: **GAS/FA DUCTED**

Bedrooms: **3**  
Baths: **1.5**

Fixtures:  
Extra Kitchens:  
A/C: **No**  
Generators:  
Quality: **A0 AVG**

Com. Wall:  
Size Adj: **1.0726**  
Base Rate: **RSA 107.00**  
Bldg. Rate: **1.0091**  
Sq. Foot Cost: **$ 107.97**

## 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>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>0.10</td>
</tr>
<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
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<td>0.15</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
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<td>1.00</td>
</tr>
<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>352</td>
<td>0.15</td>
</tr>
</tbody>
</table>

GLA: **1,144**  
Sq. Foot Cost: **$ 107.97**

## 2018 BASE YEAR BUILDING VALUATION

- **Market Cost New:** **$ 161,307**  
- **Year Built:** **1977**  
- **Condition For Age:** **AVERAGE**  
- **Total Depreciation:** **16 %**  
- **Building Value:** **$ 135,500**
<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>

**PARCEL TOTAL TAXABLE VALUE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$59,100</td>
<td>$0</td>
<td>$0(c)</td>
</tr>
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</table>

Parcel Total: $400,900

(Card Total: $59,100)

**LAND VALUATION**

<table>
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<tr>
<th>Zone:</th>
<th>Minimum Acreage:</th>
<th>Minimum Frontage:</th>
<th>Site:</th>
<th>Driveway:</th>
<th>Road:</th>
<th>Neighborhood:</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1F RES WTRFRNT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0 ac</td>
</tr>
</tbody>
</table>

(last revaluation: 2018)
PICTURE

OWNER

TAXABLE DISTRICTS

District Percentage

PERMITS

Date Permit ID Permit Type Notes

BUILDING DETAILS

Model: 1.50 STORY FRAME GARAGE
Roof: IRREGULAR/ASPHALT
Ext: BELOW AVG
Int: DRYWALL/CUSTOM WOOD
Floor: CARPET
Heat: GAS/FA NO DUCTS
Bedrooms: 1
Baths: 1
Extra Kitchens: No
Fireplaces: No
Generators: No
Quality: A0 AVG
Com. Wall: IRREGULAR/ASPHALT

1.5601 Base Rate: RSA 107.00
Bldg. Rate: 1.1467
Sq. Foot Cost: $122.69

BUILDING SUB AREA DETAILS

ID Description Area Adj. Effect.
HSF 1/2 STRY FIN 624 0.50 312
GAR GARAGE 624 0.45 281
DEK DECK/ENTRANCE 16 0.10 2
GLA: 312 1,264 595

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $73,001
Year Built: 1977
Condition For Age: FAIR 19%
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 19%

Building Value: $59,100

SCANLON, BETH ANN
SCANLON, JAMES J
11 WADLEIGH PT RD
KINGSTON, NH 03848

11 WADLEIGH PT RD
KINGSTON, NH 03848
<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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<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
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<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
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<tr>
<td>1.75 S GAR</td>
<td>576</td>
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<td>88</td>
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<td>DOCKS PRIVATE</td>
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<td>131</td>
<td>17.00</td>
<td>75</td>
<td>3,758</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>28,500</td>
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**LAND VALUATION**

**LAST REVALUATION: 2018**

<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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<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.700</td>
<td>82,440 F</td>
<td>110</td>
<td>225</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td></td>
<td>100</td>
<td>204,000</td>
<td>0</td>
<td>204,000</td>
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<table>
<thead>
<tr>
<th>Map: 0000U5</th>
<th>Lot: 000042</th>
<th>Sub: 000000</th>
<th>Card: 1 of 1</th>
<th>9 WADLEIGH PT RD</th>
<th>KINGSTON</th>
<th>Printed: 02/22/2021</th>
</tr>
</thead>
</table>

**OWNER INFORMATION**

**SALES HISTORY**

- MACEK, JOSEPH S.
- 9 WADLEIGH POINT ROAD
- KINGSTON, NH 03848

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
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<tbody>
<tr>
<td>04/19/2013</td>
<td>5430</td>
<td>2093</td>
<td>U I 38</td>
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<tr>
<td>12/29/2010</td>
<td>5171</td>
<td>495</td>
<td>U I 38</td>
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<td>07/20/2010</td>
<td>5127</td>
<td>1633</td>
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<tr>
<td>06/10/2005</td>
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<td>1742</td>
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</tr>
<tr>
<td>12/03/2003</td>
<td>4202</td>
<td>0935</td>
<td>U I 39</td>
<td>WHITE, MICHAEL</td>
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</table>

**EXTRA FEATURES VALUATION**

- FIREPLACE 1-1
- 1.75 S GAR
- DOCKS PRIVATE

**NOTES**

- NATURAL WOOD, 11/19 ADD QUALITY ALUMINUM BOAT DOCK

**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>2019</td>
<td>$139,200</td>
<td>$24,800</td>
<td>$204,000</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $368,000</td>
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<tr>
<td>2020</td>
<td>$139,200</td>
<td>$28,500</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $371,700</td>
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<tr>
<td>2021</td>
<td>$139,200</td>
<td>$28,500</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $371,700</td>
</tr>
</tbody>
</table>

**ZONE:** SFRAQ SFR W/AQUIFER

- Minimum Acreage: 3.00
- Minimum Frontage: 200

- Site: GREAT POND WATERFRONT
- Driveway:
- Road:

**Picture:**

- Map: Card: 1 of 1
- Municipal Software by Avitar

- Natural Wood, 11/19 Add Quality Aluminum Boat Dock
PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>04/29/93</td>
<td>U5-42</td>
<td>SEPTIC</td>
<td>IN KIND/IN PLACE</td>
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</table>

BUILDING DETAILS

Model: **1.00 STORY FRAME R. RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**

Bedrooms: 2  Baths: 2.0  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Quality: A0 AVG

Com. Wall:  Size Adj: **1.0694**

Market Cost New:  **$ 165,764**

**2018 BASE YEAR BUILDING VALUATION**

<table>
<thead>
<tr>
<th>Total Depreciation:</th>
<th>16 %</th>
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</thead>
<tbody>
<tr>
<td>Building Value:</td>
<td><strong>$ 139,200</strong></td>
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</tbody>
</table>
## Owner Information

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Price</th>
<th>Grantor</th>
</tr>
</thead>
<tbody>
<tr>
<td>HERON, SCOTT M.</td>
<td>01/11/2010</td>
<td>5081</td>
<td>1963</td>
<td>U 1 38</td>
<td>330,000</td>
<td>HERON, SANDRA</td>
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<tr>
<td>HERON, SHAWN</td>
<td>05/07/2007</td>
<td>4796</td>
<td>1409</td>
<td>Q 1</td>
<td>375,000</td>
<td>PICIANNO</td>
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<tr>
<td>7 WADLEIGH POINT ROAD</td>
<td>02/01/2006</td>
<td>4613</td>
<td>2196</td>
<td>U 1 99</td>
<td>280,000</td>
<td>HANSON ESTATE</td>
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<tr>
<td></td>
<td>01/23/2004</td>
<td>4224</td>
<td>1218</td>
<td>U 1 44</td>
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<td>HANSON, ROLAND P.</td>
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</table>

### Listing History

- **09/16/15**: KCM
- **09/15/08**: FRRX
- **04/05/07**: JARX
- **05/30/03**: BW X

**Notes:** WHITE. P/U NEW DEK AND ROOF 100% HSE FOR SALE JAR 4/07. N/C FRR 9/08.

### 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>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
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<tr>
<td>GARAGE</td>
<td>984</td>
<td>24 x 41</td>
<td>76</td>
<td>35.00</td>
<td>70</td>
<td>18,322</td>
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</table>

**Total:** 21,800

### Land Valuation

<table>
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<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1F RES WTRFRNT</td>
<td>0.700 ac</td>
<td>100</td>
<td>225</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

**Total:** 0.700 ac

### 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>2019</td>
<td>$146,400</td>
<td>$21,800</td>
<td>$154,000</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $322,200</td>
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<tr>
<td>2020</td>
<td>$146,400</td>
<td>$21,800</td>
<td>$154,000</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>Parcel Total: $322,200</td>
</tr>
<tr>
<td>2021</td>
<td>$146,400</td>
<td>$21,800</td>
<td>$154,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $322,200</td>
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</tbody>
</table>

**Zone:** SFRAQ SFR W/AQUIFER

---

**Printed: 02/22/2021**
HERON, SCOTT M.
HERON, SHAWN
7 WADLEIGH POINT ROAD
KINGSTON, NH 03848

PERMITS

Date          Permit ID  Permit Type          Notes
04/11/06      U5-43      ALTERATION          12 X 14 DECK TO SECOND FLOOR
02/16/06      U5-43      REPAIR             STRIP AND RE-ROOF

BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
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: 1.0329  Base Rate: RSA 107.00
Bldg. Rate: 0.9916
Sq. Foot Cost: $ 106.10

