Avitar Associates of New England, Inc.
Municipal Services Company

MERRIMACK, NH

2021 CYCLICAL REVALUATION

April 1, 2021

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
www.avitarassociates.com

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Manual V3.15

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INTRODUCTION

The purpose of this report is to document the guidelines, standards and procedures used in the recent town wide revaluation. The building cost data and the specific building and land information of each property, which is the foundation for this report and the valuation, were gathered and/or verified by the assessing staff of Avitar Associates of N.E., Inc., all qualified to do so and approved by the New Hampshire Department of Revenue, Property Appraisal Division. *See Section 1.C. Personnel & Qualifications.* Sources may include local builders and developers, as well as the use of cost manuals, such as the Marshall & Swift Manual.

We use a data collection form (DCF) to facilitate the listing and pricing of buildings which will insure uniformity and accuracy in the collection of data and use of the CAMA system, this information, once entered, is used to generate the "Property Record Card". *See Section 1.D. Data Collection.*

It should be kept in mind that nothing can replace common sense and experience. While this report is a guide to information about the revaluation and the resulting assessments, one needs to keep in mind that an assessment is an opinion of value based on information contained herein and the knowledge and experience of the assessor. This is simply a guideline.

An appraisal is an estimate of value at a point in time. Value is a moving target based on the actions of the market (buyers and sellers) and what they are willing to pay and accept for any individual property. As such, the assessment as of April 1st, (the assessment date for the State of New Hampshire), is not a fact, but rather an opinion of value based on all the local sales data and the social and economic forces observed in the community and represents a "reasonable" assessment that, while likely never matching another assessors opinion of value, should be reasonably close, assuming each opinion of value is factual and accurately established, generally meaning +/- about 10%.

There is no area of appraising where this judgement of value becomes more evident than in the valuation of land and its amenities, such as view, waterfront and neighborhood/location.

Land values are local. They cannot be compared to values of similar properties in other localities with any known accuracy. This suggests that the most valuable tool in arriving at a judgement of land value is going to be the local market. For any land valuation method to work, it must be based on the local market sales, as the social and economic values and condition of each community is different.

Adjustments for topography, shape and cost to develop vary greatly, as each property is unique. However, a review or comparison of these properties will show a relationship exists between the adjustment and severity of topography, shape and site development costs, based on the opinion of the revaluation supervisor and local sales data.

The contributory value of views, while based on sales data, also varies widely as do the views. The relationship with the added value based on sales having views, compared to other property in town with views is shown by the View Sample Pictures (*Section 10.*). This section assists in the application of adjustment for views, as well as shows consistency in the process. However, sales data never accounts for every variation of view or value adding feature or deduction, for that matter, that the job supervisor may come across in any given town. As such, experience and knowledge of the local sales must be used to assess these unique properties and make adjustments for the severity of the feature affecting value in his or her opinion and then consistently apply that condition.

Intended Use of Report

The intended use of the report is to be a tool for local assessing officials to understand how the assessments were developed. To help them feel comfortable that the values are well founded and equitable, as well as help in the future assessment of new homes and maintenance of property values.

It is not intended to make the reader an assessor, but rather help the reader understand the process. It is intended to document the facts, assumptions and data used for their review and use in understanding and explaining the revaluation process.

The use of this report is to present the foundation of the recent revaluation and the process and procedures used to develop the assessed values for all property in town.

Intended Users of Report

Intended users include, local assessing officials and real estate appraisers and other assessors.

It may also be used by the public on a more general level to understand the process, facts and methods used to estimate values.

What This Report is Not Intended to Do

It is not intended to answer all possible questions, but rather to document the revaluation in general terms and enable the local assessor to answer more detailed questions which may not be readily apparent to the average property owner.

SECTION 1

CERTIFICATION/CONTRACT & SCOPE OF WORK

A. CERTIFICATION

B. CONTRACT & SCOPE OF WORK

C. PERSONNEL & QUALIFICATIONS

D. DATA COLLECTION

SECTION 1

A. CERTIFICATION

CERTIFICATION

Dear Board Members:

The attached Cyclical Update Report is hereby provided to the Town of Merrimack for an effective date of new values of 4/1/2021.

Avitar appraised all taxable property (fee simple) within the municipality according to NH Revised Statute 75:1 (unless departure from highest & best use is noted on the assessment record card or pursuant to state law) and appraised all tax exempt and non-taxable property within the jurisdiction of this municipality in the same manner as taxable property. Avitar verified all sales used as a benchmark for this town wide valuation process. When developing the value of a leased fee estate or a leasehold estate, we analyze the effect on value, if any, of (1) the terms and conditions of the lease, and (2) the effect on value, if any, of the assemblage of the various parcels, divided interest or component parts of a property. The resulting assessments are my opinion as of the effective date of this agreement, of each property's most probable market value based on all of the local sales data analyzed and my experience with and opinion of that data, as well as similar circumstances experienced elsewhere.

I hereby certify that to the best of my knowledge and belief, the following:

- The statements of fact contained in this report are true and correct.
- The reported assumptions and limiting conditions are my impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in any property that is the subject of this report and I have no personal interest with respect to the parties involved, nor any bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment and compensation for completing this task, although contingent upon developing and reporting predetermined statistical results was not contingent upon the resulting assessment of any individual property.
- My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the NH State Law in affect as of the date of the signed contract, to the best of my knowledge.
- I **have** made a personal viewing of the properties, per the contract and scope of services agreement, (*Section 1.B. Contract & Scope of Work*) that are the subject of this report and I or members of my staff have inspected each building's interior when allowed.
- I certify that the total taxable value of the town is $4,994,945,122.

Signature: _____ **Date:** 12-3-21

RESUME' OF SUPERVISOR OR SIGNOR

Loren J. Martin
Avitar Associates

Experience:

2005 - Present **Director Assessing Operations, Avitar Associates, Chichester, NH**

Oversee Assessing Staff of +/- 15 Employees
Day to Day Operations, Budgeting/Planning, Court Preparation & Defense
Oversee all facets of revaluation work/schedules & staff, with work in over 70 communities across the State. Contract Assessor/Administrator to Misc. Communities in NH
Extensive Work with CAMA System, Training on the CAMA System and Misc. Report Writing, Microsoft Office Products and Seagate Crystal Reports
Administer State Statutes, Integration with Tax Collector & Billing Systems/Warrant Processing
Abatement Requests, Building Permit Work - New Construction & Pickup Work
Sales Analysis & Sales Verification, CAMA calibration and modeling
DRA Sales Ratio Study & Integration with States Mosaic System
Exemptions, Credits, Current Use & Land Use Change Tax and Excavation

9/03 – 2005 **Assessor & District Manager, Avitar Associates of NE, Inc. Chichester, NH**
9/01 – 9/03 **Real Estate Supervisor/District Manager, Nyberg, Purvis & Associates, Inc, Acton, ME**
8/96 – 8/01 **Field Assistant Assessor, Town of Merrimack, Merrimack, NH**
12/93 – 7/97 **Data Collector/Data Entry, Patriot Properties, Inc., Lynn, MA**

Education:
AS in Business Administration, University of New Hampshire
Notre Dame College, Manchester, NH - Core College Work
Maine Central Institute, Pittsfield, ME - Class of 1988, College Prep Courses
IAAO Course 101 – Appraisal Principles
IAAO Course 102 – Income Approach to Value
IAAO Course 300 – Mass Appraisal
IAAO Course 311 – Real Property Modeling Concepts
IAAO Course 332 – Modeling Concepts
IAAO Course 333 – Residential Model Building
IAAO Course 400 – Assessment Administration
IAAO Forum 911 – Valuation of Contaminated Properties
IAAO Forum 932 – Restructuring Income & Expense Statements
IAAO Forum 950 – International Property Measurement Standards: Residential Buildings
NH State Statutes/2010 Update Class/2016 Update Class/2020 Update class
Workshop 151 Uniform Standards of Professional Appraisal Practice (USPAP)
Workshop 171 – Standards of Professional Practice and Ethics 2020
2010 USPAP Update/2016 USPAP Update/2021 USPAP Update
2013 Statistics, Modeling & Finance
DRA Exemption & Credit Workshop
2017 Solar PV Valuation
2020 Hard Road to Travel – Legal Presentation/Class

Authored:
"Solar Energy – Consideration of a Warrant Article"
"Assessment Versus Market Value"

Professional Designations or Affiliations:
Certified NH Assessor #129, 11/7/00
State of NH Dept of Revenue, Certified Property Assessor Supervisor
NHAAO – NH Association of Assessing Officials, President 2018
NRAAO – Northeast Regional Association of Assessing Officials, Vice President 2021
IAAO – International Association of Assessing Officials
ASB – Assessing Standards Board, Current Member, 10/15 through Current
Boscawen NH Planning Board member 8/20 through current
Expert Witness NH Board of Tax & Land Appeals
Expert Witness in Belknap County
Expert Witness in Merrimack County
Expert Witness in Rockingham County

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION

THIS CERTIFIES THAT

Loren J. Martin

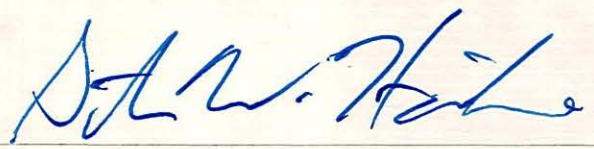
Has successfully completed and submitted the required documentation as

required by state law to obtain status as a

DRA-CERTIFIED PROPERTY ASSESSOR SUPERVISOR

Which shall remain valid until December 31, 2021

Given this day of December 20, 2016



Stephan Hamilton, Director

SECTION 1

B. CONTRACT & SCOPE OF WORK

REVALUATION/UPDATE AGREEMENT

SUBJECT: Full Cyclical (properties previously measured and listed by town employees) Update of all taxable, tax exempt and non-taxable property for tax assessment purposes, in accordance with the standards set forth in the laws of the State of New Hampshire and Administrative Rules adopted by the Department of Revenue Administration (DRA) and the Assessing Standards Board (ASB), in effect at the time of execution.

Merrimack, NH, a municipal corporation organized and existing under the laws of the State of New Hampshire, hereinafter called the Municipality; and **Avitar Associates of NE, Inc**, a business organization existing under the laws of the State of New Hampshire and having a principal place of business at **150 Suncook Valley Highway, Chichester, NH 03258** hereinafter called the Company, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Name of Municipality:	Town of Merrimack
1.2 Address of Municipality:	6 Baboosic Lake Road
	Merrimack, NH 03054
1.3 Contact Email:	ecabanel@merrimacknh.gov
1.4 Contracting Officer for the Municipality:	Town Council
1.5 Telephone & Fax Numbers:	(603) 424-5136 Fax 424-0461
1.6 Name of Company:	Avitar Associates of N.E., Inc.
1.7 Address of Company:	150 Suncook Valley Highway
	Chichester, NH 03258
1.8 Telephone & Fax Numbers:	(603) 798-4419 Fax (603) 798-4263
1.9 Name and Title of Company Signer:	Loren J. Martin, Director of Assessing Operations
	or Gary J. Roberge, CEO
1.10 Contact Email:	loren@avitarassociates.com or gary@avitarassociates.com

2. GENERAL SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

2.1.1 To appraise all taxable property within the municipality in a good and workmanlike manner according to New Hampshire Revised Statutes 75:1.

2.1.2 To appraise all tax exempt and non-taxable property (RSA 74:2) within the taxing jurisdiction of the Municipality in the same manner as taxable property.

2.1.3 The Company shall measure, list and verify all sales used as benchmarks for the update process, unless otherwise noted in the addendum section of this contract.

2.2 Completion of Work:

2.2.1 The company shall complete all work and deliver the same in final form to the Municipal Assessing Officials on or before **10/1/2021** with assessments as of **4/1/2021**.

2.2.2 A penalty of **$35.00** per day shall be paid by the Company for each day required for completion beyond the above stated completion date for delays caused by the Company.

2.2.3 The re-assessment shall be considered complete and in its final form only when informal reviews have been complete, value changes made as required and the figures are submitted to and accepted by the Municipal Assessing Officials. The Company shall provide the municipality with a full set of property record cards, the USPAP compliant mass appraisal report which includes the data collection manual and the CAMA Manual, if applicable.

2.3 Personnel.

2.3.1 The Company shall employ experienced and competent assessors who have been certified by the N.H. Department of Revenue Administration in accordance with ASB 300 rules and RSA 21-J:14-f for the level of work they will be performing. A list of personnel is attached to this contract detailing their level of certification.

2.3.2 The Company shall not compensate, in any way, a Municipal officer or employee or any member of the family of such officer or employee in the performance of any work under this contract.

2.3.3 Upon execution of the contract and before the update/revaluation begins, the Company shall forward to the N.H. Department of Revenue Administration a list of the approved employees assigned to the update project.

2.3.4 The Company will ensure the DRA Certified Assessor Supervisor will be on the job site 50% of the time.

2.3.5 The Company will ensure that there will be no assigning of any part of the contract to anyone other than the Company without express written permission by the Town.

2.4 Public Relations.

The Company and the Municipality, during the progress of the work, shall use their best efforts and that of their employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Municipal Assessing Officials. The Company, upon request of the Municipality, will make available speakers to acquaint property owners with the nature and purpose of the update at a public forum scheduled by the Municipality, but not more than 4 times during the course of the project.

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Municipal Assessing Official and the Commissioner of the N.H. Department of Revenue Administration or their respective designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the update, until the values have been submitted to the Municipal Assessing Officials and are made public.

2.5.2 The Company agrees to furnish the New Hampshire Department of Revenue Administration staff member assigned to monitor the update reasonable requests for information made in writing.

2.6 Compensation and Terms.

The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company the sum of **$96,700** dollars, in manner and form as follows:

2.6.1 Payment shall be made in equal monthly installments of **$8,059** per month as the work progresses.

2.6.2 Monthly progress reports will be submitted by the Company detailing the work that has been completed to date.

3. DETAIL SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs:

3.1.1 The Company may use Marshall & Swift Cost Manual as a basis to develop the costs of residential, commercial and industrial construction in the area and then modify those costs by local sales, material costs and prevailing wage rates in the building trades. These shall include architects and engineer's fees, and contractor's overhead and profits. Oftentimes, the existing CAMA model and established cost tables are the starting point. Before using any indicated costs, the Company shall make tests using costs against actual sales of buildings whose actual current costs are known, in order to ensure accuracy.

3.1.2 Residential Property Appraisal Schedules. The Company shall use unit cost as the basis of appraisal of residential properties. Schedules shall consist of unit base prices upon definite specifications for houses of various types and quality of construction and reflect the building customs and practices in the community. The schedules shall include adjustment for story height, square foot size and extra features, such as barns, garages, pools, fireplaces, etc. and are found in the USPAP compliant mass appraisal report Section "Final Valuation Cost Tables".

3.2 Collection of Property Data – N/A Town Function

3.2.1 All vacant land parcels and any attributes that may affect the market value shall be listed accurately. Such attributes may include, but not be limited to: number of acres; road frontage; neighborhoods; water frontage; water access; views; topography; easements; deeded restrictions and other factors that might affect the market value.

3.2.2 Every principal building(s), shall be accurately measured and listed to account for the specific elements and details of construction as described in the data collection manual. Such elements and details may include, but not be limited to: quality of construction; age of structure; depreciation factors; basement area; roofing; exterior cover; flooring; fireplaces; heating & cooling systems; plumbing; story height; number of bathrooms; number of bedrooms; and, other features, attributes, or factors that might affect market value. (All

improvements on the property will be measured but not necessarily listed, ie. sheds, decks, barns, etc.)

3.2.3 The Company shall make an attempt to inspect the property and if the attempt is unsuccessful, the Company may:

(a) Leave a notification card at the property advising the taxpayer that they will receive a letter in the future to call and schedule an interior inspection and;
(b) Send a letter to the property owner requesting that the property owner call the Contractor's designee, within a stated time frame as agreed upon by the Municipal Assessing Officials and the Company, to arrange for an interior inspection;

3.2.4 If the Company is not able to arrange for an interior inspection or entrance to a building or parcel of land cannot be obtained as detailed in Section 3.2.5 below, the Company shall:

(a) Estimate the value of the improvements using the best evidence available; and
(b) Annotate the property record card accordingly.

3.2.5 The Company shall complete interior inspection of all properties except:

(a) Vacant or unoccupied structures;
(b) Where multiple attempts for inspection have been made without success and the owner or occupant has not responded to the Companies notifications;
(c) Where postings prevent access;
(d) Unsafe structures;
(e) When the owner has refused access to the Company;
(f) When inhabitants appear impaired, dangerous or threatening; and,
(g) Any other reason for which the Municipal Assessing Officials agree that the property is inaccessible.

3.2.6 Commercial and Industrial property, whether rented or not, may have its earnings or estimated earnings capitalized as another means of developing the properties market value.

3.2.7 The Company shall provide to Municipality a complete copy of the: field data collection card(s).

3.3 Market Analysis:

3.3.1 A DRA Certified Property Assessor Assistant under the guidance of a DRA Certified Property Assessor or Supervisor may validate sales data. A DRA Certified Property Assessor Supervisor shall prepare the full market analysis.

3.3.2 In order to ensure that appraisals will reflect full and true value, the Municipality shall provide to the Company a copy of all property transfers for a

period not to exceed two (2) years immediately preceding the effective date of the update.

3.3.3 A market analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such accepted methodology shall include the consideration of all sales given by the municipality to the Company and their inclusion in the sales section of the UPSAP compliant mass appraisal report with appropriate notations for those sales not used in the correlation of values.

3.3.4 All qualified property sales shall be included in the USPAP compliant mass appraisal report by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto. A list of all unqualified sales will also be provided.

3.3.5 The sales price and terms of the sale shall be verified by the Company and a notation as to qualified or unqualified transaction with unqualified sales noted as to reason made on the property assessment record card along with the sale price, date of the sale, and date of inspection.

3.3.6 Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the appraiser may use the land residual technique to assist him in the determination of land values. The analysis shall show the sale price, adjustments made and final value as of the effective date of the update.

3.3.7 The indicated land values shall be shown as, but not limited to, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.

3.3.8 The preliminary market analysis showing the sales used and the analysis to indicate property values, including front foot, square foot or front acre, rear acre unit values, or other appropriate units of comparison or a summary thereof will be provided to the Municipal Assessing Officials prior to the notification to taxpayers of preliminary values. All preliminary analysis, field cards, reports, etc. are work products and are the property of the Company and not provided to taxpayers. Final market analysis will be printed and provided to the Municipal Assessing Officials as part of the USPAP compliant mass appraisal report.