BUILDING SUB AREA DETAILS

<table>
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<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>FST FLR FIN</td>
<td>1120</td>
<td>1.00</td>
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<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>952</td>
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<tr>
<td>BSG</td>
<td>BSMT GAR</td>
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<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
<td>224</td>
<td>0.70</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
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<td>DEK</td>
<td>DECK/ENTRANCE</td>
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GLA: 1,277  3,016  1,704

2018 BASE YEAR BUILDING VALUATION

Market Cost New:  $ 180,794
Year Built: 1960
Condition For Age: AVERAGE 19 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 19 %

Building Value:  $ 146,400
**Inventory Information**

**Date** | **Book** | **Page** | **Type** | **Price** | **Grantor**
---|---|---|---|---|---
09/14/2020 | 6164 | 687 | U I 38 | | MCCLEAR, MERRITT W - TR
10/24/2017 | 5864 | 2993 | U I 38 | | MCCLEAR, MERRITT W
01/18/2017 | 5791 | 2599 | Q I | 265,000 | KUZNICKI, IRENE &

**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>
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<tr>
<td>FIREPLACE 1-1</td>
<td>1</td>
<td></td>
<td>100</td>
<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
<td></td>
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<tr>
<td>GARAGE</td>
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<td><strong>Total</strong></td>
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<td><strong>13,800</strong></td>
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**Parcel Total Taxable Value**

<table>
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<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$132,600</td>
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<tr>
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<td>Parcel Total: $350,400</td>
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</tr>
<tr>
<td>2020</td>
<td>$132,600</td>
<td>$13,800</td>
<td>$204,000</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $350,400</td>
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<tr>
<td>2021</td>
<td>$132,600</td>
<td>$13,800</td>
<td>$204,000</td>
</tr>
<tr>
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<td>Parcel Total: $350,400</td>
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</tbody>
</table>

**Land Valuation**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFRA Q SFR W/AQUIFER</td>
<td>3.00</td>
<td>200</td>
<td>GREAT POND WATERFRONT</td>
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<td></td>
</tr>
</tbody>
</table>

| Land Type | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1F RES WTRFRNT | 0.700 ac | 82,440 | F | 110 | 225 | 100 | 100 | | 100 | 204,000 | 0 | N | 204,000 | GP |
| **Total** | **0.700 ac** | | | | | | | | | | | | 204,000 | 204,000 | | |
OWNER
MCCLEAR, SCOTT
5 WADLEIGH POINT ROAD
KINGSTON, NH 03848

BUILDING DETAILS
Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: WOOD SHINGLE
Int: DRYWALL/CUSTOM WOOD
Floor: LINOLEUM OR SIM
Heat: OIL/HOT WATER

Bedrooms: 2  Baths: 1.0  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 1.0614  Base Rate: RSA 107.00
Bldg. Rate: 0.9765
Sq. Foot Cost: $ 104.48

BUILDING SUB AREA DETAILS
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<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect.</th>
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</thead>
<tbody>
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<td>FST FLR FIN</td>
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<td>1.00</td>
<td>1232</td>
</tr>
<tr>
<td>EPF</td>
<td>ENCLSD PORCH</td>
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<td>BMF</td>
<td>BSMNT FINISHED</td>
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GLA: 1,282  2,384  1,548

2018 BASE YEAR BUILDING VALUATION
Market Cost New: $ 161,735
Year Built: 1965
Condition For Age: AVERAGE 18 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 18 %

Building Value: $ 132,600
### Owner Information

**BOURQUE, CALVIN R, HEIRS**

P.O. BOX 283

KINGSTON, NH 03848-0283

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>09/17/15</td>
<td>KCM</td>
<td>NATURAL WOOD, ROTTING AROUND EDGES, CRAWL SPACE UNDER HOUSE, 2 METAL SHEDS AND 2 WOOD SHEDS ARE OF N/V. P/U FFF FRR 9/08</td>
</tr>
<tr>
<td>09/15/08</td>
<td>FRRX</td>
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</tr>
<tr>
<td>06/02/03</td>
<td>BW O</td>
<td></td>
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</table>

### Extra Features Valuation

<table>
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<th>Feature Type</th>
<th>Units</th>
<th>Lngth x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
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<th>Notes</th>
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<tbody>
<tr>
<td>SHED METAL</td>
<td>80</td>
<td>10 x 8</td>
<td>260</td>
<td>3.00</td>
<td>80</td>
<td>499</td>
<td></td>
</tr>
</tbody>
</table>

**500**

### Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER  
Minimum Acreage: 3.00  
Minimum Frontage: 200  
**Land Type:** 1F RES  
**Units:** 0.500 ac  
**Base Rate:** 79,800  
**Adj:** F  
**Site:** 110  
**Road:** 100  
**DWay:** 100  
**Topography:**  
**Cond:** 100  
**Ad Valorem:** 87,800  
**SPI:** 0  
**R:** N  
**Tax Value:** 87,800  
**Notes:**

### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$86,000</td>
<td>$500</td>
<td>$87,800</td>
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<tr>
<td></td>
<td></td>
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<td>Parcel Total: $174,300</td>
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<tr>
<td>2020</td>
<td>$86,000</td>
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<tr>
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<td>$86,000</td>
<td>$500</td>
<td>$87,800</td>
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<td>Parcel Total: $174,300</td>
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</tbody>
</table>

### Municipal Software by Avitar

**KINGSTON ASSESSING OFFICE**
BOURQUE, CALVIN R, HEIRS
P.O. BOX 283
KINGSTON, NH 03848-0283

PERMITS
Date Permit ID Permit Type Notes

BUILDING DETAILS
Model: 1.00 STORY FRAME RANCH
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD/BELOW AVG
Int: DRYWALL/PLYWOOD PANEL
Floor: CARPET/LINOLEUM OR SIM
Heat: OIL/HOT WATER
Bedrooms: 3 Baths: 1.0 Fixtures:
Extra Kitchens: No Fireplaces: No
A/C: No Generators: No
Quality: B1 AVG-10
Com. Wall: GABLE HIP/ASPHALT
Size Adj: 1.1400 Base Rate: RSA 107.00
Bldg. Rate: 0.9029
Sq. Foot Cost: $ 96.61

BUILDING SUB AREA DETAILS
ID Description Area Adj. Effect.
FFF FST FLR FIN 1236 1.00 1236
GLA: 1,236 1,236 1,236

2018 BASE YEAR BUILDING VALUATION
Market Cost New: $ 119,410
Year Built: 1970
Condition For Age: POOR 28 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 28 %
Building Value: $ 86,000
LAND VALUATION

OWNER INFORMATION

HARLOW, CAROLYN D
196 MAIN ST
KINGSTON, NH 03848-3221

LISTING HISTORY

PEACH ROT AROUND EDGES, CRAWL UNDER HOUSE, ROOF LEAKS,
FIREPLACE NOT USABLE. SM SHED FAIR CONDITION ---, CHANGES MADE
@ HEARINGS--- JR. N/C FRR 9/08 11/19 CLAPBOARDS AND TAR PAPER
HAVE ROTTED THROUGH IN SEVERAL AREAS, SOFFIT NEEDS WORK, CHNG
COND TO POOR

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>
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<tr>
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MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING
OFFICE

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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<tbody>
<tr>
<td>2019</td>
<td>$ 32,600</td>
<td>$ 8,700</td>
<td>$ 87,800</td>
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<tr>
<td></td>
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<td>Parcel Total: $ 129,100</td>
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<tr>
<td>2020</td>
<td>$ 24,700</td>
<td>$ 7,000</td>
<td>$ 87,800</td>
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<td>Parcel Total: $ 119,500</td>
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<tr>
<td>2021</td>
<td>$ 24,700</td>
<td>$ 7,000</td>
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LAND VALUATION

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<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage:</th>
<th>Minimum Frontage:</th>
<th>Site:</th>
<th>Driveway:</th>
<th>Road:</th>
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<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
<td>NC</td>
<td>Adj</td>
<td>Site</td>
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<tr>
<td>1F RES</td>
<td>0.500 ac</td>
<td>79,800</td>
<td>F</td>
<td>110</td>
<td>100</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.500 ac</td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Harlow, Carolyn D
196 Main St
Kingston, NH 03848-3221

Permits
Date Permit ID Permit Type Notes

Building Details
Model: 1.00 Story Frame Mobilehome
Roof: Gable Hip/Asphalt
Ext: Clap Board
Int: Drywall
Floor: Carpet/Linoleum Or Sim
Heat: Oil/Hot Water
Bedrooms: 3  Baths: 1.0  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Quality: B1 AVG-10
Com. Wall:
Size Adj: 0.9101  Base Rate: MHD 59.00
Bldg. Rate: 0.7618
Sq. Foot Cost: $ 44.94

Building Sub Area Details
ID Description Area Adj. Effect.
FFF FST FLR FIN 1175 1.00 1175
EPF ENCLSD PORCH 72 0.70 50
DEK DECK/ENTRANCE 236 0.10 24
GLA: 1,225 1,483 1,249

2018 Base Year Building Valuation
Market Cost New: $ 56,130
Year Built: 1970
Condition For Age: POOR 56%
  Physical:
  Functional:
  Economic:
  Temporary:
Total Depreciation: 56%
Building Value: $ 24,700
**OWNER INFORMATION**

KEELEY, PATRICIA A., TRUSTEE  
KEELEY WADLEIGH POINT TRUST  
8 WADLEIGH PT ROAD  
KINGSTON, NH 03848

**SALES HISTORY**

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<thead>
<tr>
<th>Date</th>
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<th>Page</th>
<th>Type</th>
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<th>Grantor</th>
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<td>1382</td>
<td>U/I 38</td>
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<td>KEELY, PATRICIA ANN</td>
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**LISTING HISTORY**

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<th>Notes</th>
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<td>08/05/20</td>
<td>DRBP</td>
<td>GREEN, N/C FRR 9/08 7/12/2010 FHS INSPECT AT REQUEST OF HO - ADJ COND OF GAR AND FPL. 05/19: NO APPARENT CHG. 8/2020 N/C</td>
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<td>05/09/19</td>
<td>DRBP</td>
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<tr>
<td>09/17/15</td>
<td>KCM</td>
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<tr>
<td>07/12/10</td>
<td>FSO</td>
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<tr>
<td>09/15/08</td>
<td>FRRX</td>
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<tr>
<td>06/02/03</td>
<td>BW O</td>
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**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>
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<tr>
<td>FIREPLACE 1-1</td>
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<tr>
<td>GARAGE</td>
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<td></td>
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<td></td>
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<td></td>
<td></td>
<td>11,800</td>
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**LAND VALUATION**

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<thead>
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<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>1F RES</td>
<td>0.500 ac</td>
<td>79,800</td>
<td>F</td>
<td>110</td>
<td>100</td>
<td>100</td>
<td></td>
<td></td>
<td>97</td>
<td>85,100</td>
<td>85,100</td>
<td>PVT CEM</td>
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</table>

**PICTURE**

**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>2019</td>
<td>$102,300</td>
<td>$11,800</td>
<td>$85,100</td>
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<tr>
<td></td>
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<td>Parcel Total: $199,200</td>
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<tr>
<td>2020</td>
<td>$102,300</td>
<td>$11,800</td>
<td>$85,100</td>
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<td></td>
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<td>Parcel Total: $199,200</td>
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<tr>
<td>2021</td>
<td>$102,300</td>
<td>$11,800</td>
<td>$85,100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $199,200</td>
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</table>

**LAST REVALUATION: 2018**
KEELER, PATRICIA A., TRUSTEE
KEELER WADLEIGH POINT TRUST
8 WADLEIGH PT ROAD
KINGSTON, NH 03848

PERMITS

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

BUILDING DETAILS

- Model: 1.00 STORY FRAME RANCH
- Roof: GABLE HIP/ASPHALT
- Ext: WOOD SHINGLE
- Int: DRYWALL
- Floor: CARPET/LINOLEUM OR SIM
- Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 1.0  Fixtures: 
Extra Kitchens:  
Generators:  
A/C: No  
Quality: A0 AVG

Com. Wall:  
Size Adj: 1.1652  Base Rate: RSA 107.00
Bldg. Rate: 1.0836
Sq. Foot Cost: $ 115.95

BUILDING SUB AREA DETAILS

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<th>ID</th>
<th>Description</th>
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<th>Adj. Effect.</th>
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<tr>
<td>EPU</td>
<td>ENCL PORCH</td>
<td>45</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>936</td>
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<td>BSMNT</td>
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<td>0.15</td>
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<td>BMF</td>
<td>BSMNT FINISHED</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>0.10</td>
</tr>
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</table>

GLA: 936  1,933  1,161

2018 BASE YEAR BUILDING VALUATION

- Market Cost New: $ 134,618
- Year Built: 1960
- Condition For Age: AVERAGE 19%
  - Physical: 
  - Functional: 
  - Economic: 
- Temporary: DEFER MAI 5%

Total Depreciation: 24%

Building Value: $ 102,300

Printed: 02/22/2021

20/22/2021
### Owner Information

**OVER THE HILL PARTNERSHIP**

270 ASPEN LANE

GILBERTSVILLE, PA 19525

### Land Valuation

**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**Minimum Frontage:** 200

**Land Type** | **Units** | **Base Rate** | **NC** | **Adj** | **Site** | **Road** | **DWay** | **Topography** | **Cond** | **Ad Valorem** | **SPI** | **Tax Value** | **Notes**
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
1F RES | 0.500 ac | 79,800 | F | 110 | 100 | 100 | 100 | 100 | 87,800 | 0 | N | 87,800 | 87,800

### Parcel Total Taxable Value

- **Year:** 2019  
  **Building:** $154,700  
  **Features:** $4,000  
  **Land:** $87,800  
  **Parcel Total:** $246,500
- **Year:** 2020  
  **Building:** $154,700  
  **Features:** $4,000  
  **Land:** $87,800  
  **Parcel Total:** $246,500
- **Year:** 2021  
  **Building:** $154,700  
  **Features:** $4,000  
  **Land:** $87,800  
  **Parcel Total:** $246,500

### Listing History

- **09/17/15:** KCM  
- **03/10/15:** KCPU  
- **09/15/08:** FRRX (NO CHANGE)  
- **06/19/03:** SH (CK LISTING)  
- **06/02/03:** BWX (LIST FOR REVAL)

### Listing

WHITE, HOLDING TANK ABOUT TO BREAK, SHED 4X6 IS OF N/V. N/C FRR 9/08, ADD SHED 3/15KC

### Owner Information

**OVER THE HILL PARTNERSHIP**

270 ASPEN LANE

GILBERTSVILLE, PA 19525

### Last Revaluation: 2018

### Municipal Software by Avitar

**KINGSTON ASSESSING OFFICE**

### Picture
PICTURE

PERMITS

Date   Permit ID   Permit Type   Notes
10/25/13 U5-48    NEW BUILDING    12 X 24 SHED

BUILDING DETAILS

Model: 1.75 STORY FRAME SALT BOX
Roof: SALT BOX/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET
Heat: GAS/HOT WATER

Bedrooms: 3    Baths: 1.5    Fixtures:
A/C: No    Fireplaces:
Generators:
Quality: A0 AVG

Com. Wall:
Size Adj: 1.0206    Base Rate: RSA 107.00
Bldg. Rate: 0.9902    Sq. Foot Cost: $ 105.95

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>DEK</td>
<td>DECK/ENTRANCE</td>
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GLA: 1,604    2,947    1,781

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 188,697
Year Built: 1965
Condition For Age: AVERAGE 18 %

Building Value: $ 154,700
**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>Notes</th>
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**LAST REVALUATION: 2018**

<table>
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<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>3.00 ac</td>
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<td>103,200</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>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
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**PARCEL TOTAL TAXABLE VALUE**

<table>
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<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2019</td>
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<tr>
<td>2020</td>
<td>$226,400</td>
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<tr>
<td>2021</td>
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**OWNER INFORMATION**

**SALES HISTORY**

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<td>FOWLER, RICHARD J</td>
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<td>04/01/1994</td>
<td>3045</td>
<td>0158</td>
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**LISTING HISTORY**

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<td>FRRX</td>
<td>N/C FRR 9/08.</td>
</tr>
<tr>
<td>06/02/03</td>
<td>BW O</td>
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**NOTES**

- **Land Type:** 1F RES
- **Minimum Acreage:** 3.00
- **Minimum Frontage:** 200
- **Zone:** SFRAQ SFR W/AQUIFER
- **Minimum Acreage:** 3.00
- **Minimum Frontage:** 200
- **Site:** 103,200
- **Driveway:** 103,200
- **Road:** 103,200
- **Notes:** 103,200
- **Land Value:** 103,200
- **Ad Valorem:** 96,800
- **SPI:** 0
- **Tax Value:** 96,800
- **Year:** 2018
- **Building:** 103,200
- **Features:** 103,200
- **Land:** 103,200
- **Parcel Total:** 103,200
- **Tax Value:** 103,200
- **Notes:** 103,200
- **Land Value:** 103,200
- **Ad Valorem:** 96,800
- **SPI:** 0
- **Tax Value:** 96,800
- **Year:** 2018
- **Building:** 103,200
- **Features:** 103,200
- **Land:** 103,200
- **Parcel Total:** 103,200
- **Tax Value:** 103,200
- **Notes:** 103,200
- **Land Value:** 103,200
- **Ad Valorem:** 96,800
- **SPI:** 0
- **Tax Value:** 96,800
- **Year:** 2018
- **Building:** 103,200
- **Features:** 103,200
- **Land:** 103,200
- **Parcel Total:** 103,200
- **Tax Value:** 103,200
- **Notes:** 103,200
- **Land Value:** 103,200
- **Ad Valorem:** 96,800
- **SPI:** 0
- **Tax Value:** 96,800
- **Year:** 2018
- **Building:** 103,200
- **Features:** 103,200
- **Land:** 103,200
- **Parcel Total:** 103,200
- **Tax Value:** 103,200
- **Notes:** 103,200
- **Land Value:** 103,200
- **Ad Valorem:** 96,800
- **SPI:** 0
- **Tax Value:** 96,800
- **Year:** 2018
FOWLER, RICHARD J
12 WADLEIGH PT RD
KINGSTON, NH 03848-3242