3.4 Value Notification & Informal Reviews.

3.4.1 The Company shall provide the Municipal Assessing Officials with a list of newly established values for review and a sample notice that specifies the dates to call for scheduling an informal hearing.

3.4.2 The Company shall mail, first class, to all property owners a notice of the newly estimated value of the property. Such notice shall also contain instructions for online access for 30 days for their ease in review and comparing assessments and an indication of where else this information is available, ie, the Library, Town Hall, etc. for review. The notice shall also contain the date, time and

location of the informal review process including instructions on obtaining an informal review.

3.4.3 The informal review process shall include a **15** day window for property owners go online and schedule an appointment for a phone hearing which will occur at a later date. The informal review process may be monitored by the Municipal Assessing Officials or their designee. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review during the timeframe allowed for setting up appointments.

3.4.4 The Company shall notify all property owners addressed during the informal reviews of the disposition of their review stating whether or not a change in value has resulted and the amount thereof and will contain information regarding the abatement/appeal process.

3.5 Manual of Appraisal:

3.5.1 Final Appraisal Report. This report shall comply with the most recent edition of Uniform Standards of Appraisal Practice (USPAP). The report shall contain the following sections:

1. A Letter of Transmittal.
2. A Certification Statement.
3. A section including the contracted Scope of Work.
4. A section detailing sales, income, and cost approaches to value including all valuation premises.
5. A section including all tables pertinent to the valuation process along with all CAMA codes and adjustments used for the valuation of residential, commercial, industrial, manufactured housing and exempt properties.
6. A section including statistical analysis and testing.
7. A neighborhood/sales map.
8. A section detailing all CAMA system codes/tables.
9. A section detailing the data collection process.

The Company shall instruct the Municipal Assessing Officials or their designee in the use of the manual so that they will have an understanding of the appraisal process being utilized. Upon completion of the revaluation/update, the Company shall deliver one electronic copy and one hard copy of the report to the Municipal Assessing Officials and one copy to the DRA.

3.6 Property Record Cards:

3.6.1 The Company shall prepare property record cards 8-1/2 x 11 inches for each separate parcel of property in the municipality. Sales information is detailed on the front of the card to the right of owner information and includes grantor, date of sale, and consideration amount, qualification code and indicator of whether improved (I) or vacant (V).

3.6.2 The cards shall be arranged based on the Town's CAMA system design, as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for

determining land value, the number of acres of the parcel, the land classification, any adjustments made to the land values and the value of the improvements to the land.

3.6.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be provided in map, lot and sublot sequence and will detail the base valuation year and the print date of the property record card.

3.6.4 Any coding used by the Company on the property record card will be clearly explained elsewhere on the card or in the USPAP compliant mass appraisal report.

3.6.5 The initial's of the Company's employee who measured and/or listed the property shall be noted on each property record card, along with 3rd and 4th characters that describe the reason for the visit and what was done, ie, M=measured, L=measured & listed. A detailed explanation of these codes is outlined in the USPAP compliant mass appraisal report.

4. HOW THE COMPANY VALUES PROPERTY

4.1 Replacement cost shall be computed using the tables described in section 3.1. These values shall then be depreciated according to age, condition, utility and desirability and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.

4.2 If the residential property contains 4 or more separate apartments or residential areas and if the rental charges are at market level, the earnings may be examined to establish a basis of rent capitalization to be used as a comparison to other property indications of value.

4.3 Before the final values are estimated, a DRA Certified Property Assessor Supervisor shall compare the preliminary values with the sales utilized in the sales survey to ensure all values reflect the market as of April 1 of the year of the revaluation.

4.4 When computations of the data obtained from the inspection have been completed a final review shall be made by a DRA Certified Property Assessor Supervisor parcel by parcel, block by block, to identify and correct any mechanical errors, unusual features or anything influencing the final value and to ensure all properties are valued at their highest and best use.

5. CONDUCT VALUATION OF PUBLIC UTILITY PROPERTY - Utility properties include: Pennichuck (2D-0) & PSNH dba Eversourse (3C-0)

5.1 Utility distribution property will be valued pursuant to the law established as a result of HB700. Utility transmission property will be valued by Avitar considering the three approaches to value like any other property in town, where applicable. We will first consider the cost approach (RCNLD), then the income

approach, if applicable and if data exists. Then the market sales approach, based on small self contained utilities, will be used when arms length sales exist that are not governed by state or federal agencies or any combination we feel appropriate unless directed otherwise by the town in writing, unless otherwise governed by law.

6. ABATEMENT & TAX APPEALS

The Company agrees to furnish the services of a qualified representative to support the values established for the revaluation tax year upon local abatements without cost. A written recommendation will be provided. Appeals to the N.H. Board of Tax and Land Appeals or Superior Court, in all cases where the appeals have been entered within the time prescribed by law will be at the per diem rate of $85/hour. "Any legal fees incurred are the sole responsibility of the town." In the case of an appeal upon Public Utility property that has been appraised by the Company, the rate is $150/hour, the services of an expert may be required and the charge shall be $2,500 per day plus expenses. The Company shall continue to be responsible for providing a qualified representative to support the established value even if the Municipal Assessing Officials have reduced the value as part of the proceedings defined in RSA 76:16. However, if the Municipal Assessing Officials increase any value established by the Company, they forfeit their right to Company representation.

7. APPEAL - PROCEDURE NOTIFICATION.

If any property owner believes their assessment is unfair and wishes to appeal for abatement, they **SHALL FIRST APPEAL TO THE LOCAL ASSESSING OFFICIALS** in writing, by March 1, in accordance with RSA 76:16. Forms for this purpose may be obtained from the local Assessing Officials. The **MUNICIPALITY** has until July 1 following notice of tax to grant or deny the abatement. If the property owner is dissatisfied with the decision of the local assessing authority, or the taxpayer does not receive a decision, the taxpayer may exercise **ONE** of the following options:

OPTION NUMBER 1

The taxpayer may **APPEAL TO THE BOARD OF TAX AND LAND APPEALS, 107 PLEASANT STREET, CONCORD, NEW HAMPSHIRE** 03301, in writing, after receiving the **MUNICIPALITY'S** decision or after July 1 and no later than September 1 after the date of the notice of tax, with a payment of an application fee as set by the Board (RSA76:16a)

OPTION NUMBER 2

The taxpayer may **APPEAL BY PETITION TO THE SUPERIOR COURT IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED** on or before September 1 following the date of notice of tax. (RSA 76:17)

NOTE: An appeal to the State Board of Tax and Land Appeals shall be deemed a waiver of any right to petition the Superior Court (RSA 71-B:11)

8. SERVICES TO BE PERFORMED BY THE MUNICIPALITY/CITY

8.1 The Municipality shall notify the Company, in writing, what property is exempt from taxation or for any reason dangerous or unsafe, so special arrangements can be made.

8.2 Office Space and Equipment.
The Municipality shall provide suitable office space with desks, tables, telephone access and chairs for the use of the agents and employees of the Company in performing their necessary work, if requested.

8.3 Records and Maps.
The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, the physical location of all property, including two sets of up-to-date tax maps, zoning maps, charts, plans and sales information which may be requested by the Company in performing its work under this contract. If updated tax maps are not provided (consistent with the April 1st assessing records), then an additional fee may be charged. Maps must show lot size and road frontages. If lot size and road frontage is not on the maps, it must be provided by the town with the maps. Building permits, along with plans for any subdivisions, lot line adjustments, mergers, etc. shall be provided.

8.4 Sales Information.
The Municipality shall keep the Company informed of all sales of property taking place during the progress of the update of which it has knowledge, shall make corrections on municipal maps as of April 1 of the update year where lots have been subdivided, merged or apportioned , and notify the company of all ownership, name and address changes.

9. INDEMNIFICATION AND INSURANCE

9.1 The Company agrees to indemnify the Municipality against claims for bodily injury, death and property damage which arises through the company's actions in the course of the Company's performance of the agreement.

9.2 The Company shall not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances which are beyond the Company's reasonable control.

9.3 The Company shall maintain Public Liability Insurance, Automobile Liability Insurance and Workmen's Compensation Insurance.

9.3.1 The Public Liability Insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and shall provide limits of $1,000,000 each occurrence for bodily injury liability, and $1,000,000 each occurrence for property damage liability.

9.3.2 The Automobile Liability Insurance shall be in the form of comprehensive automobile liability and shall provide limits of $1,000,000 each occurrence for bodily injury liability. A copy of the insurance certificate shall be forwarded to the Department of Revenue Administration before starting any work.

9.4 The Company shall maintain certificates of insurance on record with the Department of Revenue before staring the revaluation confirming the required insurance coverage and providing that the State shall receive ten (10) days written notice of the cancellation or material change in the required insurance coverage.

10. PERFORMANCE BOND

The Company, before starting any update/revaluation work shall deliver to the Municipality an executed bond or irrevocable letter of credit in the principal sum of the amount to be paid by the Municipality to the Company, if required, as security for the faithful and satisfactory performance of this contract and shall not expire before final values are submitted to and implemented by the assessing officials. A copy of the bond or irrevocable letter of credit shall be forwarded to the Department of Revenue Administration before starting any work. Any cost for bond or letter of credit, if requested, is in addition to the cost of the contract as specified in Section 2.6 and detailed in the "Agreement Execution" section found on page 11.

11. PROJECT SIZE

It is agreed between the parties that the entire project consists of an estimate of **11,201** tracts as defined by RSA 75:9, and that in the event that the number should exceed 100% of said estimate, the company shall be entitled to additional remuneration based on **$100** per parcel/tract. In the event of missing public utility parcels, as coded on the MS-1 report, the additional cost is $2,500 per utility property.

12. ADDENDUMS AND APPENDIXES

- No measuring & listing except sale properties.
- If changes in the law (that occur after signing of the contract) affect the deliverables as noted in this contract, additional fees may be assessed to cover the cost to comply and produce newly required deliverables. This will be communicated in writing to the municipality as soon as it becomes known.

Agreement Execution

Contract Total $96,700 *Total Number of Parcels 11,201*

In the presence of:

Witness

Municipality of: Merrimack, N.H.

By: _____
Eileen Cabanel, Town Manager

Date: 11/5/20

In the presence of:

Witness

Company: Avitar Associates of N.E., Inc.

By: _____
Loren J. Martin, Director of Assessing Operations
or Gary J. Roberge, CEO

Date: 11-13-20

**Bond Required by Town Please Check One & Sign Below: Yes ☐ No ☒*
Additional Cost of $3,900
New Total, If Bond Required $100,600

_____
Witness

By: _____
Eileen Cabanel, Town Manager

Date: _____

AVITAR PERSONNEL THAT MAY WORK ON THE PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
GR	Gary J Roberge	CEO, Sr Assessor/Supervisor	Certified Property Assessor Supervisor
LM	Loren J Martin	Director, Sr Assessor/Supervisor	Certified Property Assessor Supervisor
DW	David Woodward	Assessor/Supervisor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
JB	Jonathan Babon	Assessor	Certified Property Assessor
KC	Kerry Connor	Assessor	Certified Property Assessor
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
JD	Jaron Downes	Assessor Assistant	Certified Property Assessor Assistant
KC	Keith Colburn	Building Data Collector	Certified Building Measurer & Lister
RW	Robert Weeks	Building Data Collector	Certified Building Measurer & Lister

SECTION 1

C. PERSONNEL & QUALIFICATIONS

PERSONNEL WHO CONTRIBUTED TO THIS PROJECT

ID	EMPLOYEE	AVITAR POSITION	NH DRA CERTIFICATION
GR	Gary J Roberge	CEO, Sr Assessor	Certified Property Assessor Supervisor
LM	Loren J Martin	Director, Sr Assessor	Certified Property Assessor Supervisor
CR	Chad Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
ER	Evan Roberge	Assessor/Supervisor	Certified Property Assessor Supervisor
DM	Dan Martin	Assessor Assistant	Certified Property Assessor Assistant
DF	Darcy Freer	N/A – City of Rochester Employee	Certified Property Assessor
IK	Isaiah Koranda	N/A – Town of Merrimack Employee	Certified Building Measurer & Lister

DRA certification can be verified online at the State of NH DRA website at www.nh.gov/revenue as the Department of Revenue approve and certify all assessing personnel in the state.

SECTION 1

D. DATA COLLECTION

I. Introduction to Data – Data Collection was limited to sale properties & commercial & industrial properties classified for use in Mass Income Model

The task of the Measurer and Lister or Data Collector, as we refer to them, is to collect data pertaining to:

Square footage
Exterior and interior characteristics
Overall quality and condition of all building and land

Data Collectors are extremely important and are an integral part of the revaluation process. The data collected by the Measurer and Lister is used to establish the fair market value of properties for ad valorem taxation. Therefore, it is critical that such data be collected accurately and consistently to the best of their ability. The degree of accuracy obtained will directly reflect the overall quality of the individual appraisal, as well as the entire town wide revaluation.

In many instances, it is only the Data Collector whom the homeowner meets. Their ability to be courteous and professional lends credibility to the entire job. Conversely, a nonprofessional and discourteous attitude will create a very negative atmosphere throughout the town and promote distrust, as such, it is not tolerated.

Our staff is well trained, most with numerous years of experience. They are trained to measure and list all physical information, as well as note abnormalities in building or land condition for the Appraisal Supervisor's use on final review. Not all items noted or measured will directly impact value, but are noted for consistency and accuracy. A picture of the building, waterfront or view may be taken at this time to be attached to the assessment record card.

All personnel carry Company ID badges and their vehicles are marked with signs "Municipal Assessor". The Town Hall staff and/or the Police Department are notified of all staff working in the town and maintain the identity of and vehicle registrations for each employee.

DATA COLLECTION FORM SAMPLE, (DCF)

DATA COLLECTION FIELD DOCUMENT

MAP:	LOT:	SUBLOT:	CARD #	OF
OWNER				
PROP LOC #		STREET		

LISTING HISTORY

DATE	INITIAL	NOTES

DATE	GRANTOR	SALE PRICE	NOTES

NOTES

WORK IN PROGRESS - NOT OFFICIAL DOCUMENT

EXTRA FEATURES

FEATURE (11 PER CARD)	LENGTH	WIDTH	UNITS	COND	NOTES/ID
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					

LAND INFORMATION

ZONE		NEIGHBORHOOD						
LAND USE	ZONE	SIZE	UNITS	NC	TOPO	COND	REC	NOTES

VIEW	SUBJECT	WIDTH	DEPTH	DIST	COND

WF	WATER BODY	FOOTAGE	WF ACCESS	WF LOCATION	WF TOPO

TOTAL ACRES		SITE:	DW:	ROAD:

Rev 6/21

MODEL/STYLE

ROOF STYLE	EXT WALLS CONT	STORY HEIGHT
FLAT	STN ON MASN	1.00 1.50 1.75 2.00
GABLE OR HIP	STONE VENEER	2.50 2.75 3.00 3.50
GAMBREL	VINYL SIDING	3.75 4.00 SPLIT LVL
IRREGULAR	WD SHINGLE	
MANSARD	INTERIOR WALLS	BEDROOMS #
SALT BOX	AVG FOR USE	BATHROOMS
SHED	CONCRETE	BTH FIXTURES
WOOD TRUSS	DRYWALL	EXTRA KIT
ROOF COVER	MINIMUM	AC % 25 50 75 100
ASBESTOS	PLASTERED	GENERATOR
ASPHALT	PLYWD PANEL	
CLAY/TILE	WALL BOARD	QUALITY EST
CORR COMP	WOOD/LOG	B5-AVG-50
HI QUAL COMP	FLOORING	B4-AVG-40
METAL/TIN	CARPET	B3-AVG-30
PREFAB MTLS	CONCRETE	B2-AVG-20
ROLLED/COMP	HARD TILE	B1-AVG-10
RUBBER MEM	HARDWOOD	A0-AVG
SLATE	LAM/VINYL	A1-AVG+10
STANDING SEAM	LINO OR SIM	A2-AVG+20
TAR/GRAVEL	MIN PLYWD	A3-AVG+30
WD SHINGLE	PARQUET	A4-EXC
EXT WALLS	PINE/SOFT WD	A5-EXC +10
ABOVE AVG	VCT	A6-EXC +20
ALUM SIDING	HEAT FUEL	A7-EXC +40
ASBEST SHNGL	ELECTRIC	A8-EXC +60
ASPHALT	GAS	A9-LUXURIOUS
AVERAGE	NONE	AA-SPECIAL USE
BELOW AVG	OIL	CML WALLFRM/HEIGHT
BOARD/BATTEN	SOLAR	MASONRY
BRK ON MASNRY	WOOD/COAL	REIN-CONCRETE
BRK VENEER	HEAT TYPE	SPECIAL
CB STUCCO	CONVECTION	STEEL
CEDAR/REDWD	FA DUCTED	WOOD
CEMENT CLPBR	FA NO DUCTS	YEAR BUILT
CLAPBOARD	HEAT PUMP	AGE CONDITION EST
CONC OR BLK	HOT WATER	A E F G P VP VG
DECOR BLK	NONE	
GLASS/THERMO	RAD ELECT	BLDG DEPRECIATION
LOGS	RAD WATER	PHYSICAL
MASONITE	STEAM	FUNCTION
MINIMUM		ECONOMIC
NOVELTY		TEMPORARY
PREFB WD PNL		
PREFIN MTL	BASE RATE CODE:	

II. Data Collection Form = DCF

The DCF document is a form onto which all information about the parcel is written. Each designated lot on a tax map should have a corresponding DCF. If a DCF is lacking for a lot, one is created.

Map - Lot - Sublot: Owner - Location - City - State

This information is important and serves to identify the lot, location and corresponding owner. This information is supplied by the town, generally in the form of computerized labels which are transferred to the DCF. When in the field, it is very important to determine if the information written on the label is accurate. If there are any discrepancies, it is noted on the DCF. Mapping and ownership problems must be identified and it is the town's responsibility to resolve these discrepancies. If information is missing, accurate information is obtained so that the label is complete.

In addition to map and owner information, a special code or account number may occasionally be found on the label and is used by the town. Original DCF's should not be destroyed. If a new one is needed, it is stapled behind the original. This will eliminate the possibility of errors being made when copying the label information onto the new DCF.