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: CARPET/HARDWOOD
Heat: OIL/HOT WATER

Bedrooms: 3 Baths: 1.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10

Com. Wall:
Size Adj: 0.9403 Base Rate: RSA 107.00
Bldg. Rate: 0.9826
Sq. Foot Cost: $ 105.14

BUILDING SUB AREA DETAILS

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<th>ID</th>
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GLA: 1,640
4,946
2,533

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 266,320
Year Built: 1963
Condition For Age: GOOD
15 %

Building Value: $ 226,400
### Owner Information

**Town of Kingston**

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

### Listing History

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### Extra Features Valuation

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### Parcel Total Taxable Value

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<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
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<td>74,625</td>
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<td>110</td>
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### Municipal Software by Avitar

**Kingston Assessing Office**
<table>
<thead>
<tr>
<th>PICTURE</th>
<th>OWNER</th>
<th>TAXABLE DISTRICTS</th>
<th>BUILDING DETAILS</th>
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<td>TOWN OF KINGSTON</td>
<td>163 MAIN ST</td>
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<td>Percentage</td>
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<td>Heat:</td>
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<td>Stories:</td>
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|  |  | Year Built: |  %
|  |  | Condition For Age: |  %
|  |  | Physical: |  |
|  |  | Functional: |  |
|  |  | Economic: |  |
|  |  | Temporary: |  %

PERMITS

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<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
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BUILDING SUB AREA DETAILS

2018 BASE YEAR BUILDING VALUATION

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<td>Fireplaces:</td>
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<td>Generators:</td>
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<tr>
<td>Base Type:</td>
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<tr>
<td>Stories:</td>
</tr>
</tbody>
</table>
| Year Built: |  %
| Condition For Age: |  %
| Physical: |  |
| Functional: |  |
| Economic: |  |
| Temporary: |  %

Map: 0000U5 Lot: 000050 Sub: 000000 Card: 1 of 1 14 WADLEIGH PT RD KINGSTON Printed: 02/22/2021
## LAND VALUATION

### EXTRA FEATURES VALUATION

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<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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### LAND VALUATION

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
<th>Site:</th>
<th>Driveway:</th>
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<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
<td>NC</td>
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<td>Site</td>
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<td>1F RES</td>
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<td>75,660</td>
<td>F</td>
<td>110</td>
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<td>0.260 ac</td>
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### PARCEL TOTAL TAXABLE VALUE

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<td>Parcel Total: $ 243,300</td>
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<td>$ 156,600</td>
<td>$ 3,500</td>
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<td>2021</td>
<td>$ 156,600</td>
<td>$ 3,500</td>
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<td>Parcel Total: $ 243,300</td>
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### LISTING HISTORY

- 09/17/15 KCM
- 03/05/13 KCPU
- 03/14/12 KCPU
- 03/17/11 KCPU
- 04/08/10 KCX N/C / CK '11 FOR SCRN PRCH
- 09/15/08 FRRX N/C
- 04/21/04 JRX ADD 100%
- 06/02/03 BWX LIST / CK '04 FOR ADD

GREEN. NOH, ADD FFF @ 90%, CHK 2012 FOR FIN, ADJ SKETCH 3/11KC, NC TO FFF CHK 2013 3/12KC, EST FFF COMP 3/13KC

### OWNER INFORMATION

- **BELLACQUA, PAUL V.**

### SALES HISTORY

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<th>Type</th>
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### PICTURE

- Municipal Software by Avitar

### PRINTED:

From Kingston Assessing Office

- 02/22/21
- Grantor: BELLACQUA, PAUL V.
- Price: 2740
- Type: U 138
- Date: 10/08/2008
- U I 38
- Bellacqua, Paul V.
- 32 Wadleigh Pt Rd
- Kingston, Nh 03848
PICTURE

Permits

Owner: BELLACQUA, PAUL V.
Address: 32 WADLEY PT RD
City: KINGSTON, NH 03848

Permits

<table>
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<tr>
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<td>U5-51</td>
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<td>RENOVATIONS</td>
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Building Details

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

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

Com. Wall:
Size Adj: 0.9630  Base Rate: RSA 107.00  Bldg. Rate: 0.7984
Sq. Foot Cost: $85.43

Building Sub Area Details

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GLA: 1920  1.920  4.443  2.263

2018 Base Year Building Valuation

Market Cost New: $193,328
Year Built: 1960
Condition For Age: AVERAGE 19%

Physical:

Functional:

Economic:

Temporary:

Total Depreciation: 19%

Building Value: $156,600
**OWNER INFORMATION**

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**PICTURE**

**SALES HISTORY**

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<th>Type</th>
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<td>03/10/05</td>
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**NOTES**

TAN, CHECK 2004 FOR ADDITION. CHECK 2005 FOR GARAGE AND DECKS, 3/05 CORRECT SKETCH, NO GAR-BW. N/C FRR 9/08

**LISTING HISTORY**

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<thead>
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<th>Page</th>
<th>Type</th>
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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>FIREPLACE 1-1</td>
<td>1</td>
<td>100</td>
<td>3,500.00</td>
<td>100</td>
<td>3,500</td>
<td>14,800</td>
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<tr>
<td>SHED-WOOD</td>
<td>96</td>
<td>8 x 12</td>
<td>227</td>
<td>12.00</td>
<td>100</td>
<td>2,615</td>
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<tr>
<td>POOL ABOVE GROUND</td>
<td>700</td>
<td>83</td>
<td>15.00</td>
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<td>8,715</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>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$289,800</td>
<td>$14,800</td>
<td>$87,800</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $392,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>$289,800</td>
<td>$14,800</td>
<td>$87,800</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $392,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>$289,800</td>
<td>$14,800</td>
<td>$87,800</td>
</tr>
<tr>
<td></td>
<td>Parcel Total: $392,400</td>
<td></td>
<td></td>
</tr>
</tbody>
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**LAND VALUATION**

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>0.500 ac</td>
<td>79,800</td>
</tr>
<tr>
<td>0.500 ac</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 0.500 ac                   |       |         |   |     |     |     |     |           |     |          |    |          |       |
COLLIBEE, DONALD H
COLLIBEE, LISA L
34 WADLEIGH PT RD
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>06/29/03</td>
<td>U5-52</td>
<td>BUILDING</td>
<td>ABOVE GROUND POOL</td>
</tr>
<tr>
<td>05/07/03</td>
<td>U5-52</td>
<td>BUILDING</td>
<td>EXTEND KITCHEN, ADD F</td>
</tr>
</tbody>
</table>

BUILDING DETAILS

Model: 2.00 STORY FRAME CAPE
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: HARD TILE/CARPET
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 2.0  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Quality: A1 AVG+10

Com. Wall:
Size Adj: 0.9028  Base Rate: RSA 107.00
Bldg. Rate: 0.9538  Sq. Foot Cost: $102.05

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>TQF</td>
<td>3/4 STRY FIN</td>
<td>480</td>
<td>0.75</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>180</td>
<td>0.10</td>
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<tr>
<td>CTH</td>
<td>CATHEDRAL</td>
<td>448</td>
<td>0.10</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>128</td>
<td>0.15</td>
</tr>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>840</td>
<td>1.00</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1448</td>
<td>1.00</td>
</tr>
<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>1320</td>
<td>0.30</td>
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<tr>
<td>OPU</td>
<td>OPEN PORCH</td>
<td>190</td>
<td>0.15</td>
</tr>
</tbody>
</table>

GLA: 2,648  5,034  3,155

2018 BASE YEAR BUILDING VALUATION

Market Cost New:
$321,968
Year Built: 1992
Condition For Age: GOOD 10 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 10 %

Building Value:
$289,800
## 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>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>3.00</td>
<td>200</td>
<td>100</td>
<td>100</td>
<td>100</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>
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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>2019</td>
<td>$179,300</td>
<td>$0</td>
<td>$91,800</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $271,100</td>
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<tr>
<td>2020</td>
<td>$179,300</td>
<td>$0</td>
<td>$91,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $271,100</td>
</tr>
<tr>
<td>2021</td>
<td>$179,300</td>
<td>$0</td>
<td>$91,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $271,100</td>
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### Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>WILDER, ROBERT F</td>
<td>37 WADLEIGH PT RD</td>
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<tr>
<td>WILDER, LORI</td>
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### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/17/15</td>
<td>KCM</td>
<td>WHITE. N/C FRR 9/08. 0757. RCRP 2009-0941.</td>
</tr>
<tr>
<td>09/15/08</td>
<td>FRRX</td>
<td></td>
</tr>
<tr>
<td>06/03/03</td>
<td>BW O</td>
<td></td>
</tr>
</tbody>
</table>