Date - Book - Page - Grantor - Q/U - Code - Sale Price

This section is used to describe recent sale information when available. When it exists, it is verified and noted on the DCF with a code of "VBO" meaning Verified by Owner. If no sales exist, we question the homeowner as to how long they have owned the property, if less than three years, sales information is obtained from the owner.

During our introduction to the property owner, we include the following or something similar:

> Approximately when was the home built and how long have you owned it?
>
> If they are new owners (within the past three years), we request and write down the date of the purchase, from whom the home was purchased, and whether or not other items were included in the sale such as boats, furniture, beach rights, if near water, etc. and if changes were made to the property after the sale which are noted appropriately.

ARMS LENGTH SALE = Willing seller and willing buyer, both of whom are knowledgeable concerning all the uses of the property and having no previous relation and neither are under any undo duress.

It is indicated on the DCF if any information relative to the sale or other circumstances causing the selling price to be abnormally high or low is known.

It should be noted that some property owners may be reluctant to offer information regarding their purchase, as such; it is not always noted on the DCF.

History

This section is for the date, the assessor's initials, the reason they were there and the action taken. Listed below are codes of various actions. Characters one & two are the initials of assessor/lister, three is why they were there and four is the action taken.

ie: "04/04/2007 JDVL" indicates that Jane Doe visited the property on April 4, 2007 for the update and measured and listed the property.

Third Character/Why	Fourth Character/Action
A = Abatement/Appeal	E = Estimate
C = Callback	L = Measure & Listed or just listed after a previous measure/or used on vacant property to prevent a future unnecessary list letter.
H = Hearing	
P = New Construction/Pickup	M = Measure Only
S = Subdivision	R = Reviewed
T = Town/Taxpayer Request	X = Refusal with notes
U = Update	
V = Verification Process	*Used with 3rd Character H only*
	C = Change used w/Hearing Only
	N = No Change used w/Hearing Only

INSP - System Applies to Properties Selected for Data Verification in either the Random Select Process or Block Formation Process.

DNSA – Did not show for appointment.

ACTIONS

E = ESTIMATED - Interior characteristics are estimated when entry is not possible, either now or in the future. Some common reasons for estimating interiors are:

- Attempted to obtain a list at two different times and no one has been present.
- Homeowner has refused to allow interior inspection or to give the information about the interior that was requested or information given was questionable.
- Abandoned buildings.
- Posted properties.

L = LISTED - A person (not necessarily a homeowner) was asked questions about the property, and a walk through of the entire dwelling was made. If the owner refuses to help, by not allowing an interior tour or requesting us to leave the property, all such information is clearly noted on the DCF.

M = MEASURED only.

R = REVIEWED - Generally there for an abatement, appeal, or comparable research and review of property information, refers to exterior review only.

X = REFUSED - Homeowner or person talked to at the property has refused to:

- Allow the building to be measured.
- Allow a walk-through of the home.
- Or, requested to leave the property.

It should be noted that these codes apply only to property visits performed as part of this update.

LISTING THE PROPERTY

Commercial & Industrial (C/I) Properties

If the Mass Income Approach to value is employed, each C/I property must be visited to determine the appropriate category the property fits in, (ie., retail, offices, apartment, etc.). Because this process is subjective, the Supervisor is the control and determines how each property compares to the average in that category of properties. Each property must further be defined within the category to determine its building and location modifiers (average, good, poor, etc). Properties are rated relative to their category of property. For example, a good location for a retail business may not be a good location for an apartment or vice versa and the Supervisor must compare each C/I property to the average for that category of property and determine if the property reviewed is better or worse than the average.

LISTING THE PROPERTY

Building Site & Land Topography Description

Undeveloped/Wooded	A tract of land that is not improved with water, septic (or sewer) or electric.
Undeveloped/Cleared	Same as undeveloped wooded, but an area that could be a house site is cleared of trees or is a field.
Natural	Often found on seasonal/camp style properties and at times, on some year round homes. Typically, have little to no landscape features.
Fair	Normally lacks lawn area and due to limited site conditions like topography, may have undesirable site, normally below average lacking landscape.
Average	Typical landscaping features consisting of lawn area and some typical ornamental features such as, trees or shrubbery or minor garden/flower beds.
Good	Typically consists of nice lawn area, desirable ornamental features such as trees, shrubbery or garden/flower beds or minor amounts of stonewalls or walkways.
V. Good	Typically nice landscaped lawn and ornamental shrubbery professionally designed or a non-professional well designed layout, with some or all of the above.
Excellent	More expansive or manicured lawn areas and ornamental shrubs and trees or contain stonewalls or stone walkways or pond areas in a generally well laid out professional looking design.
Best	Extensive manicured lawn areas which include a combination of extensive trees/shrubs, well laid out gardens/flower beds and stonewalls and/or stone walls and/or pond areas in a well designed professional looking landscape.

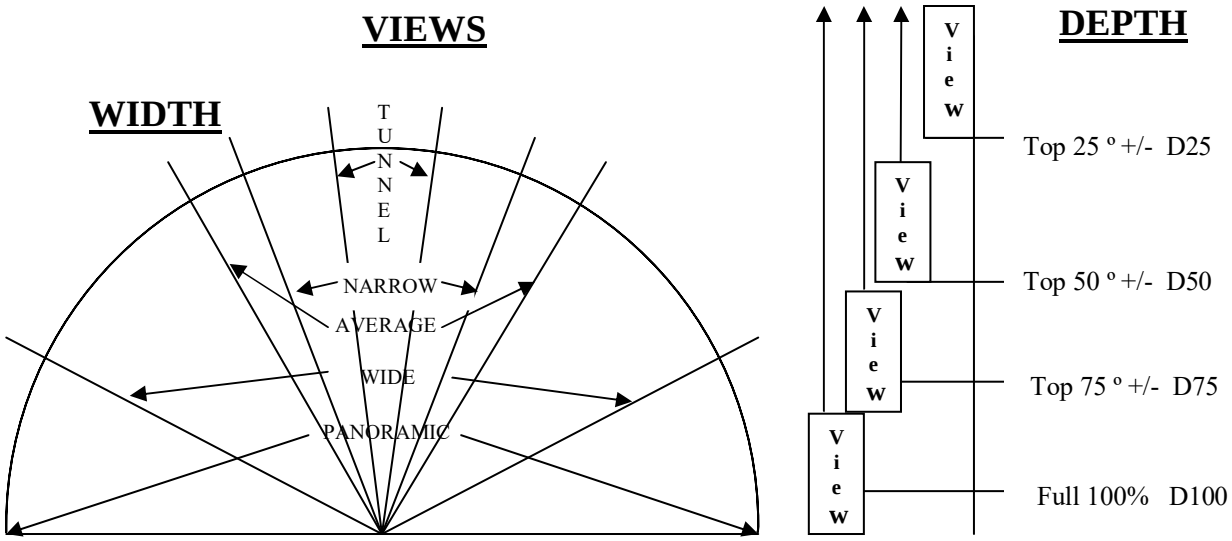
Topography

Level	Flat, no hills, little to no ups or downs.
Mild	Mostly level topography with minor slopes and/or very gentle rolling topography.
Rolling	Typically rolling terrain with ups and downs or terraced areas or minor grade changes.
Moderate	Can have level areas, but predominately sloping topography which can be typically overcome by development, but costs are typically higher. Slopes can be readily walked and most people typically could control themselves if they fell on the slope.
Steep	Typically highly sloping terrain, but not as severe as severe slopes. Development costs are typically higher, but developable with added costs. Generally difficult to walk, but can be safely walked with care.

Severe Typically extreme sloping topography that would normally be viewed as unbuildable due to extremely high site costs for well, septic, driveways and home site creation. Typical person would not be able to walk or climb easily.

Driveway Gravel/Dirt; Nat/Grass; Paved; Undeveloped.

Road Gravel/Dirt; Paved; Undeveloped.



SUBJECT *

LAK Lakes
MTS Mountains
HLS Hills
PST Pastoral
STR Streams/Rivers
LMT Lakes & Mountains

DISTANCE

CLS (or NER) Close or Near – trees are visible & distinguishable
DST Distant – you know there are trees but they are not distinguishable
EXT Extreme – no visual ability to distinguish tree cover

*Descriptions can vary by town and are defined in the cost tables

View note samples: Noted as Subject/Width/Depth/Distance
MTS/TUN/D75/DST
(Tunnel View of Mountains 75% Deep, Far Away)

The factors applied are all listed and defined in *Section 9*.

LISTING THE PROPERTY

Building Style & Normal Story Height

BUILDING STYLES*	PREDOMINATE STORY HEIGHT
Ranch	One Story
Mobile Home	One Story
Cape	1-1/2, 1-3/4 Story
Saltbox	1-3/4 Story
Gambrel	1-3/4, 2 Story
Colonial	2 Story
Raised Ranch	One Story w/Raised Basement
Tri-Level	Split-Level
A-Frame	One, 1-1/2
Camp	One Story
Conventional	1-3/4 - 2-3/4

*Building styles are for descriptive purposes only and do not affect the value.

Story Height Explanation (See Story Height Examples)

The story heights are based on the amount of floor space which has headroom for the average person, we use six (6) feet for this calculation. What this means is if the upper floor of a particular house has only 100 usable square feet as defined above, and the first floor area is 400 square feet, then the house will be classified as one (1) story with a finished or unfinished attic.

The critical thing to notice when listing the house is the amount of headroom available in the upper stories and the approximate floor space covered. Use of this method to classify story height will facilitate consistent story height classification. The story height of the main section of the building is used to establish the story height description of the structure.

One Story (Typically - Ranch or Camp style buildings): The living area in this type of residence is confined to the ground floor. The headroom in the attic is usually too low for use as a living area and is used for storage only; however attics are possible, providing about 25% of the first floor space.

One & Half Story (Typically - Cape & Conventional style buildings): The living area in the upper level of this type of residence is around 50% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. Measurements are taken by holding the tape at the 6 foot height mark and then measuring across the building. The living area of this residence is the ground floor area times 1.50. Some homes may be classified with a half story but have less than 50% useable space and classified as ATU or ATF in the sketch.

One & Three Quarter Stories (Typically - Cape, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is made from 65% to 90% of the ground floor. This is made possible by a combination of high peaked roof, extended wall heights and/or dormers. Only the upper level area with a ceiling height of 6 feet or more is considered living area. The living area of this residence is the ground floor times 1.75. See description on 1-1/2 stories for details on how to measure.

Two Stories (Typically - Colonial, Conventional & Gambrel style buildings): The living area in the upper level of this type of residence is 90% to 100% of the ground floor. The living area is the ground floor times 2.0.

Split Levels (Typically - Raised Ranches or Tri-Level style buildings): This type of residence has two (2) or (3) living area levels. One area is about four (4) feet below grade and the second is about (4) feet above grade and the third is above or right on top of one of these. The lower level in this type of residence was originally designed and built to serve as a living area and not a basement. Both levels have full ceiling heights. Another variation is an added third living area at or above ground level.

Coding: A three (3) character acronym coding system is used to classify areas and story heights of buildings. The following is the coding system and descriptions which is used in identifying areas of the sketch:

ATF* ATTIC FINISHED - Access is through permanent stairs, normally no more than 25% of the total floor area and has 6 foot ceiling height.
ATU ATTIC UNFINISHED - No interior finish. (Same as above)
BMF* BASEMENT FINISHED - Below grade and meets at least three of these four criteria: finished floors, finished walls, finished ceilings and heat.
BMG BASEMENT GARAGE - Generally sectioned off from the rest of the basement.
BMU BASEMENT UNFINISHED - Known as cellar and is below grade.
COF COMMERCIAL OFFICE - Refers to office area in commercial buildings not built for offices, such as factories and warehouses.
CRL CRAWL - Basement having 5' or less headroom.
CPT CARPORT - A roofed structure generally with 1 or 2 walls and attached to the main structure.
CTH Cathedral ceiling area, this is where the ceiling height is greater than 12 feet.
DEK DECK - An open deck or entrance landing with no roof.
ENT ENTRANCE - Entrance Landing with no roof, 3x3 and larger, normally unable to place a chair and sit.
EPF ENCLOSED PORCH - Typically unheated & uninsulated area. May have small heater, finished walls, floors and ceilings, but is of seasonal use.
EPU COVERED BASEMENT ENTRY - All four sides are tight to weather, entrance to BMU, other than metal door (bulkheads).
FFF* FIRST FLOOR FINISH - Living space with full ceiling height and finished interior.
FFU FIRST FLOOR UNFINISHED - Similar to FFF, but unfinished interior.
GAR GARAGE - A structure large enough to hold and store automobiles at grade level.
HSF* HALF STORY FINISHED - Usually an upper level story with approximately 40% to 60% of floor area available and used for living space. (6 foot ceiling height).
HSU HALF STORY UNFINISHED - Same as HSF, but interior is unfinished.
LDK Loading Dock area. Raised platform of cement.
OFF OFFICE AREA - Finished area within home used primarily for business.
OPF OPEN PORCH - Roof structure with floor, but at least one (1) side is exposed to the weather. Screened porches are considered OPF's.
PAT Patio area of stone, cement, brick, etc.
PRS Piling driven into the ground or other material used to support a building off the ground. Normally found with camps or seasonal construction.
RBF* RAISED BASEMENT FINISHED - Used on raised ranch (split level) and Tri-Level homes or any building where 3 of the 4 walls or all 4 walls are 3' to 4' above ground, creating greater utility than a normal basement, or 1.5 or more walls with large windows providing good natural lighting in the basement, and walkout access.
RBU RAISED BASEMENT UNFINISHED - Same as RBF, but unfinished.
STO STORAGE - Unfinished area used for storage. Not easily converted to living space.
SFA SEMI-FINISHED AREA - Enclosed areas finished similar to living space, but not living space, such as indoor pool enclosures.
SLB SLAB - Foundation description where no basement or crawl space exist. Poured cement slab.
TQF* 3/4 STORY FINISHED - A finished area with approximately 75% of floor area usable as living space.
TQU 3/4 STORY UNFINISHED - Same as TQF, except unfinished.

UFF* UPPER FLOOR FINISHED - Upper floor living space with full ceiling height and finished interior.

UFU UPPER FLOOR UNFINISHED - Same as UFF, except there is no finished interior.

VLT VAULTED CEILING - Ceilings which are slanted or extended above the normal 8 feet, but less than 12 feet.

***Finished area is denoted by 3 or 4 finishes in a space – heat, floors, walls and ceilings.**

Notes:

1.) Attics - Attics are only classified if they are accessed by a permanent stairway. Attics which are accessed by pull down stairs or ladder are not assessed, but should be noted in the notes.

2.) Basements - Below grade areas with at least 5' or more headroom are considered basements. Areas with less than 5' of headroom are considered crawl space. A note should be made when access to the basement is from the outside of the home only. Usable basement areas should be measured, drawn and coded on the sketch. If basement areas are estimated, a note should be made of this estimate in the remarks section.

3.) Office Areas - Office areas should be measured and drawn on the sketch for all commercial buildings, not designed specifically for offices, ie. garages, warehouses, factories, etc.

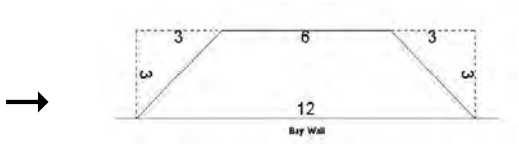
4.) Cathedral Ceilings - Cathedral ceiling areas must be measured when entry into the home is obtained. The area of the cathedral ceiling (length and width) must be drawn and depicted in the sketch area.

5.) Vaulted Ceilings - Areas where the ceiling is pitched upward, not flat by about 2 to 5 feet, but less than one-story which is the typical height of a cathedral ceiling.

Bay or Bow Window

A bay or bow window is a projection on the side(s) of a house which may or may not be considered a livable area. If the bay window(s) include usable floor space, it must be measured, drawn on the sketch at its actual location and properly labeled. Bay windows are most often angled and are drawn to scale on the sketch as they exist, plus a few extra measures as described below to allow for accurate area calculations.

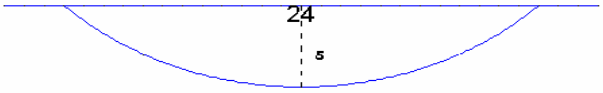
Only needed if different from other side



How to measure and sketch a bay window:

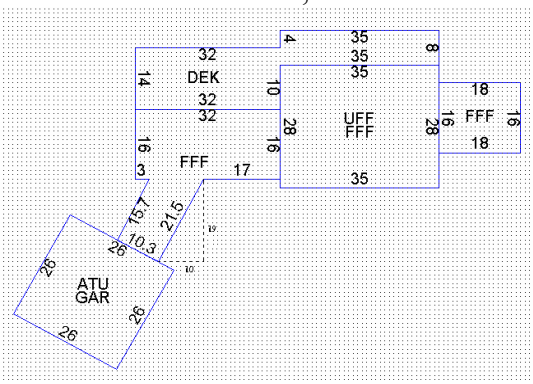
1.) Classify the bay window according to its appropriate story height.
2.) Check for basement area under the bay window upon listing.
3.) Bay windows are only picked up when they include floor space.

In the case of a **Bow window**, the same floor area requirements exist as with the bay window. However, measuring is a bit different. We need to know the depth of the window (5') and the length (24') to be able to sketch and calculate the area. In this case, the length from the point where the bow begins to where it ends is 24 feet. The altitude of the arc created by the bow, or the depth of the window, is 5 feet.



Angles

Angles are a common type of measure that we come across in the field and it is crucial when measuring an angle to have enough written measurements on the sketch. The square footage on an angle cannot be computed if the appropriate measurements are not placed on the drawing. Create a right triangle on the ground where the hypotenuse is the building wall that is at an angle from the main structure, and then draw that triangle in your sketch giving all the measurements.



The two dashed lines form a 90° angle or right triangle with the building wall being the hypotenuse. Record all the dimensions accurately. With this information, the ATU/GAR addition and the FFF area can be drawn and calculated accurately.

STRUCTURAL ELEMENTS

Structural elements describe exterior and interior characteristics of the house. The following is a description list of each structural element:

EXTERIOR WALLS

Two (2) entries possible, the 2 most predominate

MINIMUM: Plywood. Subwall sheathing with tar paper cover as a permanent siding.

BELOW AVERAGE: Siding not otherwise described and reflecting less than average quality; ie: masonite, rough sawn lumber w/bark.