### Municipal Software by Avitar

### Kingston Assessing Office

### Kingston, NH 03848

### Map: 0000U5  Lot: 000053  Sub: 000000  Card: 1 of 1  40 WADLEIGH PT RD  KINGSTON  Printed: 02/22/2021
**BUILDING DETAILS**

- **Model:** 1.00 STORY FRAME R. RANCH
- **Roof:** GABLE HIP/ASPHALT
- **Ext:** VINYL SIDING
- **Int:** DRYWALL
- **Floor:** CARPET
- **Heat:** OIL/HOT WATER

**Bedrooms:** 3  
**Baths:** 2.0  
**Fixtures:**

**A/C:** No  
**Generators:**

**Com. Wall:**

**Size Adj:** 1.0184  
**Base Rate:** RSA 107.00  
**Bldg. Rate:** 1.0978  
**Sq. Foot Cost:** $117.47

**Total Depreciation:**

- **Temporary:**
- **Economic:**
- **Functional:**
- **Physical:**

**Building Value:** $179,300

---

**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>1242</td>
<td>1.00</td>
</tr>
<tr>
<td>BSG</td>
<td>BSMT GAR</td>
<td>552</td>
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<tr>
<td>RBF</td>
<td>RAISED BSMNT</td>
<td>644</td>
<td>0.50</td>
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<td>DEK</td>
<td>DECK/ENTRANCE</td>
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<td>EPF</td>
<td>ENCLSD PORCH</td>
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<td>0.70</td>
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</table>

**GLA:** 1,648  
**2,658**  
**1,796**

---

**2018 BASE YEAR BUILDING VALUATION**

- **Market Cost New:** $210,976
- **Year Built:** 1984
- **Condition For Age:** AVERAGE 15%
- **Building Value:** $179,300
## 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>2019</td>
<td>$0</td>
<td>$15,800</td>
<td>$78,300</td>
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<tr>
<td></td>
<td></td>
<td>Parcel Total: $94,100</td>
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</tr>
<tr>
<td>2020</td>
<td>$0</td>
<td>$17,700</td>
<td>$78,300</td>
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<tr>
<td></td>
<td></td>
<td>Parcel Total: $96,000</td>
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</tr>
<tr>
<td>2021</td>
<td>$0</td>
<td>$17,700</td>
<td>$78,300</td>
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<tr>
<td></td>
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<td>Parcel Total: $96,300</td>
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</table>

### Land Type: 1F RES

<table>
<thead>
<tr>
<th>Minimum Acreage</th>
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<tbody>
<tr>
<td>3.00</td>
<td>200</td>
</tr>
</tbody>
</table>

### Site:

- Driveway: 90
- Road: 78,300
- Tax Value: $78,300

### Topography:

- 0.460 ac

### Owner Information

- **BIXBY, WILLIAM E**
- **45 WADLEIGH POINT ROAD**
- **KINGSTON, NH 03848**

### Listing History

- **11/12/19** JSCI MO REMEASURED
- **09/17/15** KCM
- **09/15/08** FRRV
- **06/03/03** BW V

### Notes

- OUT BUILDINGS ONLY
- 11/19 2S FR GARAGE, STORAGE TRLR, PAVED PARKING

### 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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</thead>
<tbody>
<tr>
<td>GARAGE-2STRY</td>
<td>672</td>
<td>24 x 28</td>
<td>84</td>
<td>46.00</td>
<td>60</td>
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<tr>
<td>STORAGE CONTAINER</td>
<td>160</td>
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<tr>
<td>PAVING</td>
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<td>71</td>
<td>2.00</td>
<td>50</td>
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</table>

**17,700**
<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
</table>

**PICTURE**

**PERMITS**

**BUILDING DETAILS**

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

| Base Type: |  |

**BASE YEAR BUILDING VALUATION**

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

**REARDON, TODD M, TRUSTEE**
TODD M REARDON REVOCABLE TRUST
47 WADLEIGH PT RD

**Kingston, NH 03848-3243**

### Listing History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/19/18</td>
<td>KCPU</td>
<td>VACANT 80 X UNBUILD 25 = 20 CHG AT HEARINGS, ADD NEW SHED 3/18KC</td>
</tr>
<tr>
<td>09/17/15</td>
<td>KCV</td>
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<tr>
<td>09/15/08</td>
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<tr>
<td>06/03/03</td>
<td>BW V</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>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>192</td>
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<td>143</td>
<td>12.00</td>
<td>100</td>
<td>3,295</td>
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</table>

**Total:** 3,300

### 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>2019</td>
<td>$ 0</td>
<td>$ 3,300</td>
<td>$ 16,400</td>
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<td></td>
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<td>Parcel Total: $ 19,700</td>
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<tr>
<td>2020</td>
<td>$ 0</td>
<td>$ 3,300</td>
<td>$ 16,400</td>
</tr>
<tr>
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<td>Parcel Total: $ 19,700</td>
</tr>
<tr>
<td>2021</td>
<td>$ 0</td>
<td>$ 3,300</td>
<td>$ 16,400</td>
</tr>
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<td>Parcel Total: $ 19,700</td>
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</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>
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<th>Cond</th>
<th>Ad Valorem</th>
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<th>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES</td>
<td>0.200 ac</td>
<td>74,625 F</td>
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<td>20</td>
<td>16,400</td>
<td>0</td>
<td>16,400</td>
<td>VACANT</td>
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**Total: 0.200 ac**

**Last Valuation: 2018**

**Last Revaluation: 2018**

**Rate:** 20

**Units:** Card: 1 of 1

**Card:** 5933

**Lot:** 5206

**Page:** 2931

**Book:** 07/30/2018

**Price:** TODD M REARDON, TODD M

**Type:** TR

**Date:** 04/06/2011

**Price:** GIORGI, JENNIFER K. TR

**Type:** TR

**Date:** 04/06/2011

**Price:** TODD M REARDON REVOCABLE TRUST

**Type:** TR

**Date:** 07/30/2018
<table>
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<th>Map: 0000U5</th>
<th>Lot: 000055</th>
<th>Sub: 000000</th>
<th>Card: 1 of 1</th>
<th>48 WADLEIGH PT RD</th>
<th>KINGSTON</th>
<th>Printed: 02/22/2021</th>
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<tbody>
<tr>
<td>PICTURE</td>
<td>OWNER</td>
<td>TAXABLE DISTRICTS</td>
<td>BUILDING DETAILS</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>REARDON, TODD M, TRUSTEE</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TODD M REARDON REVOCABLE TRUST</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>47 WADLEIGH PT RD</td>
<td></td>
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<tr>
<td></td>
<td>KINGSTON, NH 03848-3243</td>
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<tr>
<td>PERMITS</td>
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<td>Permit ID</td>
<td>Permit Type</td>
<td>Notes</td>
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</tr>
<tr>
<td>12/12/17</td>
<td>U5-55</td>
<td>ACCESSORY OUTBLD</td>
<td>12' X 16' SHED W/2 WINDOWS</td>
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<td></td>
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<td>BUILDING SUB AREA DETAILS</td>
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<td>Base Type:</td>
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<td>Stories:</td>
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<td>Int:</td>
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</tr>
<tr>
<td>Roof:</td>
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<td>Floor:</td>
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</tr>
<tr>
<td>Extra Kitchens:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>A/C:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fireplaces:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Generators:</td>
<td></td>
<td></td>
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<tr>
<td>Com. Wall:</td>
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<tr>
<td>Year Built:</td>
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<tr>
<td>Condition For Age:</td>
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<td>%</td>
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<tr>
<td>Temporary:</td>
<td></td>
<td>%</td>
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</tbody>
</table>
# LAND VALUATION

**LAST REVALUATION:** 2018

## OWNER INFORMATION

**HANLON, LISA A**

50 WADLEIGH POINT ROAD

KINGSTON, NH 03848-3242

## 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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<td>DRBP</td>
<td>BP</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>09/17/15</td>
<td>KCM</td>
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<td></td>
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</tr>
<tr>
<td>09/15/08</td>
<td>FRRX</td>
<td>N/C</td>
<td></td>
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</tr>
<tr>
<td>11/12/03</td>
<td>BW O</td>
<td></td>
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<td></td>
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<tr>
<td>06/03/03</td>
<td>BW X</td>
<td></td>
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**NOTES:** GREY: +4=3242: 05/2019: ROOF COMP. N/C IN VALUE.