NOVELTY: Denotes wood siding, generally found on camps, with or without sheathing underneath.

AVERAGE: Siding not otherwise described and reflecting average quality (for comparison purposes other average quality sidings include novelty, board & batten & clapboard). All forms of softwood.

BOARD & BATTEN: Vertical boards with narrow wooden strips called battens covering the joists.

ASBESTOS SHINGLE: Typically the shingles are hard and brittle with noticeable grain or textured surface, non-flammable material that comes in 1x2 sections used in homes circa 1940 - 1960's.

LOGS: Logs that are not simulated log.

ABOVE AVERAGE: Siding not otherwise described and reflecting better than average quality.

CLAPBOARD: Wood siding having one edge thicker than the other and laid so that the thick edge overlaps the thin edge of the previous board, not cedar or redwood, usually has knots.

CEDAR OR REDWOOD: Most commonly found as vertical siding, or at various angles on contemporary style housing, also exist as very high grade clapboard or shingles can have knots on low side of cedar/redwood.

PREFAB WOOD PANEL: A type of plywood siding of which there are unlimited varieties on the market. (T-111) Typically, a 4x8 sheets.

DECORATIVE BLOCK: Cement block that is either fluted or has a rough finish which appears like it has been broken in half.

WOOD SHINGLE: Shingles not of cedar or redwood, good quality shingles, but not above average.

CONCRETE/CINDER: Concrete or cinderblock siding.

STUCCO: Stucco veneer on concrete, cinder block or wood.

ASPHALT: Asphalt composition shingle, usually on modest housing.

BRICK ON VENEER: Brick veneer on wood or metal frame construction with wood sheathing.

BRICK ON MASONRY: A load bearing structural wall. Not brick buildings.

STONE ON MASONRY: Refers to various stone or stone veneers usually on a load bearing masonry wall.

VINYL SIDING: Clapboards made of vinyl with various grades or qualities. Typical siding used in today's construction due to low cost when compared to cedar clapboard.

ALUMINUM SIDING: Same as vinyl, but with aluminum material, clapboard style siding made from aluminum.

PRE-FINISHED METAL: Enameled or anodized metal commonly found on campers/mobile homes, commercial and industrial buildings.

GLASS/THERMOPANE: Vacuum packed glass sandwich, usually tinted and commonly found on large commercial and office buildings.

SOLID BRICK/STONE: Solid masonry walls; precast concrete panels.

CEMENT CLAPBOARD: Cement fiber siding. Asbestos-free fiber and cement combined and pressed together in the shape of a clapboard. Holds paint very well.

MASONITE: Composite pressboard/fiberboard, if not maintained will show areas of rot.

ROOF STRUCTURES

FLAT ROOF: Flat, no pitch to any direction.

SHED ROOF: Single direction sloping.

GABLE: A ridged roof with two pitches slopping away from each other.

HIP: A roof that rises by inclined planes from all four sides of the house to one common ridge or point.

SALTBOX: Essentially the same as a gable roof, but one of the two slopes is much longer than the other.

MANSARD: Similar to hip roof, but having a flat area on the top or changes the pitch of incline part way.

GAMBREL: A roof with two distant slopes on each side forming four roof planes.

IRREGULAR: Otherwise not described and having many different angles, shapes and slopes, i.e. bow style roof.

ROOF COVER

METAL/TIN: Tin or metal covering, often times corrugated like ribbon candy, typically 4x8 sheets, light gauge.

ROLLED COMPOSITION: Typically a felt saturated with asphalt and granule stones on the surface. It comes in a roll. Good for low pitch roofs.

ASPHALT: Standard type of shingle used today. It can be single or three tab. Including Architectural style shingles.

TAR/GRAVEL: A flat or very low pitched roof coated with tar material and then covered by a uniform crushed gravel material. This is normally seen on commercial/industrial buildings.

RUBBER MEMBRANE: A thin sheet of rubber seamed together. Typically found on flat roofs. It is typical for commercial/industrial buildings.

ASBESTOS: Shingles of rigid fireproof asbestos. This is typically laid in a diamond pattern. It is very brittle and used in homes circa 1940-1960's.

CLAY/TILE: Terra Cotta roofs that are not typically found in New England.

WOOD SHINGLES: Wood shingle or shake. Wood shakes have random thicknesses as they are hand split.

SLATE SHINGLES: Rectangular pieces of slate, each overlapping the other.

CORRUGATED COMPOSITION: It is typically, in 4'x8' sheets. This includes Anjuline panels.

PREFAB METAL: Modified corrugated metal panels that are one piece which run from ridge to soffit. These are either nailed or screwed.

HIGH QUALITY/COMPOSITION:
This is a newer roof that is typically found on higher priced homes. The material can be made with almost any material. Pressed or formed to look like slate or shake. Life expectancy is 50 years.

STANDING SEAM: Heavy gauge metal roofing that "stands up" at seams about 2", every 6-8 inches in an upside down cone fashion with a 50 year life.

INTERIOR WALLS

Two (2) entries possible, choose the 2 most predominate

MASONRY/MINIMUM: Cinder block or concrete form/or studs, no finish.

WALL BOARD: Composition 4' x 8' sheets, such as Celotex, typically found in manufactured homes, low quality, typically 1/8".

PLASTER: All plaster backed by wood lattice attached to the studs.

****WOOD/LOG:** Tongue & groove construction, logs, wainscoting.

DRYWALL: A rigid sandwich of plaster and paper.

PLYWOOD PANEL: 4' x 8' plywood panel sheathing comes in many grades and styles.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the interior finish as being normal for that style building and use.

***Custom Wood is now being called Wood/Log. Custom Wood was meant and used to mean solid wood interior, and the term custom was improperly used. As such, it is being corrected, the term custom wood and wood/log are synonymous, interchangeable and carry the same value. The overall quality grade of the house accounts for various wood and design qualities.*

HEATING FUEL

WOOD/COAL: Chosen only if there is no conventional heating system. Wood stoves only. (Such as in camps, cottages).

OIL: May be identified on the exterior by the presence of oil filler pipes, kerosene or K1 are also fuel oil.

GAS: LP or propane gas - these can be identified by LP gas which has a meter on the side of the house or propane gas will have a large tank on or in the ground.

ELECTRIC: Baseboards or geothermal.

SOLAR: Solar panels can be viewed on the roof area.

HEATING TYPE

NONE: No heat.

CONVECTION: Heat transfer through dispersion. (Wood stove/monitor or Rennai type heat).

FORCED AIR NOT DUCTED: Has blower to blow heat through one vent, no duct work in the house.

FORCED AIR DUCTED: Series of ducts throughout the house, for hot air to be blown through.

HOT WATER: Forced hot water through baseboards.

STEAM: Radiators.

RADIANT ELECTRIC: Electric baseboard, typical electric heat, oil heat supplied through floors, panels in the walls or ceilings.

RADIANT WATER: Hot water heat in the floors by tubing under flooring with hot water through them.

HEAT PUMP: Electric unit which provides forced air heat, usually combined with central air conditioning. Newer heat pump units being installed are valued similarly and will be adjusted to account for the percentage of the home that is cooled, ie 25%, 50%, 75% or 100%.

GEOTHERMAL HEAT: Listed as electric under heat fuel and heat pump under heat type.

INTERIOR FLOORING

Two (2) may be chosen, the two most predominant are listed.

MINIMUM PLYWOOD: Plywood subfloor or underlayment.

CONCRETE: Concrete slab usually commercial or industrial.

HARD TILES: Quarry, ceramic tiles or polished and/or stamped concrete.

LINOLEUM: Refers to all forms of linoleum type products of various designs and shapes. Typically sold in rolls or sheets.

PINE OR SOFTWOODS: Pine or softwood boards covering floor area.

HARDWOOD: Generally oak, cherry, maple, birch, bamboo or ash woods.

LAMINATE/VINYL: A laminate wood look floor that is very durable. Often goes by brand name Pergo. This also includes higher grade vinyl floors, ie, tongue & groove planks.

PARQUET FLOORING: Refers to a surface made of small pieces of hardwood, solids and veneers in various patterns and designs.

CARPET: Wall to wall carpet of good grade, usually found over the subfloor material, but occasionally covering other floor covers as a replacement.

AVERAGE FOR USE: Is generally used for commercial/industrial buildings to describe the floor as being normal for this type of structure and use.

VCT: Vinyl composition floor tile is a commercial grade vinyl tile found typically in schools or commercial buildings.

NUMBER OF BEDROOMS

Bedrooms should be counted considering the resale value, rather than the homeowner's personal use of the rooms. For example, if you go upstairs and find three (3) rooms and a bathroom and the owner says there are only two (2) bedrooms, the other room is used as a library, sewing room, office, etc., then for our purposes, that third room is a third bedroom. One must be careful because libraries, offices and sewing rooms can be legitimate depending on the location in the house and access. Presence of a closet space generally is reason to classify as a bedroom(s). However, it should be noted that a closet is not the only measure to determine, ie: many homes had no closets in the bedroom, yet they are still classified as bedrooms.

BATHS OR BEDROOMS

Count the physical number of rooms and total fixtures. For bathrooms, enter the number of rooms and under fixtures, enter the total number of fixtures found in the bathroom(s). A fixture is a bath, sink, shower, urinal, bidet, Jacuzzi tub, etc.

***Commercial Baths**

0 = None
.5= Minimum
1 = Below average for use
2 = Average for use
3 = Above average for use
4 = Extensive for use

*This is used on commercial properties that lack bedrooms, ie an apartment building would list total bedrooms and total baths but a school would be noted using commercial bath description.

GENERATORS

Number of units found and denoted in the building section. Notes on size and model should be made.

EXTRA KITCHEN

Number of kitchens that exist beyond the first/main kitchen in the home. This is normally seen in in-law apartments or additional living areas. Note the number of full kitchens found in the building. Be cautions of in-law type setups that do not have a full kitchen but maybe some kitchen components.

AIR CONDITION SYSTEMS

Room air conditioners are not considered, unless permanently built in.

NO: None exist, or only room units are present.

YES: Normally a large compressor found outside with complete duct work throughout house or parts of the house, sometimes combined with a heat pump.

If a permanent wall unit is found, it will be noted as central air and an estimated percentage of the cooled area will be noted, ie 25%, 50%, 75% or 100%.

NUMBER OF STORIES

The number of stories should be identified and noted on the DCF upon measuring. The number of stories will be further adjusted for accuracy, if needed, upon listing or review. If the building has multiple story heights, the area with the most square footage should determine the overall story height classification. However, each section of the house should be correctly labeled as it exists on the sketch.

QUALITY ADJUSTMENT

Quality adjustment refers to the overall quality of construction, marketability and desirability of the property.

Defined as:

B5 = Average -50%	A3 = Average +30%
B4 = Average -40%	A4 = Excellent
B3 = Average -30%	A5 = Excellent +10%
B2 = Average -20%	A6 = Excellent +20%
B1 = Average -10%	A7 = Excellent +40%
A0 = Average	A8 = Excellent +60%
A1 = Average +10%	A9 = Luxurious
A2 = Average +20%	AA = Special Use

CONDITION

Condition relates to the primary structures condition relative to the year built listed as:

Excellent | Very Good | Good | Average | Fair | Poor | Very Poor

This is also where depreciation is accounted for. Depreciation is defined as a decrease or loss in value because of wear, age, location or other causes.

Defined as:

Functional - Based on problems with design, layout and/or use of building, i.e. bathroom between 2 adjacent bedrooms with no hallway access to bathroom. Bedroom through bedroom access, very low ceiling, chimney through middle of the room.

Economic - Based on factors influencing value that are external to the building and beyond the owner's control, i.e. house is situated close to a nightclub, airport, dump, sand & gravel pit or any unsightly property.

Physical - Poor physical condition above and beyond the normal wear and tear, i.e. severe water damage, fire damage, rotted window sills, bouncing, cupping or crowning floorboards, sagging ceiling or floor.

The percentage applied to depreciation is calculated based on the severity of the issues as noted by the data collector. The Supervisor makes this determination based on the notes of the data collector. The reason for the depreciation, i.e. next to gravel pit, should be listed in the notes section with the appropriate adjustment in the depreciation section. Typically, physical depreciation relates to the cost to cure the problem.

XFOB

Extra features and outbuildings - in general, XFOB's refer to structures that are not attached to the principal building. XFOB's must be:

a. Identified.
b. Measured - (length & width).
c. Units or quantity (how many) identified (when length & width not used).
d. Condition - noted as a percentage.

IGP - IN GROUND POOL - There are many different sizes of IGP's and all will need to be measured accurately. Pools may be of irregular shapes such as kidney bean. A kidney bean shape IGP should be measured on its longest length and its average width.

AGP - ABOVE GROUND POOL - AGP's are measured and assessed starting at 18' diameter. AGP's less than 18' in diameter (or less than 250 square feet) are not assessed, but should be measured and noted on the card. Softpools are not measured, but should be noted.

Common AGP diameters and AREA calculators for round pools.

Diameter	Area (Units)	Length	Width
18'	254	18'	14'
20'	314	20'	15'
22'	380	22'	17'
24'	452	24'	18'
27'	572	27'	21'
28'	615	28'	22'

AGP's that are rectangular are measured on their longest length & widest width.

SHEDS - All sheds are measured. An average new shed should have a condition of 100%. If of very good quality, increase or decrease if in poor condition.

DECK - Deck refers to platforms that are not attached to the primary building. Some decks will be attached to the above ground pools.

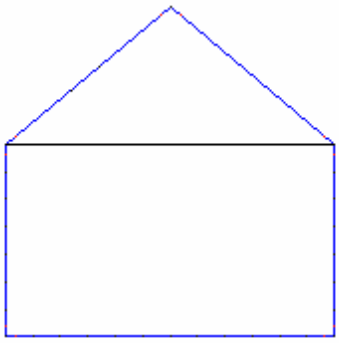
SOLAR PANELS – Can be of the photovoltaic (PV) (electric type) or Hot Water (H2O). Identified by type, location and age, if available. Atypical size & physical condition should be noted.

All XFOB's are measured with the exception of the following:

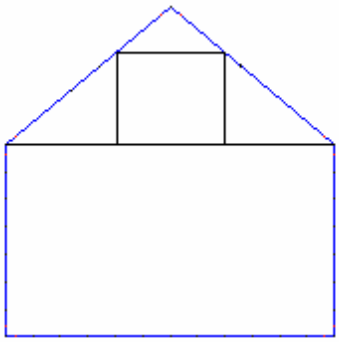
1. Childs playhouse
2. Tree houses
3. Ice or Bob houses
4. Bulkheads - metal doors covering the entrance to the basement
5. Dog houses
6. Fire escape platforms
7. Handicap ramps
8. Metal storage boxes (or trailer bodies) on residential property.

All XFOB's not picked up should still be noted. ie, DNPU treehouse

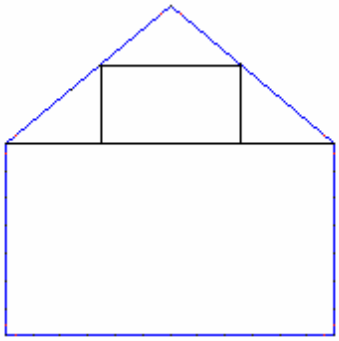
STORY HEIGHT EXAMPLES



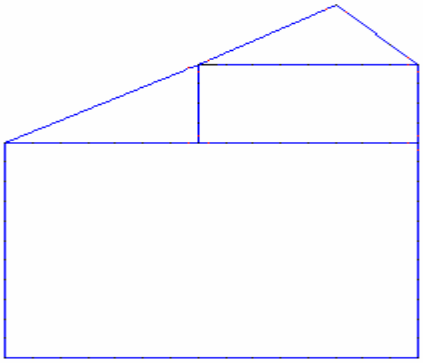
1 STORY FRAME
Ranch - Bungalow or comparable structures. No second floor or attic space.



1 STORY FRAME & ATTIC
Mixture of Ranch & Cape Cod Style. Camps, Cottages & Mixtures. Low headroom. Only about 25% of the first floor space has 6' headroom on the upper floor. Noted in story height as 1-1/2 story.

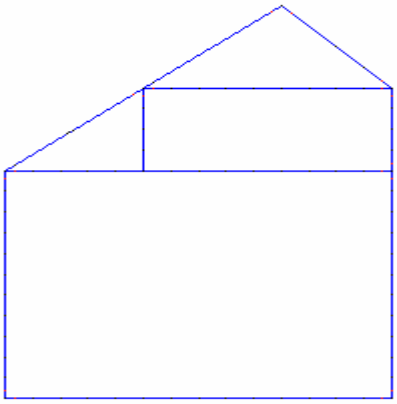


Example A

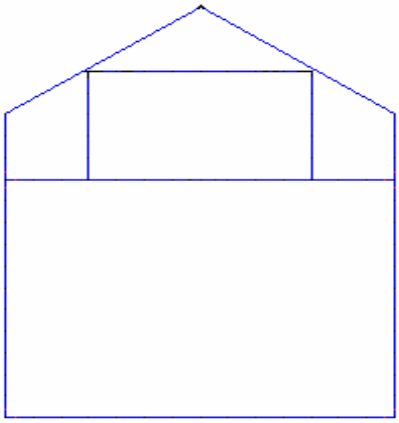


Example B

1-1/2 STORY FRAME
Same basic structure as above with or without shed dormers. In both cases only about 50% of the ground floor space exists in the upper floor as useable space with 6' wall height. Floor space may be larger, but ceiling slope brings the floor to ceiling height less than 6', and as a result, it is not considered upper floor area. *See Example A & B Left*

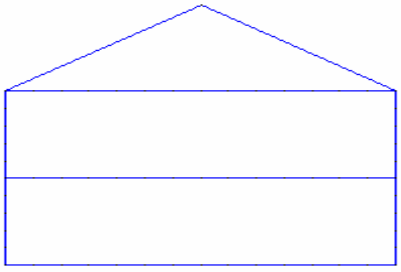


Example A

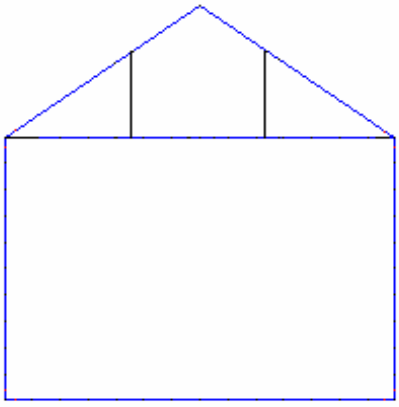


Example B

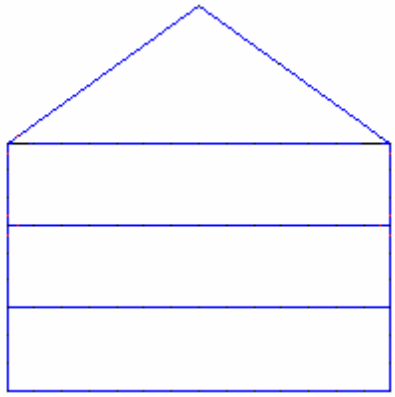
1-3/4 STORY FRAME
Full shed dormer or very high pitch roof without dormer found throughout the state. Second floor area is about 75% or more of the first floor area.
See Example A & B Left



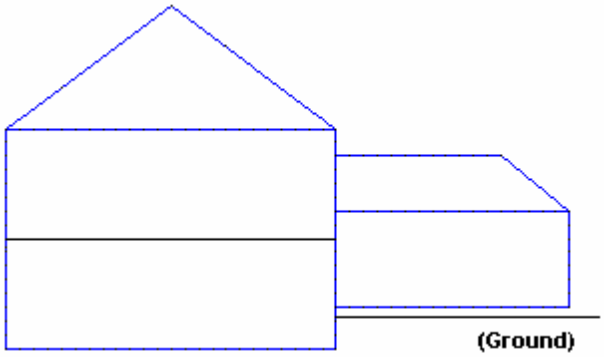
2 STORY FRAME
Side walls fully perpendicular. Slopes in ceiling do not interfere with total use. Full ground area carried to second floor, have 6' or greater ceiling height.



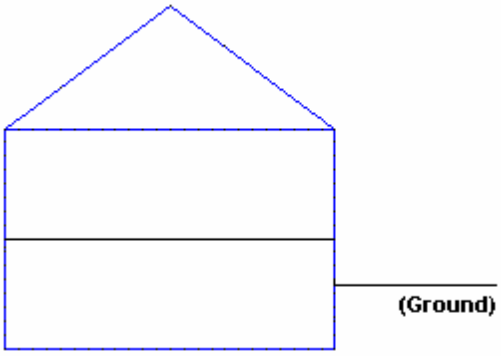
2 STORY FRAME & ATTIC
Has a higher pitch in roof. Stairs to third floor, providing only about 25% useable space in the 3rd floor attic area. Noted as 2.5 stories in story height.



3 STORY FRAME
All floors perpendicular walls, equal useable living space on all three floors.



Tri-level = 2 story type structures with entrance midway between the two, with an addition at a different level, usually between the other two. One level 4' below grade, one on grade and one 4' above grade.

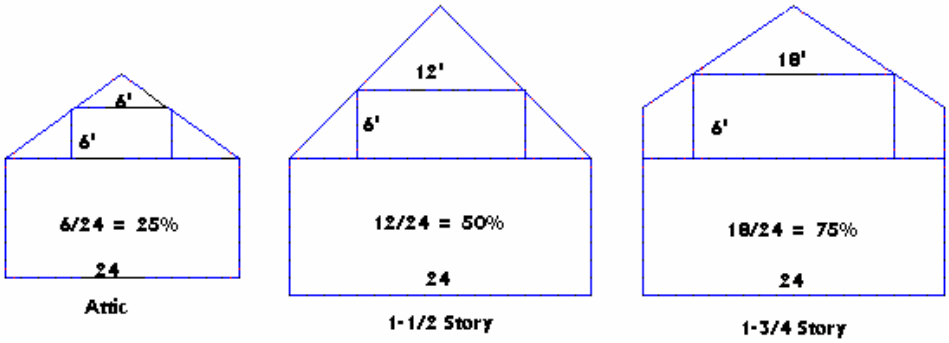


SPLIT ENTRY - one story Ranch Style Home ½ of lower floor foundation exposed.

There are two (2) methods to determine story height other than visually:

1.) This method is the most accurate way to determine story height. When entry into the home is obtained, the data collector will measure across the ceiling at approximately 6' in height (in the upper story(ies). This measurement will determine the upper story liveable area and from this a story height may be obtained.

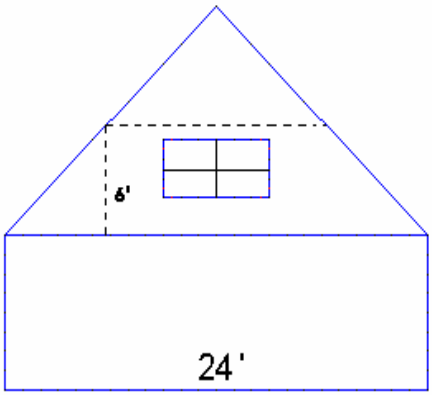
Example: Method 1



2.) This method may be utilized when entry into the home has not occurred. This method will give you a rough idea of the story height.

Run an imaginary line thru the upper part of window(s) to where it would meet the roof line. Run a second imaginary line down from this point. The distance from the side of the house to this second imaginary line is measured. Double this measurement to account for this distance on the other side. This represents non-livable area.

Example: Method 2



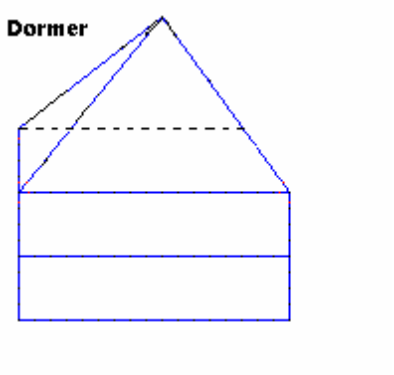
Computation:
6 x2 = 12 (12' total non livable space)
24-12=12 (12' total living space)
12/24 = 50% = Half Story

*Note: Estimate 6' ceiling height. Normally, this is just below or at window top. It is important to know where the first floor ends and the second floor begin, via window view, as high exterior side walls may not mean higher first floor ceiling and this may increase the potential second floor area.

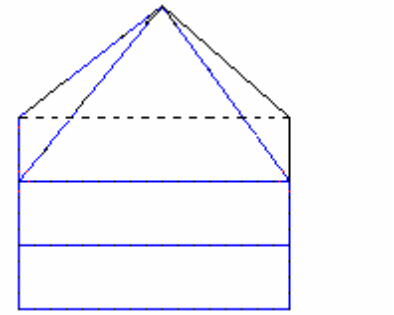
Dormers

Dormers are projected roof lines that may or may not be considered as livable area. When dormers are of considerable size, they contribute to the livable area. The additional area supplied by the dormer must be included in the determination of story height.

EXAMPLES:



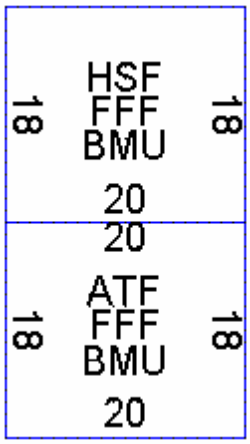
Normally, this is 2-1/2 story house without a dormer. Due to the addition of a full or at least 3/4 length dormer, we now have a 2-3/4 story house. Full dormer means from one end to the other. 3/4 dormer means the dormer covers at least 3/4 of the total distance from end to end.

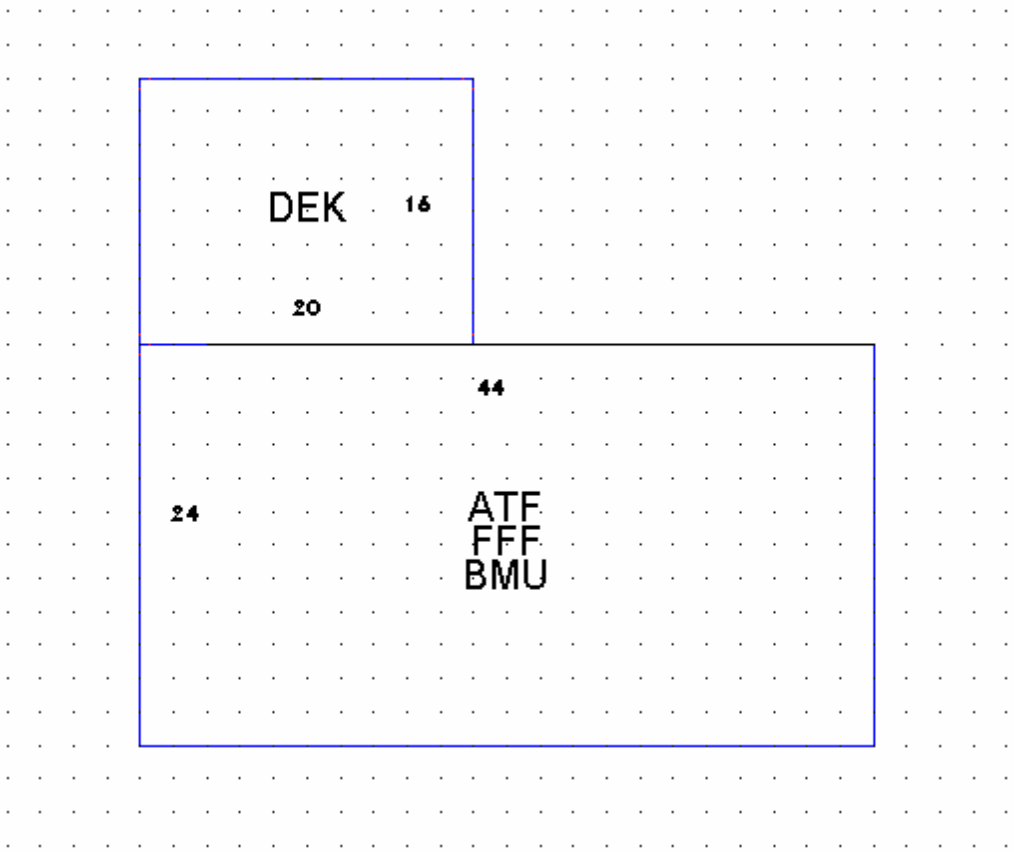


The addition of a dormer to each side of the house can transform a 2-1/2 story house to a 3 story house if full dormers or 2-3/4 story if partial dormers. It is important to note the size of the dormers, whether half, 3/4 or full.

In some cases, the dormer may be only half way down the side of the house. In this case, show the location of the dormer on the sketch with proper story height labeling.

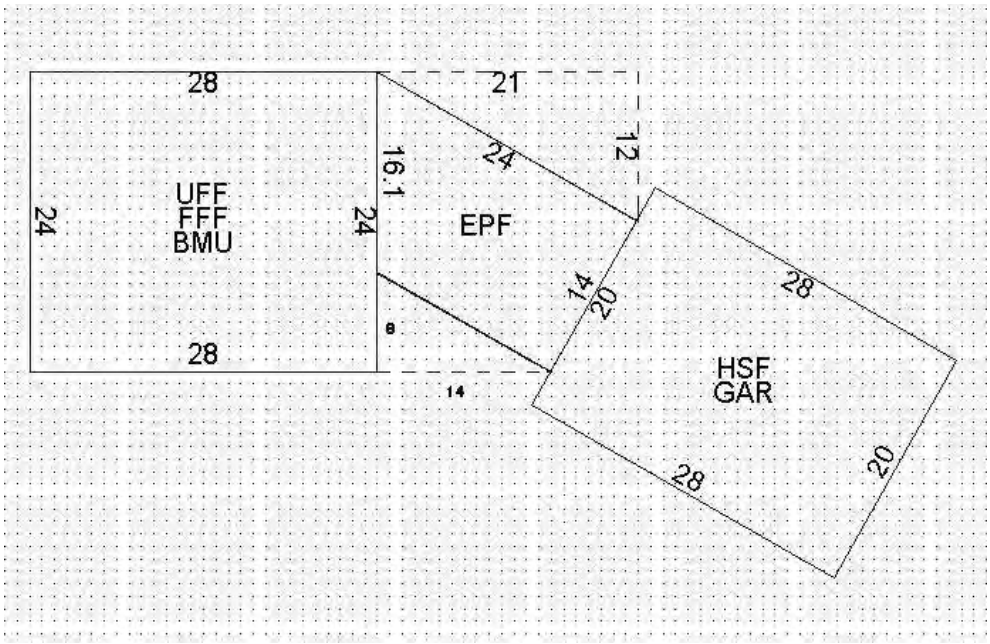
Represents dormer addition ⬅





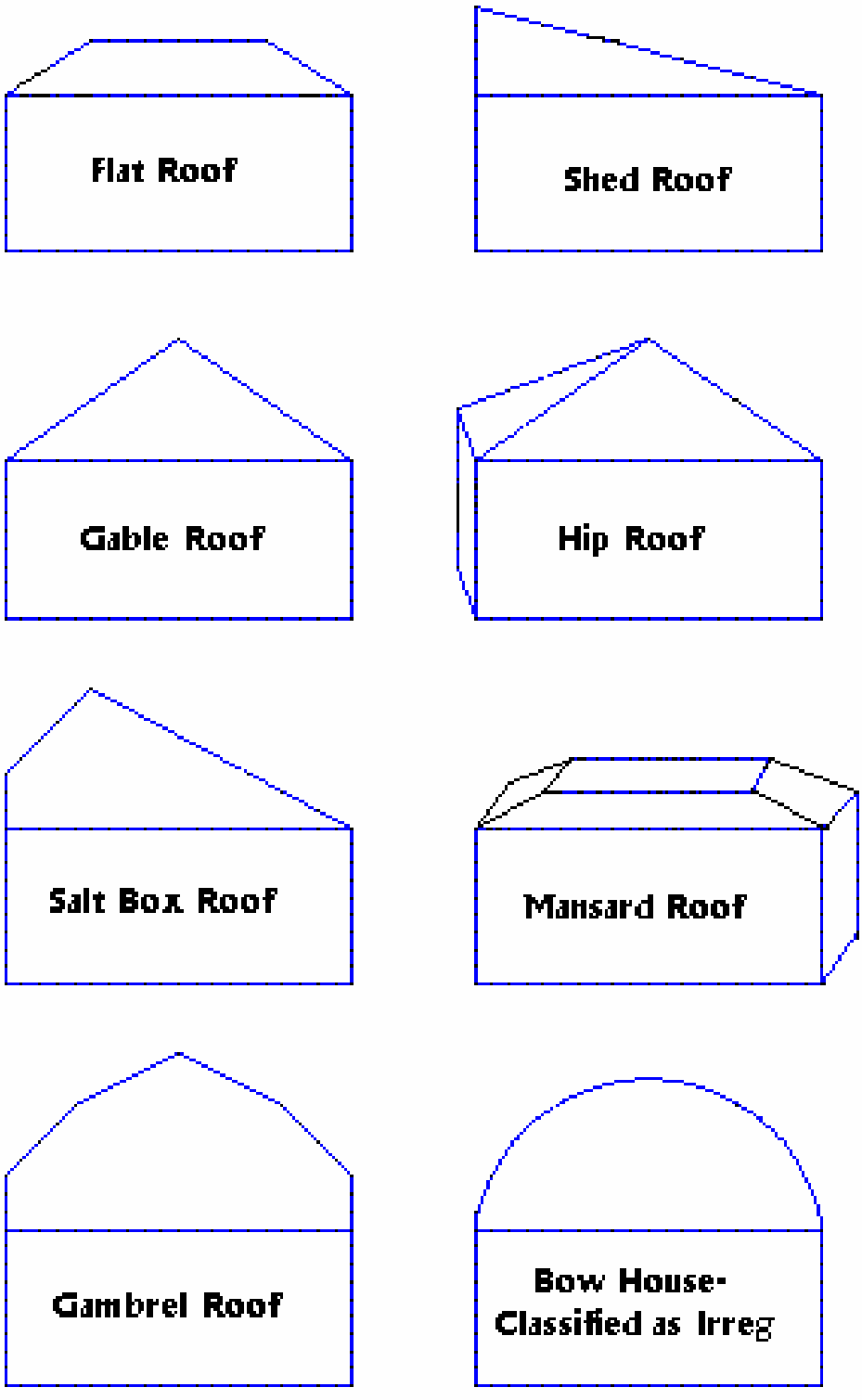
The grid on the back of the DCF is used to draw a sketch of the building to scale. Each point on the grid represents 2 feet, unless otherwise noted by the field person on the sketch.

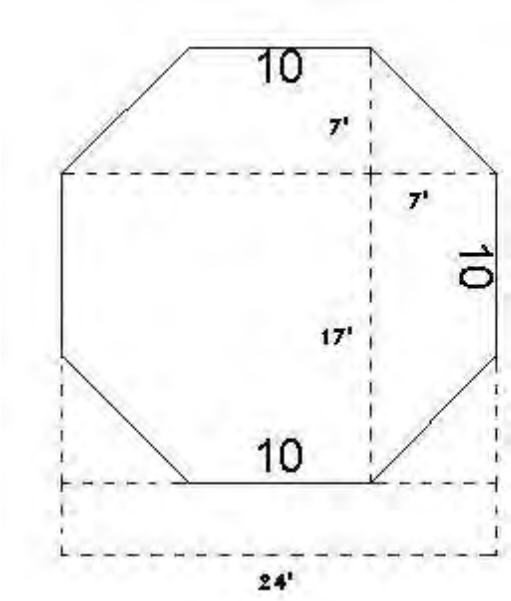
Each section is labeled by existing floors starting with the attic, upper floors, first floor or ground floor and then the basement. Order of the labels does not affect the value, but it does look more correct when labeled top down.



Whenever angles are involved, it is important to provide enough information to accurately compute the area of each section. By breaking up a section into squares, rectangles and right triangles, it makes the area calculation easier and more accurate. Too much information is better than too little. With too much information, we can simply ignore the excess and still calculate the area. With too little information, someone must revisit the property.

ROOF TYPES


Flat Roof
Shed Roof
Gable Roof
Hip Roof
Salt Box Roof
Mansard Roof
Gambrel Roof
Bow House-
Classified as Irreg



(Only one set is needed when the other angles are the same).

When measuring an octagon, getting interior measurements are critical. However, one can compute the necessary measurements by taking a few extra exterior measurements, as indicated. Then when entry is obtained, the interior measurements can be made to verify the area.