## 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>SHED-WOOD</td>
<td>80</td>
<td>10 x 8</td>
<td>260</td>
<td>12.00</td>
<td>70</td>
<td>1,747</td>
<td>1,700</td>
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## LAND VALUATION

**ZONE:** SFRAQ SFR W/AQUIFER

**Minimum Acreage:** 3.00

**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>Tax Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>0.300 ac</td>
<td>76,350</td>
<td>F</td>
<td>110</td>
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<td>100</td>
<td>100</td>
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<td>84,000</td>
<td>0</td>
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<td>0.300 ac</td>
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**SITE:**

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<th>Road</th>
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**ROADS:**

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**TOPOGRAPHY:**

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## MUNICIPAL SOFTWARE BY AVITAR

**KINGSTON ASSESSING OFFICE**

<table>
<thead>
<tr>
<th>Year</th>
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<th>Features</th>
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<tr>
<td>2019</td>
<td>$168,800</td>
<td>$1,700</td>
<td>$84,000</td>
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<tr>
<td></td>
<td></td>
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<td>Parcel Total: $254,500</td>
</tr>
<tr>
<td>2020</td>
<td>$168,800</td>
<td>$1,700</td>
<td>$84,000</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>Parcel Total: $254,500</td>
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<tr>
<td>2021</td>
<td>$168,800</td>
<td>$1,700</td>
<td>$84,000</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $254,500</td>
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</table>
PICTURE

OWNER

TAXABLE DISTRICTS

Building Details:

Model: 1.75 Story Frame Convention
Roof: Gable Hip/Asphalt
Ext: Vinyl Siding
Int: Drywall
Floor: Carpet
Heat: Oil/Hot Water

Bedrooms: 2
Baths: 2.0
Fixtures:
A/C: No
Generators:
Quality: A1 AVG+10

Size Adj: 1.0620
Base Rate: RSA 107.00
Bldg. Rate: 1.1218
Sq. Foot Cost: $ 120.04

2018 Base Year Building Valuation:

Market Cost New: $ 185,462
Year Built: 1996
Condition For Age: GOOD 9 %
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 9 %

Building Value: $ 168,800

<table>
<thead>
<tr>
<th>PERMITS</th>
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</thead>
</table>

<table>
<thead>
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<td>ROOF REPLACEMENT</td>
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| BUILDING SUB AREA DETAILS |

<table>
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<th>Description</th>
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<th>Adj. Effect.</th>
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<td>DECK/ENTRANCE</td>
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<td>FFF</td>
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<td>BSMNT</td>
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GLA: 1,394
2,796 1,545

Map: 0000U5 Lot: 000056 Sub: 000000 Card: 1 of 1

50 WADLEIGH POINT ROAD
KINGSTON, NH 03848-3242

HANLON, LISA A

1.75 STORY FRAME CONVENTION
DECK/ENTRANCE
FST FLR FIN
3/4 STRY FIN
BSMNT
1/2 STRY FIN

2,796 1,545

$ 185,462
$ 168,800

02/22/2021

Printed: 02/22/2021

Com. Wall:

0000U5 000056 000000
### Owner Information

**OUELLETTE, HOLLY**

P.O. BOX 295

KINGSTON, NH 03848

### Listing History

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<th>Price Grantor</th>
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<tr>
<td>04/21/04</td>
<td>JR X</td>
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</tbody>
</table>

### Notes

GRAY / BROWN SHED STILL ON PROP. CHECK 2005, 3/05 WORK FINISHED.
REROOF/SIDING/WINDOWS/EPU TO EPF, CHNG SKETCH-BW . N/C FRR 9/08,
CHK 2019 FOR GAR/ ADJ EXTRA FEATURES 3/18KC 2019 REMOVED
SCREENHOUSE. 05/19:NO NEW GAR. 8/2020 ALL WORK COMP

### 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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<tr>
<td>FIREPLACE 1-1</td>
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<tr>
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<td>10 x 8</td>
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<td>1,997</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>2019</td>
<td>$157,900</td>
<td>$5,500</td>
<td>$106,700</td>
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<tr>
<td></td>
<td>Parcel Total: $270,100</td>
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<tr>
<td>2020</td>
<td>$157,900</td>
<td>$5,500</td>
<td>$106,700</td>
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<td>Parcel Total: $270,100</td>
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<tr>
<td>2021</td>
<td>$157,900</td>
<td>$5,500</td>
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<tr>
<td></td>
<td>Parcel Total: $270,100</td>
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### Land Valuation

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<th>Minimum Frontage:</th>
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<td></td>
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### Land Type

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<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>1F RES</td>
<td>3.00 ac</td>
<td>97,900</td>
<td>E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>Site</td>
<td>100</td>
<td>97,900</td>
<td>0</td>
<td>97,900</td>
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<tr>
<td>1F RES</td>
<td>1.680 ac</td>
<td>x 5,500</td>
<td>X</td>
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<td></td>
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<td>Road</td>
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<td>8,800</td>
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<td>8,800</td>
<td>TOPO</td>
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<tr>
<td></td>
<td>4.680 ac</td>
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<td>DWay</td>
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### Last Revaluation: 2018

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<th>Lot: 000057</th>
<th>Sub: 000000</th>
<th>Card: 1 of 1</th>
<th>LAND VALUATION</th>
<th>SALES HISTORY</th>
<th>PICTURE</th>
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### Municipal Software by Avitar

**KINGSTON ASSESSING OFFICE**
PICTURE

PERMITS

<table>
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<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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<tr>
<td>03/20/17</td>
<td>U5-57</td>
<td>DEMOLITION</td>
<td>1 CAR GARAGE-100% COMPLETED</td>
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<tr>
<td>08/26/04</td>
<td>U5-57</td>
<td>REPAIR</td>
<td>VINYL SIDE, REPAIR DECK</td>
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<tr>
<td>08/04/04</td>
<td>U5-57</td>
<td>REPAIR</td>
<td>RE-R00F</td>
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</table>

BUILDING DETAILS

Model: 1.00 STORY FRAME R. RANCH
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: WALL BOARD
Floor: CARPET/HARDWOOD
Heat: OIL/HOT WATER

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

Quality: A0 AVG
Com. Wall: N/A

Size Adj: 0.9997     Base Rate: RSA 107.00
Bldg. Rate: 0.8997
Sq. Foot Cost: $96.27

BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect</th>
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<tr>
<td>CPT</td>
<td>CARPORT</td>
<td>198</td>
<td>0.10</td>
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<tr>
<td>OPF</td>
<td>OPEN PORCH FIN</td>
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<td>DECK/ENTRANCE</td>
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<td>OPU</td>
<td>OPEN PORCH</td>
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<td>EPF</td>
<td>ENCLSD PORCH</td>
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<td>0.70</td>
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GLA: 1,539     3,821     1,930

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $185,801
Year Built: 1961
Condition For Age: GOOD 15%

Physical: N/A
Functional: N/A
Economic: N/A
Temporary: N/A
Total Depreciation: 15%

Building Value: $157,900
## Land Valuation

<table>
<thead>
<tr>
<th>Zone: SFRAQ SFR W/AQUIFER</th>
<th>Minimum Acreage: 3.00</th>
<th>Minimum Frontage: 200</th>
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</thead>
<tbody>
<tr>
<td>Land Type</td>
<td>Units</td>
<td>Base Rate</td>
</tr>
<tr>
<td>1F RES</td>
<td>1.840 ac</td>
<td>88,000 F</td>
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<tr>
<td>1F RES</td>
<td>0.170 ac</td>
<td>x 5,500 X</td>
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<tr>
<td></td>
<td>2.010 ac</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>
<th>Cond</th>
<th>Market Value</th>
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<tbody>
<tr>
<td>DECK DETACHED</td>
<td>216</td>
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**Total Market Value:** 43,900

## Market Value History

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<tr>
<td>2020</td>
<td>$229,400</td>
<td>$43,900</td>
<td>$97,700</td>
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## Listing History

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<td>BW O</td>
<td></td>
</tr>
<tr>
<td>06/03/03</td>
<td>BW O</td>
<td></td>
</tr>
</tbody>
</table>

## Notes

- Brown, (40x20 Carport is of N/V Cond 80), 3/05 No Start on Gar, CHK 06-BW 03/06 Gar 100% Jar, N/C FRR 9/08 11/19 Measured Front Only Due to Fence. No Rear InsP, Plastic Bldgs Visible-NV

## Owner Information

- **MORGENSTERN, HEIDI TRUSTEE**
- **MALLARD REALTY TRUST**
- 58 WADleigh PT RD
- KINGSTON, NH 03848

## Sales History

- **MORGENSTERN, HEIDI TRUSTEE**
- **MALLARD REALTY TRUST**
- 58 WADleigh PT RD
- KINGSTON, NH 03848

## Picture

- Municipal Software by Avitar
  - **KINGSTON ASSESSING OFFICE**
  - Map: Card:

## Last Revaluation: 2018

- Parcel Total: $371,000
MORGENSTERN, HEIDI TRUSTEE
MALLARD REALTY TRUST
58 WADLEIGH PT RD
KINGSTON, NH 03848

PERMITS

<table>
<thead>
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<th>Permit Type</th>
<th>Notes</th>
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<tr>
<td>01/29/07</td>
<td>U5-57-1</td>
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<td>INSTALLED HEATER IN GAR</td>
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<tr>
<td>08/12/04</td>
<td>U5-57-1</td>
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<td>28 X 60 GARAGE</td>
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<td>U5-57-1</td>
<td>DEMOLITION</td>
<td>SHED REMOVED</td>
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BUILDING DETAILS

Model: 2.00 STORY FRAME CONTEMP
Roof: SALT BOX/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CARPET
Heat: OIL/HOT WATER

Bedrooms: 3  Baths: 2.5  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: No  Generators:
Com. Wall:

Size Adj: 0.9425  Base Rate: RSA 107.00
Bldg. Rate: 0.9957  Sq. Foot Cost: $106.54

BUILDING SUB AREA DETAILS

<table>
<thead>
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<th>ID</th>
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<tr>
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<td>612</td>
<td>61</td>
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<td>11</td>
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<td>UFF</td>
<td>UPPER FLR FIN</td>
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<td>948</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>948</td>
<td>948</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>348</td>
<td>52</td>
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<tr>
<td>BUO</td>
<td>OPEN PORCH</td>
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<td>13</td>
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<tr>
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<td>BSG</td>
<td>BSMNT GAR</td>
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<td>78</td>
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GLA: 1,896  4,420  2,504

2018 BASE YEAR BUILDING VALUATION

Market Cost New:  $266,776
Year Built: 1985
Condition For Age: AVERAGE 14%

Physical:
Functional:
Economic:
Temporary:
Total Depreciation: 14%

Building Value:  $229,400
**MCCARTHY, JOHN J. JR.**

<table>
<thead>
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<th>NOTES</th>
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<tr>
<td>09/18/15 KCM</td>
<td>TAN, N/C FRR 9/08</td>
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<tr>
<td>09/11/08 FRRX</td>
<td></td>
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<tr>
<td>06/03/03 BW O</td>
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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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<tr>
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<td>1</td>
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<td>100</td>
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<td>100</td>
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<td>POOL ABOVE GROUND</td>
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<td>5,875</td>
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**MUNICIPAL SOFTWARE BY AVITAR**

**KINGSTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

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<thead>
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<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tr>
<td>2019</td>
<td>$287,400</td>
<td>$13,500</td>
<td>$76,000</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $376,900</td>
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<tr>
<td>2020</td>
<td>$287,400</td>
<td>$13,500</td>
<td>$76,000</td>
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<tr>
<td></td>
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<td></td>
<td>Parcel Total: $376,900</td>
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<tr>
<td>2021</td>
<td>$287,400</td>
<td>$13,500</td>
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<td></td>
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<td>Parcel Total: $376,900</td>
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**LAND VALUATION**

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<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>R</th>
<th>Tax Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>0.280 ac</td>
<td>76,005 E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>76,000</td>
<td>0</td>
<td>N</td>
<td>76,000</td>
<td>0.280 ac</td>
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### Owner

MCCARTHY, JOHN J. JR.
JENKINS, NANCY A.
3 DANVILLE ROAD
KINGSTON, NH 03848

### Permits

<table>
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<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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### Building Details

- **Model:** 2.00 STORY FRAME CONVENTION
- **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:** 0.9122
- **Base Rate:** RSA 107.00
- **Bldg. Rate:** 0.9932
- **Sq. Foot Cost:** $106.27

### Building Sub Area Details

<table>
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<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj. Effect.</th>
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<td>DECK/ENTRANCE</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1206</td>
<td>1.00</td>
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<tr>
<td>BMU</td>
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<td>UPPER FLR FIN</td>
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<td>EPF</td>
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- **GLA:** 2,516
- **4,788**
- **2,972**

### 2018 Base Year Building Valuation

- **Market Cost New:** $315,834
- **Year Built:** 1996
- **Condition For Age:** GOOD
- **Physical:**
- **Functional:**
- **Economic:**
- **Temporary:**
- **Total Depreciation:** 9 %

- **Building Value:** $287,400
**Land Valuation**

**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**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>Tax Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1F RES</td>
<td>1.000 ac</td>
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**Parcel Total Taxable Value**

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<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<td>2019</td>
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<tr>
<td></td>
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<td>Parcel Total: $227,200</td>
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<tr>
<td>2020</td>
<td>$126,800</td>
<td>$15,700</td>
<td>$84,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $227,200</td>
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<tr>
<td>2021</td>
<td>$126,800</td>
<td>$15,700</td>
<td>$84,700</td>
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<td>Parcel Total: $227,200</td>
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**Owners and Listing History**

**FITZPATRICK, KENNETH**  
1 DANVILLE RD.  
KINGSTON, NH 03848

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
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<th>Notes</th>
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<tr>
<td>02/27/17</td>
<td>TRANSFERRED ON DOCKET # 2004-0074 - GRAY. N/C FRR 9/08; REMOVE FIREPLACE FROM FEATURES 8/20/15; CHIMNEY IS FOR FURNACE; THERE IS NO FIREPLACE IN THE HOUSE. --CG, ROOF COMP 2/17KC</td>
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<tr>
<td>09/18/15</td>
<td>KCM</td>
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<td>09/11/08</td>
<td>FRRX</td>
</tr>
<tr>
<td>06/23/03</td>
<td>SH O</td>
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<td>06/03/03</td>
<td>BW X</td>
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**Extra Features Valuation**

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<td>GARAGE</td>
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**Notes**

**KINGSTON ASSESSING OFFICE**

**Printed:** 02/22/2021
FITZPATRICK, KENNETH
1 DANVILLE RD.
KINGSTON, NH 03848

<table>
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<td>REPAIR</td>
<td>STRIP AND RE-SHINGLE G1</td>
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Model: **1.00 STORY FRAME RANCH**
Roof: **GABLE HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **OIL/HOT WATER**

Bedrooms: **3**  Baths: **1.0**  Fixtures:
Extra Kitchens:  Fireplaces:
A/C: **No**  Generators:
Quality: **A0 AVG**
Com. Wall:  Size Adj: **1.1435**

Base Rate: **RSA 107.00**
Bldg. Rate: **1.0749**
Sq. Foot Cost: **$ 115.01**

**BUILDING SUB AREA DETAILS**

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<th>ID</th>
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<td>DECK/ENTRANCE</td>
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**GLA:** **1,056**  **2,220**  **1,225**

**2018 BASE YEAR BUILDING VALUATION**

Market Cost New: **$ 140,887**
Year Built: **1991**
Condition For Age: **GOOD**  **10 %**
Physical:  Functional:  Economic:  Temporary:
Total Depreciation:  **10 %**

Building Value: **$ 126,800**
LAND VALUATION
LAST REVALUATION: 2018

Zone: SFRAQ SFR W/AQUIFER
Minimum Acreage: 3.00 Minimum Frontage: 200

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<tr>
<th>Land Type</th>
<th>Units</th>
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<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
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<th>Cond</th>
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<th>SPI</th>
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<tr>
<td></td>
<td>0.700 ac</td>
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EXTRA FEATURES VALUATION

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<th>Feature Type</th>
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<td>EQUIPMENT SHED</td>
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<td></td>
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OWNER INFORMATION

FRANMA, LLC
76 HUNT ROAD
KINGSTON, NH 03848

Parcels:
- 76 HUNT ROAD

SALES HISTORY

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<tr>
<th>Date</th>
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<td>12/03/2013</td>
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<td>06/05/2012</td>
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<td>2435</td>
<td>U1 38</td>
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<td>02/22/1989</td>
<td>2782</td>
<td>0460</td>
<td>U1 82</td>
<td>BOLTON'S LAKESIDE</td>
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LISTING HISTORY

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<tr>
<th>Date</th>
<th>Type</th>
<th>Notes</th>
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<tr>
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<td>D-38263. D-17224. PLAN 03122. BROWN. TWO GAS HEATERS; 31,000 GAL SEPTIC; 31 PARKING SPACES - 9'X18'; PU COMP (EST CLOSED AT TIME OF VISIT) NVCHNG 2/14KC, RENOVATIONS COMP 4/15KC</td>
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<td>02/22/2013</td>
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NOTES

- 12/03/2013: 5498 2644 Q1 400,000 HAMMOND, GARY T.
- 02/25/2013: 5412 1574 U1 52 350,000 MERCHANT, CATHERINE M.
- 06/05/2012: 5322 2435 U1 38 MERCHANT PETER & CATHE
- 02/22/1989: 2782 0460 U1 82 BOLTON'S LAKESIDE

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>2019</td>
<td>$ 288,200</td>
<td>$ 12,600</td>
<td>$ 123,700</td>
</tr>
<tr>
<td>2020</td>
<td>$ 288,200</td>
<td>$ 12,600</td>
<td>$ 123,700</td>
</tr>
<tr>
<td>2021</td>
<td>$ 288,200</td>
<td>$ 12,600</td>
<td>$ 123,700</td>
</tr>
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</table>