SECTION 2

PRIOR DRA
GENERAL STATISTICS

Prior Sales Analysis Information

The following data is provided to show the sales ratio and coefficient of dispersion for the town as a whole, as well as the land only strata and the land with buildings strata, as computed by the Department of Revenue Administration, Property Appraisal Division from the most recent report. This shows the condition of the local assessment equity or the lack thereof and the reason a valuation anew is being done. This equalization study by the NH DRA is used to equalize municipal total valuations across the state, as well as determine the local level of overall assessments as compared to local sales activity. It is a thorough analysis and study of the local sales and assessment data performed with assistance from the municipality. As such, it is a good indicator of the condition and quality of the local assessments of the prior year.

Acceptable standards/guidelines, as published by the NH Assessing Standards Board

Assessment to sales ratio:	***90% to 110%***
Coefficient of Dispersion (COD):	***Not Greater Than 20***
Price Related Differential (PRD):	***.98 to 1.03***
Difference between Strata:	***5%***
Strata:	*Land only* *Residential Land & Buildings* *Commercials*
Confidence Level:	***90%***

DRA PRIOR YEAR RATIO RESULTS

The following prior year ratio statistics, developed by the NH DRA, are being provided at the request of the NH DRA. This information is not part of the contract or scope of services. It is historic, not current data and has no bearing or use in this revaluation. The writer accepts no responsibility for the accurate meaning or use of this data.

Ratio Study Year 2020

Overall Median Assessment to Sales Ratio: (521 Sales)	**78.4**
Coefficient of Dispersion:	**7.9**
Price Related Differential:	**1.00**

	Ratio	COD
Residential Land Only Sales:	**N/A**	**N/A**
Residential Improved Sales: (503 Sales)	**78.4**	**7.7**
Commercial Land & Building Sales:	**N/A**	**N/A**

SECTION 3

VALUATION PREMISE

A. THREE APPROACHES TO VALUE HIGHEST & BEST USE

B. ZONING

C. TOWN PARCEL BREAKDOWN

D. TIME TRENDING

E. NEIGHBORHOOD CLASSIFICATION

F. BASIC MASS APPRAISAL PROCESS

G. ASSUMPTIONS, THEORIES & LIMITING FACTORS

A. Three Approaches to Value

Income: The "value" of real estate represents the worth of all rights to future benefits which arise as a result of ownership. An investor purchases property for the benefits (income) that the property is expected to produce. Expectation of receipt of these benefits provides the inducement for the investor to commit his own funds as "equity capital" to ownership of a piece of real estate. The value of the property depends on its earning power. The Income Approach to Value is a method of estimating the present value of anticipated income benefits. This process of discounting income expectancies to a present worth estimate is called "capitalization." This present worth estimate, the result of the capitalization process, is the amount that a prudent, typically informed purchaser would be willing to pay at a fixed time for the right to receive the income stream produced by a particular property.

In mass appraisal, the income approach is generally of limited use as it requires the property owners to provide income and expense information that, for the most part, they are unwilling to provide and do not have to provide by law. When it is provided, it is almost always with the stipulation that the information be kept confidential. For the above reasons, the income approach is mostly used as a general check against the sales cost approach used in mass appraisal work based on published averages for various property types. Although held confidentially, when income data is provided, it will be considered and noted on the property record card. The Income Approach to value was not utilized for the above-stated reasons.

Mass Income Approach to Value:
The income approach to value is one of the three approaches to value. The income capitalization approach to value uses capitalization to convert the anticipated benefits of the ownership of property (net operating income (NOI)) into an estimate of property value.

The income approach begins with the development of current market rents. Market rents are developed from data collected from income and expense statements sent to all local income producing property owners and is held confidentially and not included in this report, as well as from local third party sources and publications that detail local market rents for the area. As this information collected is proprietary by copyright laws, only summarized information is noted. (This information is summarized in Section 9.D. just before the Mass Income Reports.) Market rents (adjusted by the building and location modifiers) are then multiplied by the building square footage (which is the net leasable area) to arrive at potential gross income (PGI). In the case of apartments, the market rents (after building and location modifier adjustments) are multiplied by the # of units broken down by bedroom counts.

Vacancy and expense ratios are required to adjust potential gross income (PGI) to net operating income (NOI). These ratios are developed from the study of the local market information gathered, as well as from local publications. Separate ratios are developed for the different types of properties (ie. apartments, hotels, office buildings, retail, warehouses, etc.) and vary by size, construction grade/condition and location.

The capitalization rate is then applied to the net operating income (NOI) to arrive at the indicated value for the property. The capitalization rates are determined through local market transactions (the direct relationship between the annual net operating income and the sale price) and/or third party sources such as, Realtyrates.

Income Mass Model

Annual Market Rent X building modifier X location modifier X size adjustment=Adjusted Market Rent.

Adjusted Market Rent X net leasable area (rentable square footage)=Potential Gross Income (PGI)

Potential Gross Income (PGI), plus miscellaneous income, less market vacancy and collection loss=Effective Gross Income (EGI)

Effective Gross Income (EGI), less market expenses (market expenses adjusted by building & location modifiers)=Net Operating Income (NOI)

Net Operating Income (NOI) ÷ Market Capitalization Rate=Indicated value via Mass Income.

All of the property classes, along with the specific rates and ratios employed, can be found in Section 9C "Final Valuation Cost Tables" of this manual.

The Mass Income Approach to Value (MIAV) is the income capitalization approach as described above employed on a mass basis using a computerized model. Market rents are entered for the different classes of property, along with market derived vacancy, expense ratios and capitalization rates. Individual properties are then classified with a building and location modifier to account for the variations in quality/condition and the location of the subject. Adjustments are determined by comparing any single property to the average building and location in that class of properties. For example, if the building modifier is noted as good and the location is noted as poor, the rent per square foot (or by unit) would be adjusted by the building modifier (as defined in the codes section of the manual) and the location modifier (as defined in the codes section of the manual), as well as the expense ratio. A size adjustment is also applied to arrive at an adjusted base rent for the subject and is determined by comparing the rentable area of the subject to the median rentable area for that class of property.

Example:

> *So if the building modifier was 1.05 for good, location modifier was .90 for poor, size adjustment was .997 with a base rate of $12/sf, 30% expense ratio and an 11% capitalization rate, the resulting adjusted rate would be $11.31 ($12/sf X 1.05 X .90 X .997) and the expense ratio would be 31.74% (.30/1.05/.90). So if the net leasable area were 4,500 sf, the potential gross income is arrived at by multiplying the adjusted square foot cost by the 4,500 sf (4,500 X 11.31 = $50,895). Effective gross income is the potential gross income less vacancy. In this case, if vacancy is 10%, the effective gross income is $45,806 ($50,895 – 10%) and the net operating income is arrived at by further reducing effective gross income by the expenses. ($45,806 less 31.74% = $31,267 net operating income.) Net operating income is then capitalized to arrive at the indicated value for the property. $31,267 divided by .11 results in an indication of value for this property of $284,245.*

Although many buildings are owner occupied, it is still necessary to look to the market for what investors or buyers are willing to pay for the property as a business venture, to lease to others, or as a potential lessor of the property. It is that income, which is related to the real estate and not the income produced from the business within the building that is important and relative to the property market valuation. This income, expense and capitalization information is then used on

all property (once its highest and best use was determined to be an income producing property within that class of property) to ensure all similar properties are valued fairly and equitably. What the MIAV enables the assessor to do is use the same income and expense market data on similar properties while adjusting for individual specific features that make each property unique, as well as potentially impacting its ability to earn income and affect its annual expenses. For example: features, such as location, condition, quality, story height and excess land to name a few. So while similar properties begin with the same market income and expense data, each can be individualized for its uniqueness to develop an accurate opinion of market value via this approach.

The income approach to value is only one of the three approaches to value. In many instances, all three approaches to value will be considered on a commercial/industrial property. In some instances, the mass income approach cannot be employed. This is generally true on mixed use properties as there is not one consistent use type to apply the model to and properties that are under construction, as the model would merely calculate a value as complete. (Commercial and industrial properties not valued via the mass income model will be so denoted on each of the property record cards). Once construction is complete, the mass income approach can be employed and used. If either an individualized income approach or the mass income approach to value was employed for the valuation, the record card will indicate "market income approach to value".

Lease Types

N - Single Net Lease, this type of lease requires the tenant to pay only the property taxes in addition to rent.

NN - Double Net Lease, this type of lease requires the tenant to pay property taxes and insurance premiums in addition to rent.

NNN - Triple Net Lease, this type of lease requires the tenant to pay ALL expenses, in addition to rent.

GR - Gross Lease, is a monthly rent including an estimated utility cost.

MG - Modified Gross Lease, this type of lease sits somewhere between a triple net lease and a gross lease and varies. Some expenses may be included and are defined on a lease by lease basis.

Sales: The Sales Approach to Value is a method for predicting the *market value* of a property on the basis of the selling prices of comparable properties. Market value in the context of this approach means the most probable selling price under certain terms of sale or a sale for cash or the equivalent to the seller with normal market exposure.

Cost: The Cost Approach is that approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exist no comparable properties on the market.

In the "Cost Approach," the property to be appraised is treated as a physical entity, separable for valuation purposes into site and improvements.

Although the three-approach system has become widely used, the Sales Approach is clearly the central, if not the only relevant approach in estimating the value of some types of properties. The rationale of the Sales Approach is that a purchaser will usually not pay more for a property than he would be required to pay for a comparable alternative property *(principle of substitution)*. Furthermore, a seller will not take less than he can obtain elsewhere in the market. The *method* of the Sales Approach is an empirical investigation in which the prediction of the most probable selling price is based on actual qualified market sales of comparable properties.

A qualified sale is one which reflects the true market value of the property sold. Various definitions have been offered for the term "market value," but all are predicated, as a rule, upon the following basic assumptions:

1. That the amount estimated is the highest price in terms of money for which the property is deemed most likely to sell in a competitive market.
2. That a reasonable time is allowed for exposure in the open market.
3. That payment is to be made in cash or on terms reasonably equivalent to cash or on typical financing terms available at the time of appraisal.
4. That both buyer and seller are typically motivated and that the price is not affected by undue stimulus.
5. That both parties act prudently and knowledgeably and have due knowledge of the various uses to which the property may be put.

The following is a recent definition of "market value" approved by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers:

> *The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.*

As a practical matter, a market value appraisal/assessment is the value the property would most probably or reasonably sell for as of a given date, if sufficient time had been allowed to find a buyer and if the transaction was typical of existing market conditions.

The above definitions were extracted from
The Encyclopedia of Real Estate Appraising 3rd Edition.

However, it must be noted that the lack of direct local comparable sales data does not mean a feature that adds or detracts from value should be ignored. As assessors, an opinion of value must still be developed and we cannot ignore positive or negative features. NH law requires that all factors affecting value be considered. The knowledge and years of experience of the job supervisor is critical, not only when sales data exists, but more so when lacking credible local sales data, common sense and consistency must prevail.

MARKET MODIFIED COST APPROACH TO VALUE

This approach to valuing a large universe of properties, such as an entire municipality, is the most common approach used in mass appraisal, particularly for residential property types. It is a mixture of the cost and market approaches to value. It recognizes the principal facts or information of the property and uses a consistent cost formula to develop equitable values for all property in the Municipality. Then those cost values are compared to actual sales in the community. The results are used to modify the cost tables to enable the formula to more closely follow the actual real estate market data.

If either an individualized income approach or the mass income approach to value was employed for the valuation the record card will indicate "market income approach to value". All other records that lack an indication on the property record card of an income approach rely upon the market modified cost approach to value. When the mass income approach to value is used, all 3 approaches are still considered and reconciled by the supervisor to determine which approach is used. The income report in *Section 9.D.* provide both the income value used and the cost approach value developed. When sufficient market data exists, the mass income model will generally be employed.

AVITAR's

CAMA: Computer Assisted Mass Appraisal

Mass Appraisal

As defined by the International Association of Assessing Officers (IAAO), mass appraisal is, "the process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing." Mass appraisal utilizes many of the same concepts as single appraisal property appraising, such as supply and demand, highest and best use, and the principles of substitution and anticipation. In addition, in light of the necessity of estimate values for multiple properties, mass appraisal also emphasizes data management, statistical valuation models, and statistical quality control.

The Avitar CAMA (Computer Assisted Mass Appraisal) system being used is defined as a Market Modified Cost Approach to Value. What this means is that the cost approach method of estimating value is recognized as the most appropriate method to value multiple parcels. Using local costs from builders and nationally recognized cost manuals like the Marshall & Swift Cost Guide or starting with the existing tables found in the CAMA model base costs for the improvements and material types are created. Local sales are used to develop land values. Then using all the local market sales data, the cost tables are modified to reflect the local market trends. This process is called model calibration. While cost manuals, local contractors and sales data are used to develop preliminary costs for the CAMA's cost tables, it is during the calibration process where all the qualified sales data is used and tested considering several parameters, such as location, size, quality, use and story height. Through multiple reiterations of the statistics, the Job Supervisor fine tunes the model to accurately produce assessments that reasonably match or closely approximate the sales data.

This process is not perfect, as market sales data is subject to the perceptions and emotions of buyers and sellers at any given point it time. While you and I may want to buy a particular house, we will both most likely be willing to pay different amounts and the seller may or may not accept either offer. If the seller accepts a lower value before the higher offer is made, that sale then represents an indication of market value. Was it low because the higher offer wasn't made in time? For example, in a 2002 transaction, a property was offered and well advertised through a real estate agent. An offer was made and rejected. A day later, prior to a counter offer from the first offer, a new offer came in at the asking price and was accepted. Was that the market price? Well consider this:

> Prior to the closing of the property, 30 days later, the buyer was offered $20,000 to simply sign over his purchase and sales agreement to a third party. An additional 10% profit! He refused and lives in the property today, thinking he bought low.
>
> Knowing all this, what is your opinion of the real market value?

The point here is that sales generally indicate value. While they in fact did occur, it is only one indicator of value and not every sale necessarily always reflects the true market value. In the real world, buying and selling of property is almost always subject to some sort of pressure or duress. The seller is selling for a reason, emotional or economic and the buyer is moving to the area for similar reasons, such as being close to family or a new job. In either case, in our experience there is always some form of pressure and it is this mild form of pressure that can cause similar properties in the same neighborhood on the same day to sell for different prices. **Simply stated - the market is imperfect.**

A market modified cost approach to value tends to level out these differences and as such, some values will be below their selling price, while others will be right on or somewhat above, but all should be a reasonable opinion of the most probable market value as of the date of the revaluation.

THE SALES DATA

At the beginning of the process, copies of all qualified arms length sales which occurred in town over the past two years are compiled. These sales are then sorted into two categories: Vacant and Improved.

The vacant land sales are then analyzed to help us identify neighborhoods, excess land values, lot values, waterfront or view influence and other values/factors necessary to properly, fairly and accurately assess land.

In the case where land sales are few or non-existing, the land residual method is used. While somewhat more technical, it is an equally accurate method whereby all relatively newly built home sales are reviewed, the building values are estimated by the use of cost manuals and local contractors, when available. The building value is then deducted from the sale price, leaving the residual value of the developed land.

We then develop cost tables for improvements to the land. Once all the physical data for each property is collected and the sales data verified, we then compute new total values for each property and test against actual sales data, hence, the Market Modified Cost Approach to value CAMA system.

Please note that not every technique described herein is used in every project. The most appropriate methods are used for each project based on the data available.

HIGHEST & BEST USE

For this revaluation/update, unless otherwise noted on the assessment record card, the highest & best use of each property is assumed to be its current use.

> Individual property highest and best use analysis is not appropriate for mass appraisal.
>
> "Highest & best use," has been defined as: that reasonable, legal and probable use that will support the highest present value.... as of the effective date of the appraisal.
>
> It has been further defined as that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which result in the highest land value. In those cases where the existing use is not the highest & best use, it shall be noted on the individual assessment record card.

There are several instances where property is not assessed at its full market value/highest & best use and most of these fall under the jurisdictional exceptions from USPAP compliance.

The following statutory provisions allow for assessments other than at market value/highest and best use:

79-A:5	Open space/current use land
79-B:3	Conservation Restrictions
79-C:7	Discretionary Easements
75:11	Residences on commercial or industrially zoned land
72:B	Earth & excavations
79:D	Discretionary Preservation Easements
79:E	Community Revitilization Tax Relief Incentive
79-F	Land under qualifying farm structures
79-G	Land & buildings that qualify as historic buildings
79-H	Qualified chartered public schools
75:1-a	Low Income Housing Tax Credit properties
79:74	Renewable generation facility properties subject to voluntary payment in lieu of taxes

Please refer to the specific RSA for more detailed information. There are also other instances such as transitional use or when properties are not 100% complete where the assessment may be something other than market value or assessed at its highest & best use. These situations are normally noted on the specific assessment record card.

B. Zoning

Local zoning, if enacted, is a very important part of the valuation process as it defines what can or can not be done with land in defined areas of the municipality. It further sets the standards for the required lot size and road frontage needed for each zone.

Local zoning as provided by the municipality as in effect for the assessment date of April 1st, the year of this valuation process is described below.

Proposed changes, if known, will also be discussed and given any due consideration.

SECTION 3 - LOT AND YARD REGULATIONS *[revised 5/14/15]*

3.01 The Regulations pertaining to minimum lot sizes, minimum frontages, minimum depths, minimum front yard setbacks, minimum side yard setbacks, and minimum rear yard setbacks shall be as set forth in the Table of Lot and Yard regulations, subject to the further provisions of this ordinance.

3.02 **Section 3.02 - Table of Lot and Yard Regulations - Minimum Required Yard Setback to Building Line.**

A. Regarding all lots on which a septic system is to be constructed to accommodate residential wastes, the severe, moderate, or slight non-wetland soils area must be contiguous, not a number of variously-sized pockets whose total area meets the 100,000 square foot, 80,000 square foot, or 40,000 square foot requirement. All principal residential buildings and septic systems, if any, shall be located within a minimum contiguous non-wetland area. Lots with public water and sewerage shall contain not less than 20,000 square feet of contiguous non-wetland soils. Wetland swales, less than three (3) feet in width, passing between adjacent non-wetland parcels, while not being counted as non-wetland soils, shall not be considered as interruptions to contiguous parcels for the purpose of this regulation.