Total Parcel: $ 424,500
FRANMA, LLC
76 HUNT ROAD
KINGSTON, NH 03848

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
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<tr>
<td>07/18/14</td>
<td>U5-61</td>
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<tr>
<td>04/14/14</td>
<td>2014-00528</td>
<td>SHORELAND IMPACT</td>
<td>PATIO CONSTRUCTION PERMIT</td>
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<td>03/17/14</td>
<td>U5-61</td>
<td>ELECTRIC PERMIT</td>
<td>WIRE NEW BAR, NEW SER</td>
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<tr>
<td>03/17/14</td>
<td>U5-61</td>
<td>ALTERATION</td>
<td>INTERIOR RENOVATIONS</td>
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<tr>
<td>03/17/14</td>
<td>U5-61</td>
<td>VARIANCE/SP. EXC.</td>
<td>ALLOWING PERVIOUS PAV</td>
</tr>
<tr>
<td>04/12/13</td>
<td>CA20131122</td>
<td>SEPTIC</td>
<td>APPROVAL FOR OPERATING</td>
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<tr>
<td>04/05/13</td>
<td>CA20131122</td>
<td>SEPTIC</td>
<td>500 GPD 120 SEAT RESTAURANT</td>
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BUILDING DETAILS

Model: 1.00 STORY FRAME COMMERCIAL
Roof: GABLE HIP/ASPHALT
Ext: VINYL SIDING
Int: DRYWALL
Floor: CARPET/LAMINATE
Heat: GAS/FA NO DUCTS

Bedrooms: Bath: 1.0 Fixtures:
A/C: Yes 25.00% Generators:
Quality: A0 AVG
Com. Wall: WOOD, 8 FT. 1.0000
Size Adj: 0.9104 Base Rate: CIR 113.00
Bldg. Rate: 0.8285
Sq. Foot Cost: $ 93.62

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>DEK</td>
<td>DECK/ENTRANCE</td>
<td>272</td>
<td>0.10</td>
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<tr>
<td>PTO</td>
<td>PATIO</td>
<td>2266</td>
<td>0.10</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>3643</td>
<td>1.00</td>
</tr>
<tr>
<td>GLA</td>
<td></td>
<td>3,643</td>
<td>6,181</td>
</tr>
</tbody>
</table>

2018 BASE YEAR BUILDING VALUATION

Market Cost New: $ 364,837
Year Built: 1986
Condition For Age: AVERAGE 21%
Physical: 21%
Functional: 21%
Economic: 21%
Temporary: 21%
Total Depreciation: 21%

Building Value: $ 288,200
TOWN OF KINGSTON
RECREATION / PROPOSED FIRE STATION
163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

LISTING HISTORY

<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/12/19</td>
<td>JSCI</td>
<td>MO REMEASURED</td>
<td>LT GREEN, TOWN RECREATION SITE. OUTBUILDINGS ONLY, WATER FRONT, 1.60 GP = EXCESS 20= 1.80 - 05/17/07 ACREAGE PER SURVEY 03125 KMS. MINIMUM KITCHEN, NICE WATERFRONT, SOME WEEDS, NEW WELL, SEPTIC WORKS. N/C FRR 9/08, NOH ADJ MEAS, CHNG SIDING &amp; COND, EST RENOVATIONS 100% COMP 3/11KC. RECHECK 2012 FOR RENOVATIONS - NEED TO KEEP VALUE CURRENT FOR INSURANCE PURPOSES. NV CHNG FOR SEPTIC 3/12KC, NVCHNG 2/13KC. GOOD COND FOR AGE, EST SCREENHOUSE</td>
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<tr>
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<td>200</td>
<td>0/1/13</td>
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<tr>
<td>09/11/08</td>
<td>FRR</td>
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<tr>
<td>09/23/07</td>
<td>RWZ</td>
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<td>0/1/13</td>
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<tr>
<td>06/03/03</td>
<td>BW V</td>
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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>
</tr>
</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>540</td>
<td>30 x 18</td>
<td>90</td>
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<td>BATH HOUSE</td>
<td>392</td>
<td>28 x 14</td>
<td>101</td>
<td>38.00</td>
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<td>7,522</td>
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<td>SCREENHOUSE</td>
<td>120</td>
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<td>SHED-WOOD</td>
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12,700

LAND VALUATION

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Conditions</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>1.840 ac</td>
<td>E 100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>158,400</td>
<td>GP</td>
</tr>
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<td>100</td>
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<td>3.676 ac</td>
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<td></td>
<td>168,500</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>168,500</td>
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</tbody>
</table>

MUNICIPAL SOFTWARE BY AVITAR

KINGSTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Building Value</th>
<th>Features Value</th>
<th>Land Value</th>
<th>Total Value</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>$121,200</td>
<td>$20,600</td>
<td>$168,500</td>
<td>$310,300</td>
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<tr>
<td>2020</td>
<td>$138,800</td>
<td>$12,700</td>
<td>$168,500</td>
<td>$320,000</td>
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<tr>
<td>2021</td>
<td>$138,800</td>
<td>$12,700</td>
<td>$168,500</td>
<td>$320,000</td>
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</tbody>
</table>

LAST REVALUATION: 2018
PICTURE

TOWN OF KINGSTON
RECREATION / PROPOSED FIRE STATION
163 MAIN ST
PO BOX 716
KINGSTON, NH 03848-0716

PERMITS

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>03/02/15</td>
<td>U5-62</td>
<td>MECHANICAL PERMIT</td>
<td>KITCHEN REMODEL: HEAT APPROVAL FOR OPERATING</td>
</tr>
<tr>
<td>05/11/12</td>
<td>U5-62</td>
<td>SEPTIC</td>
<td>WIRE SEPTIC PUMP; OUTSIDE ALARM</td>
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<td>04/27/12</td>
<td>U5-62</td>
<td>ELECTRIC PERMIT</td>
<td>APPROVAL FOR CONSTRUCTION</td>
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<tr>
<td>02/13/12</td>
<td>CA20121075</td>
<td>SEPTIC</td>
<td>RENOVATION OF OLD Y-CAMP</td>
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<tr>
<td>09/27/10</td>
<td>U5-62</td>
<td>ALTERATION</td>
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</tbody>
</table>

BUILDING DETAILS

- Model: 1.00 STORY FRAME REC HALL
- Roof: GABLE HIP/ASPHALT
- Ext: VINYL SIDING
- Int: MINIMUM
- Floor: CONCRETE
- Heat: WOOD/COAL/NONE

Bedrooms: 1.5
Fixtures: Yes
A/C: Yes 100.00%
Generators:
Quality: B1 AVG-10
Com. Wall:
Size Adj: 0.8796
Base Rate: EXA 83.00
Bldg. Rate: 0.5621
Sq. Foot Cost: $ 46.65

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>
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<td>SLB</td>
<td>SLAB</td>
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<tr>
<td>ATF</td>
<td>ATTIC FINISHED</td>
<td>480</td>
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GLA: 3,720
7,680 3,720

2018 BASE YEAR BUILDING VALUATION

- Market Cost New: $ 173,538
- Year Built: 1950
- Condition For Age: GOOD 20%
- Physical:
- Functional:
- Economic:
- Temporary:
- Total Depreciation: 20%
- Building Value: $ 138,800
## LAND VALUATION

**Zone:** SFRAQ SFR W/AQUIFER  
**Minimum Acreage:** 3.00  
**Minimum Frontage:** 200

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Minimum Acreage</th>
<th>Minimum Frontage</th>
<th>Site</th>
<th>Driveway</th>
<th>Road</th>
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<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>Tax Value</th>
<th>Notes</th>
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<tr>
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<td>100</td>
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<td>0</td>
<td>N</td>
<td>109,000</td>
<td>VACANT</td>
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**LAST REVALUATION: 2018**

### SALES HISTORY

<table>
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<tr>
<th>Date</th>
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<th>Price</th>
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<tr>
<td>09/11/08</td>
<td>FRRV</td>
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<tr>
<td>06/03/03</td>
<td>BW V</td>
<td>$0</td>
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### NOTES

- VACANT, BOAT LAUNCH, REBUILDING PROJECT 2013 (DES SITE SPECIFIC PERMIT 2012-00134 REC, @ 5476-1783)

### EXTRAS 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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### MUNICIPAL SOFTWARE BY AVITAR

**KINGSTON ASSESSING OFFICE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$0</td>
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<td>Parcel Total: $109,000</td>
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<tr>
<td>2020</td>
<td>$0</td>
<td>$0</td>
<td>$109,000</td>
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<td></td>
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<td>Parcel Total: $109,000</td>
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<tr>
<td>2021</td>
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<td></td>
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<td>Parcel Total: $109,000</td>
</tr>
<tr>
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<td>Permit ID</td>
<td>Permit Type</td>
<td>Notes</td>
</tr>
<tr>
<td>------</td>
<td>-----------</td>
<td>-------------</td>
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</tr>
</tbody>
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**STATE OF NH**

NH STATE HOUSE  
107 NORTH MAIN STREET  
CONCORD, NH 03301

**2018 BASE YEAR BUILDING VALUATION**

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

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

**BUILDING DETAILS**

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

**BUILDING SUB AREA DETAILS**

- **Base Type:**  

---

**TAXABLE DISTRICTS**

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