District (See Note 1)	Area Sq Ft.	Frontage Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
(See 3.02.5 for modification of zoning when multiple soils occur within lot.)						
R-1 Residential District, Severe Soils Limitations and all areas defined by the Zoning Map which is hereby incorporated by reference.						
Single Family Residence	100,000	250	300	50	30	60
Two Family Residence	Not permitted					
Multiple Family Residence	Not permitted					
Excludes wetland and flood hazard soils governed by other provisions in this ordinance.						
R-2 Moderate Soils Limitations Residential District						
Single Family Residence	80,000	200	200	50	30	60
Two Family Residence	Not permitted					
Multiple Family Residence	Not permitted					
Excludes wetland and flood hazard soils governed by other provisions in this ordinance.						

Section 3.02 - Table of Lot and Yard Regulations - Minimum Required Yard Setback to Building Line (continued)

District (See Note 1)	Area Sq Ft.	Frontage Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
R-3 Slight Soils Limitations Residential District						
Single Family Residence	40,000	150	150	30	20	60
Two Family Residence	80,000	200	200	50	20	60
Multiple Family Residence (See Note 2)	Not permitted					
Excludes wetland and flood hazard soils governed by other provisions in this ordinance.						
R-4 Residential District with public water & public sewerage (See Note 4)						
Single Family Residence	40,000	150	150	30	20	60
Two Family Residence	80,000	200	200	50	20	60
Multiple Family Residence (See Note 2)	40,000 Per family dwelling unit.	200	200	50	50	60
Note: Private swimming pools and their appurtenances shall not be located less than twelve (12) feet from any rear or side property line or within the front yard setback required for buildings.						
C-1 and C-2 - Limited and General Commercial (See Note 6)	20,000	125	125	30	20	40
C-1 and C-2 - Residential Uses (See Note 6)	(See requirements under District R)					
I-1 - Industrial Building (See Notes 3 & 8)	-	-	-	50	20	30
I-1 - Commercial Building	(See requirements under Districts C-1 & C-2)					
I-1 - Residential uses	(See requirements under District R Minimum setback of 50' (feet) from Route 3 (Daniel Webster Highway).					

Section 3.02 - Table of Lot & Yard Regulations - Minimum Required Yard Setback to Building Line (continued.)

District (See Note 1)	Area Sq Ft.	Frontage Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.
I-2 Industrial District (See Notes 5 & 9)						
I-3 Industrial District (See Note 7)	1,000,000	1,000	500	200	200	200

Note 1: District R - Residential; District C - Commercial; District I - Industrial (See Section 2.01)

Note 2: Must have public water and public sewerage and be limited to those areas of the Town of Merrimack east of the F.E. Everett Turnpike.

Note 3: All yard setbacks to building line shall be a minimum of 75 feet from the Camp Sargent Road and the Amherst Road, 75 feet from the property line along the F.E. Everett Turnpike, and 100 feet from the Daniel Webster Highway; 50 feet of this 100 feet along the Daniel Webster Highway shall be a minimum setback for all parking area, signs and other site improvements except landscaping and access ways, such 50' minimum setback to provide for a landscaped buffer zone. This setback to apply to that section of the Industrial zone from easterly extension of the access road and underpass to the F.E. Everett Turnpike Toll Gate south to Nashua line, from Merrimack River west to F.E. Everett Turnpike thence northerly along turnpike to Toll Gate thence easterly to point of beginning.

Note 4: The criteria of Residential Districts R-1, R-2, and or R-3 shall not apply when R-4 provisions are met, except for that portion of the R-1 District shown on the Zoning Map.

Note 5: All development within the Industrial District I-2 shall be serviced by public water and public sewerage. The only industrial access to the Industrial District I-2 except from or across the F.E.Everett Turnpike shall be from Continental Boulevard extended and such entrance shall be within an area beginning 1000 feet south of the intersection of Spruce Street and Camp Sargent Road and extending southerly to a point no closer than 1000 feet northerly from the intersection of Ingham Road and Camp Sargent Road.

Note 6: Minimum setback of 50 feet from Route 3/D.W. Highway 20 feet of this setback shall be a minimum setback for all parking area, signs, and other site improvements except landscaping and access ways, such 20 feet minimum setbacks to provide a buffer zone.

Section 3.02 - Table of Lot & Yard Regulations - Minimum Required Yard Setback to Building Line (continued)

Note 7: In this district all yard setbacks to building lines, parking areas or other site improvements, except landscaping and access ways, shall be a minimum of 100 feet. Yard setbacks to building lines shall be a minimum of 200 feet from Camp Sargent Road and Tallant Road. One hundred (100) feet of this 200 feet shall be a minimum setback for all parking areas, and other site improvements except landscaping, entrance signs and access ways. The 100 feet setback shall be landscaped and regraded to provide a buffer zone completely around the perimeter of the district. All development within Industrial District I-3 shall be serviced by public water and public sewerage.

Note 8: Within that portion of the Industrial District I-1, as described in Section 2.01.1(c), no building shall be constructed or used for industrial or commercial purposes if such building is situated within two-hundred (200) feet of the boundary of an adjoining residential district, within which residences are constructed within two hundred (200) feet of the boundary line between such districts.

Note 9: Within that portion of the Industrial I-2 District described in Section 2.01.1-F.2, no building shall be constructed or used for commercial or industrial purposes within two-hundred (200) feet of an adjoining Residential District. No parking areas, signs or other site improvements, except for landscaping, access ways and utilities, shall be located within one-hundred (100) feet of any adjoining Residential District or within the area of the buffer zone described in Section 2.01.1-F.2(a).

3.02.1 - Residential Land Use District

A. Purpose: The regulations of the residential land use, soils limitation districts are intended to guide the uses of those areas or tracts of land for residential purposes relative to their capabilities and limitations and to discourage such uses which would:

1. Contribute to pollution of aquifers, surface and ground water, and their recharge through the introduction of sewage or other contaminants.

2. Cause the misuse of sensitive lands within the community.

3. Give cause for unnecessary or excessive expenses to the Town to provide and/or maintain essential services and utilities which arise from inharmonious use of such lands.

B. To provide for a method of correction by the Planning Board whenever soils or their boundaries appear to be inaccurately classified and to encourage those uses which can be appropriately and safely located within those districts.

3.02.1 - Residential Land Use District (continued)

C. Soils limitation districts are based on soil characteristics relative to sanitary systems. For further description of individual soils refer to "SOIL SURVEY OF HILLSBOROUGH COUNTY NEW HAMPSHIRE, EASTERN PART, (TABLE 10); Published by the United States Department of Agriculture, Soil Conservation Service in cooperation with The New Hampshire Agricultural Experiment Station, Issued October 1981; also refer to the Soil Limitation District Photo Maps, on file in the Planning and Building Department.

3.02.2 - Soil Types To Sanitary Facilities

A. Slight limitations:

Published Soil Symbol	Old Soil Symbol	Published Soil Name
CaB	42-B-2	Canton fine sandy loam, 0-8% slopes

B. Moderate limitations:

Published Soil Symbol	Old Soil Symbol	Published Soil Name
CaC	42-C-2	Canton fine sandy loam, 8-15% slopes
CmB	43B, 43-B-1, 63B, 63-B-1	Canton stony fine sandy loam, 3-8% slopes
CmC	43C, 43-C-1, 43B, 43-B-1, 63B, 63C, 63-C-1	Canton stony fine sandy loam, 8-15% slopes

C. Severe limitations:

Published Soil Symbol	Old Soil Symbol	Published Soil Name
HsA	12-A, 12-A-1	Hinckley loamy sand, 0-3% slopes
HsB	12-B-2	Hinckley loamy sand, 3-8% slopes
HsC	12-C-2	Hinckley loamy sand, 8-15% slopes
AgA	24A	Agawam fine sandy loam, 0-3% slopes
AgB	24-B-2	Agawam fine sandy loam, 3-8% slopes
WdA	26A, 26-A-1	Windsor loamy sand, 0-3% slopes
WdB	26-B-2	Windsor loamy sand, 3-8% slopes
WdC	24-C-2, 26-C-2-2	Windsor loamy sand, 8-15% slopes

Section 3.02.2 - Soil Types To Sanitary Facilities (continued)

WdD	26-D-2	Windsor loamy sand, 15-35% slopes
WoB	29-B-2	Woodbridge loam, 3-8% slopes
CpB	40-B-2	Chatfield-Hollis-Canton complex, 3-8% slopes
CpC	40-C-2, 60-C-2	Chatfield-Hollis-Canton complex, 8-15% slopes
CsB	41B, 41-B-1	Chatfield-Hollis complex, 3-8% slopes
CsC	41C, 41-C-1, 41RC, 41-R-C-1, 61C, 61-C-1	Chatfield-Hollis complex, 8-15% slopes
CtD	41D, 41-D-1, 61D-61-D-1, 61E, 61-E-1, 61RD, 61-R-D-1, 61RE, 61-R-E-1	Chatfield-Hollis-Rock outcrop complex, 15-35% slopes
CaD	42-D-2	Canton fine sandy loam, 15-25% slopes
CmD	43D, 43-D-1, 63D, 63-D-1	Canton stony fine sandy loam, 15-25% slopes
CmE	43E, 43-E-1	Canton stony fine sandy loam, 25-35% slopes
CnC	43RC, 43-R-C-1, 63RC	Canton very stony fine sandy loam, 8-15% slopes
CnD	43,43-R-D-1	Canton very stony fine sandy loam, 15-35% slopes
MoB	44-B-2	Montauk fine sandy loam 3-8% slopes
SsA	46A, 46-A-1	Scituate fine sandy loam, 0-3% slopes
SsB	46-B-2	Scituate fine sandy loam, 3-8% slopes
StA	47A, 47-A-1	Scituate stony fine sandy loam, 0-3% slopes
StB	47B, 47-B-1, 69B	Scituate stony fine sandy loam, 3-8% slopes
StC	47C, 47-C-1	Scituate stony fine sandy loam 8-15% slopes
PbB	66-B-2	Paxton fine sandy loam, 3-8% slopes
PbC	66-C-2	Paxton fine sandy loam, 8-15% slopes
PfB	67B, 67-B-1	Paxton stony fine sandy loam, 3-8% slopes
PfC	67C, 67-C-1	Paxton stony fine sandy loam, 8-15% slopes
PfD	67D, 67-D-1	Paxton stony fine sandy loam, 15-25% slopes
WvB	129A, 129-A-1, 129B, 129-B-1	Woodbridge stony loam, 3-8% slopes
DeA	313A, 313-A-1	Deerfield loamy fine sand, 0-3% slopes
PeB	313B, 313-B-1	Deerfield loamy fine sand, 3-8% slopes
PhB	460-B-2	Pennichuck channery fine sandy loam, 3-8% slopes
PhC	460-C-2	Pennichuck channery fine sandy loam, 8-15% slopes

Section 3.02.2 - Soil Types To Sanitary Facilities (continued)

PhD	460-D-2	Pennichuck channery fine sandy loam, 15-25% slopes
NnA	513A, 513-A-1	Ninigret very fine sandy loam, 0-3% slopes
BaA	532	Belgrade silt loam, 0-3% slopes
BaB	532B	Belgrade silt loam, 3-8% slopes
HsD	612-D-2	Hinckley loamy sand, 15-35% slopes

D. Ungraded soils

Map symbols Uda (299)-Udipsanments, nearly level, Pr(G.P.)-Pits, Gravel, Ur(no old symbol)-Urban land, and Pr(sand pit)-Pits, gravel shall be subject to review by the Planning Board for appropriate grading upon presentation of evidence or a plan of a restored site suitable for development; such proposed site shall also be accompanied by compaction test data.

3.02.3 - Boundaries

For the purposes of this ordinance, soil boundaries shall be determined by the scale distance from the nearest visible prominent town road as shown on the aerial photo maps, to the nearest 1/32 inch (31 ft.).

3.02.4 - Location of On-Site Disposal Fields

An on-site disposal field shall not be located less than 20' from any property line. All on-site disposal systems in every zoning district shall be placed in the least severe soil on the lot, or as determined by the Building Official. Existing septic systems which have failed or need to be replaced which do not meet the existing 20' setback requirement may be replaced in the current location provided the septic system is not enlarged nor encroaches further into the setback requirement and is approved by the New Hampshire Department of Environmental Services.

3.02.5 - Multiple Soil Districts Within Lots

Whenever two or more soils types shall be present on an individual lot within a subdivision proposed to the Planning Board for approval, the following criteria shall govern:

R-2 District regulations are permitted when 45,000 or more contiguous square feet shall be moderate and/or slight soils within the lot area.

R-3 District regulations are permitted when 25,000 or more contiguous square feet shall be slight soils within the lot area.

Wetland conservation district soils shall not be used in calculating the total lot areas in R-1,

3.02.5 - Multiple Soil Districts Within Lots (continued)

R-2, and R-3 Districts. Lots in the R-4 District shall contain not less than 20,000 square feet of contiguous non-wetland soils.

3.02.6 - Soil District Boundary Designated By Slope

A. Whenever a plat is submitted showing a soil district boundary as designated by slope conditions and such boundary is different from the boundary designated on the photo map, the Planning Board shall adjust such boundary upon submission of the following:

1. A detailed topographic layout of the subdivision and the proposed lots prepared by a registered land surveyor, and accompanied with a written statement of his findings.

2. Such layout shall conform to the requirements of Section 4.05 of the subdivision regulations for preliminary plats and Section 4.06 for final plats.

3. The soil boundary as shown on the photo map shall be overlayed on the plat as proposed in Section 4.04 of the subdivision regulations, and the newly proposed boundary location shall be indicated on the same plat by a broken line along the nearest contour line determining the beginning of the slope.

B. The Planning Board shall reserve the right to withhold action on such plat pending the results of an on-site and/or other investigation by that Board or its appointed agent and shall act to approve or disapprove the final plat within 90 days of submission.

C. The final boundary location shall be confirmed and/or determined by the Planning Board.

3.02.7 - Soils District Boundary Designated By Soil Classification

A. Whenever a plat is submitted showing a soil district boundary that is designated by soil classification and such boundary differs from the boundary designated on the photo map, the Planning Board shall adjust such boundary upon submission of the following:

1. A detailed topographic layout of the subdivision and the proposed lots prepared by a registered land surveyor.

2. A revised soils map of the Town of Merrimack prepared by the Soils Conservation Service and/or evidence submitted by a soils scientist qualified in soils classification including a written report of his on-site field inspection.

3. The soil boundary as shown on the photo map shall be overlayed on the plat as proposed in Section 4.04 of the subdivision regulations, and the newly proposed boundary location shall be indicated on the same plat by a broken line.

B. The Planning Board shall reserve the right to withhold action on such plat pending the results

3.02.7 - Soils District Boundary Designated By Soil Classification (continued)

of an on-site and/or other investigation by that Board or its appointed agent and shall act to approve or disapprove the final plat within 90 days of submission.

C. The final boundary location shall be confirmed and/or determined by the Planning Board.

3.03 - Reserved

3.04 - Lot or Yard Size Reduction

No conforming lot or open space on the lot (yard setback) shall be reduced in size or separated in ownership if by such action it shall become nonconforming nor shall any nonconforming lot be reduced in size or otherwise altered if by such action it shall become less conforming.

3.05 - Nonconforming Lots

Notwithstanding the minimum lot area, frontage and depth requirement set forth in Section 3.02 of this ordinance, a single-family residence may be constructed on a lot which does not comply with the said requirements, provided:

1. It shall meet the following yard setback requirements: front - 30 feet, side - 15 feet, and rear - 40 feet

3.06 - Lots Without Public Sewerage

Notwithstanding compliance of any lot with the requirements set forth in Section 3.02 or Section 3.05, no residence shall be constructed on any lot which is not served by public sewerage facilities unless private sewage disposal system absorption area requirements can be and are met to the satisfaction of the Building Official, said area requirements to be determined by the Building Official in accordance with the provisions contained in NH Administrative Code WS1000.

3.07 - Previously Approved Permits

Any structure or portion thereof for which a valid building permit was obtained and which was legally occupied before November 1, 1977, shall be considered to be in compliance with the minimum yard setback requirements of Section 3.02. Any additions or other construction which have taken place after November 1, 1977, must comply with all requirements of Section 3.02 and are therefore not exempted by this subsection.

3.08 - Cluster Residential Development

Single family, two-family, or four-unit townhouse development in a cluster concept shall be exempt from the provisions of Section 3.02 Table of Lot & Yard Regulations - Minimum Required, but subject to the following conditions:

1. The purpose of cluster development, and to which purposes any such development must adhere, are the following:

    a) To promote the conservation of the natural environment, and the development of community uses in harmony with the natural features of the land.

    b) To establish living areas within the Town that provide for a balance of community needs, such as a diversity of housing opportunities, adequate recreation and open space areas, easy accessibility to these and other community facilities, and pedestrian and vehicular safety.

    c) To provide for an efficient use of land, streets, and utility systems.

    d) To stimulate new approaches to land and community development.

2. Cluster development shall be permitted in any district in which conventional residential development is permitted, except for that portion of the R-1 District shown on the Zoning Map.

3. The tract of single or consolidated ownership at the time of application shall be at least 15 acres in size and shall be subject to approval by the Planning Board under the Planning Enabling Legislation-Regulation of Subdivisions of land whether or not land is to be subdivided.

4. The maximum number of dwelling units permitted in any cluster open space development shall be determined by utilizing a density of 40,000 square feet of land area per dwelling unit. For the purpose of this section, the maximum buildable area to be used in determining the maximum number of dwelling units permitted shall exclude all wetland soils and 100 year flood plain areas as defined elsewhere in this ordinance and all land with slopes greater than 25 percent and land encumbered with overhead electric power line easements.

Section 3.08-Cluster Residential Development (continued)

5. The residential net density within the developed area shall not exceed 8 dwelling units per acre.

6. Cluster developments shall not be required to conform to the minimum frontage, setback, and lot sizes required in the zoning ordinance, but shall be so designed and constructed as to achieve the purposes of cluster development set forth in 3.08.l. Single family cluster developments shall have a minimum building setback from any property line of five (5) feet.

7. The following uses shall be permitted: one-family, two-family, four-unit townhouse dwellings, membership club for exclusive use of the residents of the cluster open space.

8. The development shall be served by public water (Merrimack Village District and/or Pennichuck Water Works) and public sewer (Town of Merrimack and/or City of Nashua Waste Water Treatment facilities).

9. A cluster development shall have a 100' landscaped buffer to provide an adequate division of transition from abutting land uses.

10. All parking within the cluster development shall be provided in paved off-street locations at a ratio of not less than 2 spaces per dwelling unit.

11. Emergency vehicle access shall be provided to all structures within the cluster development.

12. At least 50 percent of the total tract area exclusive of public rights-of-way shall be set aside as common land covenanted to be maintained as permanent "open space" in private, public, or cooperative nonprofit ownership, as shall be designed by the cluster development applicant. Any public dedication of common land shall be on a voluntary basis and in no event may be imposed upon an applicant. Any proposal for public dedication of common land in a cluster development shall be subject to acceptance by the Town of Merrimack.

13. Open space within a cluster development shall be protected by recreation and conservation easements and shall be conveyed to the property owners to be maintained as permanent open space or shall be permanently protected in other suitable ways so as to guarantee the following:

    a) The continued use of such land for the intended purposes;

    b) Continuity of proper maintenance for those portions of the open space land requiring maintenance;

Section 3.08-Cluster Residential Development (continued)

c) The availability of funds required for such maintenance;

d) Recovery for loss sustained as a result of casualty, condemnation or otherwise;

e) A homeowners' association of tenancy-in-common or similar form of ownership, that the membership and obligation of the residents of the cluster development be automatic upon conveyance of title or lease to individual dwelling units. Homeowners association, tenancy-in-common or similar form of ownership shall include lien provisions and shall be subject to review and approval by the Planning Board.

f) Current Use Limitation: For purposes of this cluster residential development option, the common land areas, open space areas and natural areas in an approved development are considered to be part of the residential use of such development and shall not be considered to be "open space land", "farmland", "forest and", "wetlands", "recreation land", "floodplain", or "wild land" within the meaning of RSA 79-A except where such consists of actively operated farmland classified as "prime" or "of statewide importance" by the Hillsborough County Conservation District.

The Planning Board shall require, as a condition for approval of a cluster residential development, that all deeds transferring any interest in the real property included in said development specify that the common and natural areas in said development are acknowledged to be part of the residential use and do not qualify for "current use" real estate tax appraisal and assessment under Chapter 79-A.

14. Such common land shall be restricted to open space recreational uses such as tot lot, park, swimming pool, tennis court, playground, playfield, golf course, or conservation area.

15. Such common land shall have suitable access to a street.

16. The cluster development plan shall show the layout of all roads and shall differentiate between collector roads which move traffic into and/or through the development, and local roads which provide access to the individual dwelling units. All collector roads shall be built to the town subdivision requirements for new public roads, and shall be offered to the town for public acceptance. Town road requirements may be modified by the Planning Board for local roads where deemed applicable. Private roads shall be built as hard-surfaced roads to standards approved by the Planning Board and Road Commissioners, and may remain in private ownership.

Section 3.08-Cluster Residential Development (continued)

17. A site plan for the entire tract at a scale of 1"=100' and the developed portion at 1"= 50' shall be prepared by either a professional land planner, registered architect, registered professional engineer or registered land surveyor. In all cases the site plan must bear the seal of a registered professional engineer and registered land surveyor. The site plan shall be submitted in accordance with the subdivision regulations for the Town of Merrimack and the location of parks and open space shall be shown on the plan.

18. An integral part of the Cluster Residential Development submission requires the preparation and presentation to the Planning Board, by the developer, of the proposed articles of association or incorporation which establishes the Homeowners Association as well as the Condominium Declaration. Said documents must be approved, in writing, by the Planning Board prior to the granting of approval, but only after legal review by Town Counsel. The cost of such legal review shall be born by the developer. Any proposed changes in such Articles of Association or the Condominium Declaration shall require the prior written approval of the Planning Board.

19. An interest in the Common Area shall be allocated to each unit in Cluster Residential Development; each unit owner shall assume, and be obligated for, annual real estate taxes assessed by the Town on said fee simple unit ownership as well as the interest of each unit in the Common Area.

    The Common Area shall be allocated as an appurtenance to each unit and shall be taxable only as such by relevant taxing authority, and shall not be deemed to be separate property of the Association for the purpose of taxation.

20. The review of any cluster development conducted by the Planning Board under these regulations shall ascertain that adequate provisions have been made by the owner or his authorized agent for the following:

    a) Traffic circulation and access including adequacy of adjacent streets, entrances and exits, traffic flow, sight distances, curb cuts, turning lanes, and existing or recommended traffic signalization.

    b) Pedestrian safety and access.

    c) Off-Street parking and loading.

    d) Emergency vehicle access.

    e) Storm water drainage based upon a minimum of a 25-year storm frequency, utilizing on-site absorption and/or positive outfall.

Section 3.08-Cluster Residential Development (continued)

f) Recreation facilities.

g) Water Supply and wastewater disposal.

h) Environmental factors such as protection against pollution, noise, odor, and the protection of natural land features.

i) Landscaping in keeping with the general character of the surrounding areas.

j) Signing and exterior lighting.

k) Submission of proposal along with abutting property owners' names and addresses shall be in accordance with the Town of Merrimack, Subdivision Regulations in order to provide for timely notification to abutters of public hearing to review said proposal.

l) In addition, the Planning Board shall review the plan to assure compliance with the provisions of the standards set forth in these regulations, and other town regulations and ordinances. The Planning Board shall also ascertain that the plan minimizes the encroachment of the cluster development upon neighboring land uses.

21. A performance bond and other legal document shall be submitted as required by the Planning Board to insure the completion of streets, buffers, and amenities in accordance with the accepted plans and the subdivision regulations of the Town of Merrimack as adopted or hereafter amended.

22. Amendments to an approved plan. The owner, his agent or his successors or assigns will make no alterations or additions to or deletions from the approved Cluster Development Plan except as approved in advance by the Planning Board. All requests for changes to the approved plan shall be made in writing to the Board and shall be accompanied by such documents as the Planning Board shall deem necessary to explain the requested change. The Board shall determine if the requested change is minor or major in nature.

a) Minor Change: A minor change shall be one which respects the approved plan's basic land allocations in terms of use and intensity, the type and variety of facilities and dwelling units being provided, and/or the timing for providing these facilities, but shall not include any increase in the overall density of the development. The Board may hold a public hearing on the proposed change with proper notification to all abutters, including those of the original proposed development as well as any additional ones which may have been created by development activity within the development itself. The Board shall then act to approve or disapprove with written notification

to the owner of its action. Any approved changes involving changes in any lot boundaries shall be recorded as a subdivision change in the Registry of Deeds.

b) Major Change: Any requested change which the Board determines does not qualify as minor change shall be required to be submitted as a separate cluster development plan in accordance with these regulations and procedures.

23. The Planning Board shall adopt such procedures as part of the subdivision regulations as it may deem necessary in order to insure sufficient public review of any cluster proposal and to insure compliance with these and other Town ordinances and regulations.

24. Sanitary Facilities At Public Swimming Pools

Any multi-family residential development, including Planned Unit Developments (PUD) or cluster residential developments as described in this ordinance, wherein dwelling units are served by a swimming pool, the pool area shall be equipped with customary lavatory facilities; i.e., toilets, showers.

3.09 - Special Exceptions

The Zoning Board of Adjustment may grant a special exception for additions, alterations or improvements to buildings or structures built before June 29, 1953 that do not conform to the minimum setback requirements set forth in this section or for any building or structure built after June 29, 1953 that was in compliance with applicable setback requirements at the time of construction, but that has been rendered nonconforming due to a subsequent change in the Zoning Ordinance where it can be shown that the proposed additions, alterations or improvements satisfy all of the following:

1) are for a use currently permitted within the Zoning district;

2) are ordinarily and customarily associated with the existing building and/or use;

3) would serve to promote the reuse, restoration, rehabilitation or otherwise enhance an existing building or structure, especially an historic or potentially historic building or structure;

4) would not result in increased hazards to vehicles or pedestrians; impair or impede emergency vehicle access or the provision of emergency services, or encroach on planned right of way corridors.

3.09 - <u>Special Exceptions (continued)</u>

5) would not result in unreasonable impacts to abutting properties by way of increased noise, visual blight, odor or other nuisance;

6) adequate parking and other necessary support facilities would be provided for the existing building or structure as well as for the proposed addition, alteration or improvement;

7) the proposed improvement would have been allowed by right prior to adoption of the zoning ordinance provision at issue; and

8) the proposed improvement cannot reasonably be constructed in a differing way or in a differing portion of the property so as to comply with existing setback requirements.

End3

THE TOWN OF MERRIMACK NEW HAMPSHIRE

ZONING

Zoning

- Residential
- Residential 1
- General Commercial
- Limited Commercial
- Industrial 1
- Industrial 2
- Industrial 3

Overlay Districts

- Elderly Zoning District
- Planned Residential District
- Town Center District

- State Route
- Local Road
- Private Road
- Class VI Road
- Lot Lines
- Open Water
- Wetlands
- Streams

0 0.125 0.25 0.5 0.75 1 Miles

0 500 1,000 2,000 3,000 4,000 5,000 Feet

Maps prepared by the Nashua Regional Planning Commission are for planning purposes only. NRPC uses data gathered from multiple sources at various scales of accuracy. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Contact NRPC with any corrections or additions to streets, street names, zoning boundaries, and lot lines.

NRPC
NASHUA REGIONAL PLANNING COMMISSION
9 Executive Park Dr.
Suite 201
Merrimack, NH 03054
Phone: 603-424-2240
Fax: 603-424-2230
www.nashuarpc.org

Path: J:\GIS\Standard Maps\merrimack_zoning_poster.mxd
Date Saved: 4/29/2016 10:38:10 AM

MERRIMACK Parcel Count

	# of Parcels	Value
RESIDENTIAL LAND ONLY (not including current use):	587	$ 31,397,300
RESIDENTIAL LAND ONLY WITH CURRENT USE:	117	$ 1,008,534
RESIDENTIAL LAND & BUILDING (not including current use): Median: $ 366,400	9137	$ 3,394,368,300
RESIDENTIAL LAND & BUILDING WITH CURRENT USE:	43	$ 21,286,060
MANUFACTURED HOUSING ON OWN LAND:	17	$ 4,183,800
MANUFACTURED HOUSING ON LAND OF ANOTHER:	139	$ 14,641,000
RESIDENTIAL CONDOMINIUMS:	Included in Residential Buildings	
DUPLEX & MULTI-FAMILY:	252	$ 116,638,603
COMMERCIAL/INDUST. LAND ONLY (not including current use):	96	$ 61,544,600
COMMERCIAL/INDUST. LAND & BUILDING (not including current use):	432	$ 952,417,700
COMMERCIAL/INDUST. WITH CURRENT USE:	10	$ 244,768,825
UTILITY:	25	$ 152,690,400
TOTAL TAXABLE:	10855	$ 4,994,945,122
TOTAL EXEMPT/NONTAXABLE:	350	$ 210,602,700
TOTAL NUMBER OF PARCELS:	11205	
(TOTAL NUMBER OF CARDS):	11421	
PROPERTIES WITH VIEWS (included above):	32	
PROPERTIES WITH WATER FRONTAGE (included above):	545	
DRA CERTIFICATION YEAR:	2021	

LARGEST PROPERTIES

D. Time Trending

This is the process by which sales data is equalized to account for time. The "market" is dynamic and ever changing. It is either stable, appreciating or depreciating over time. It is this effect of time that must be analyzed to enable the reliable use of sales 1 or 2 years prior to, or even after the assessment date.

The analysis of property which has sold twice in a relatively short period of time with no changes/improvements between the two sale dates is ideal for this calculation.

Additionally, a review of surrounding municipal trends via New Hampshire DRA's annual ratio study reports for 3 consecutive years, as well as local Realtor information can be used to reconcile an opinion of the current market trend or lack thereof. It should also be noted that, in a depreciating market, a negative trend factor may be discovered and used, which would adjust sale prices for the passage of time.

The following is a summary of the analysis of the sales used broken down by year, a review of the Department of Revenues sales ratio studies for 2019, 2020, and 2021, and an analysis of twelve paired sales or properties that sold twice.

EXAMPLE:

Sales Analysis Results	Year	Median Ratio	Year	Median Ratio
	2019	0.8322	2020	0.7822
	2020	0.7822	2021	0.7308

To determine the trend factor for 2020 using the sales analysis, we took the difference between the 2019 and 2020 ratios (0.0500), divided that number by the 2019 ratio of 83.22% which resulted in a positive trend factor of 6.01% or + .50% per month.

To determine the trend factor for 2021 using the sales analysis, we took the difference between the 2020 and 2021 ratios (0.0514), divided that number by the 2020 ratio of 78.22% which resulted in a positive trend factor of 6.57% or + .5475% per month.

The average of this analysis suggests a positive 0.524% per month trend.

DRA Equalization Ratio Study

Year	Median Ratio
2019	83.2%
2020	78.4%

To determine the trend factor for 2020 using the DRA figures, we took the difference between the 2019 and 2020 ratios (4.8), divided that number by the 2019 ratio of 83.2% which resulted in a positive trend factor of 5.8% or + .48% per month.

We also analyzed 2021 qualified sales through 4/01/2021; however, as this analysis reflected only a portion of 2021, the DRA ratio for the entire year doesn't exist.

This analysis suggests a positive 0.48% per month trend.

In addition, we completed a paired sales study which represents a trend from 2019 through 2021.

Sale #	Map/Lot	Sale #1 Date/Price		Sale #2 Date/Price		Percent Change	Mos. Between Sales	% Per Month
1.	1E-1-28	9/19	$210,000	10/20	$245,000	+ 16.7	13	+ 1.28
2.	1E-1-94	10/19	$210,000	11/20	$240,000	+ 14.3	13	+ 1.10
3.	3B-247	7/19	$354,900	1/21	$405,000	+ 14.1	18	+ .783
4.	5C-825	2/20	$405,000	7/20	$434,000	+ 7.2	5	+ 1.44
5.	6B-87-89	1/20	$399,933	9/20	$465,000	+ 16.3	9	+ 1.81
6.	7D-20	6/19	$345,000	7/20	$389,800	+ 13.0	13	+ 1.00
7.	7E-48-B5-01	9/19	$149,500	1/21	$200,000	+ 33.8	16	+ 2.11
8.	4D-4-67-E69A	12/19	$114,000	12/20	$134,000	+ 17.5	12	+ 1.46
9.	5D-2-2-141A	7/19	$173,400	12/20	$179,000	+ 3.2	17	+ .188
10.	6D-1-55	7/19	$295,000	3/21	$350,000	+ 18.6	20	+ .930
11.	6D-1-90-27	2/20	$177,000	1/21	$189,933	+ 7.3	11	+ .664
12.	6E-1-49	6/19	$285,000	9/20	$330,000	+ 15.8	15	+ 1.05

The average of this analysis suggests a positive 1.15% per month trend and a median of 1.08%.

Summary

Our analysis of 2020 into 2021 indicates 6.57% per year or .5475% per month. As we have a sufficient sample size from 10/01/2020 into 2021 we feel this represents the change in time more accurately over that time period. The DRA statistics only calculate the time change from 2019 into 2020. The paired sales analysis indicates a heavier trend, however we recognize that this analysis trends the change in sales over a longer time perioid. As we did not need to go back as far for sales we found the 6.57% annual positive trend to be most representative and that was used. In the cases where we needed to go back for additional sales from 2019 for amenities or the like, sales may have been trended at 13.2% annually or 1.1% per month. This trend figure may be seen on the amenity spreadsheets when older sales were needed.

E. Neighborhood Classification

Market Value Influences

The most often repeated quote about real estate relates the three most important factors, "location, location, and location." While humourous, it underlines a significant truth about the nature of property value: it is often factors outside of the property boundaries that establish value.

Most real estate consumers understand the importance of location. A house that is located steps from the ocean likely has more value than a similar one miles away from the waters edge. A retail building close to schools or commuting routes likely has more value than one located far away from these amenities. The stately home located in an area of other similar property likely has more value than a similar one located next to the municipal landfill.

At its very heart, the property tax is a tax on value. Revaluations use mass appraisal that must recognize all factors that influence the value of property, both in a negative and positive direction. Each of these factors may be different in different locations. For this reason, the mass appraisal is indexed to local conditions and uses locally obtained and adjusted information to determine values.

The nature of value influences can affect an entire municipality or region. Entire municipalities may be "close to skiing." Whole counties may be "fantastic commuting locations." Significant areas of our state are quiet country locations. For these reasons, a revaluation may not identify each and every separate factor that influences the value of property. Many of these common elements are assumed to exist for all similar properties in a municipality.

There are value influences that affect entire neighborhoods. These may be as obvious as a location on or near a body of water, ski area, or golf course. They also may be as subtle as a location near a certain park or school, or in a particularly desirable area of the municipality. Whether subtle or obvious, the mass appraisal must account for all of these value influences.

There are also value influences that affect individual properties. These can include such things as water frontage, water access, panoramic views, highway views, proximity to industrial or commercial uses, and heavy traffic counts. These property specific influences may be difficult to isolate, but are critical in the development of accurate values.

The mass appraisal must recognize all value influences: regional; local; neighborhood; and, property. By understanding these factors, accurate market value estimates can be made. Ignoring any of these factors could lead to inaccurate values, and establish a disproportionate system of taxation. Fairness requires that all factors be considered in valuation.

In every community, certain sections, developments and/or locations affect value both positively and negatively in the market. This affect is gaged by the development of neighborhoods. Each neighborhood reflects a 10% value difference positive or negative from the average or most common neighborhood in the community. The most common neighborhood of the community is classified as "E" and each alphabet letter before and after "E" reflects a 10% change in the base or average value. This is market driven, but can generally be equated to the desirability of the road, topography, vegetation and housing quality and maintenance. Attempting to measure this location difference in increments of less than 10% is unrealistic. Once all the neighborhoods are defined, vacant land sales and improved sales are used to test their existence. Views may not only affect individual properties, they may also impact the entire neighborhood desirability.

As a rule, neighborhoods are first defined by the assessing supervisor based on his/her knowledge and experience considering the above stated factors and then tested and modified by local sales data, as follows:

First, all the roads in town are driven and the neighborhoods are graded in relation to each other based upon topography, building quality and maintenance, utilities, overall land design and appeal. Using sales data to test our decisions, we also check with local Realtors to confirm our grading of the most desirable and least desirable neighborhoods. Then, we review all the vacant land sales to find the ones that reflect, (as closely as possible) the zoned minimum lot size. In other words, if the zoning in town requires 1-acre and 200 feet of road frontage, we are looking for sales of similar size lots to develop the base undeveloped site value for that zone.

After identifying the base site values for each zone, we then develop a value for excess road frontage and excess acreage above the zone minimum. For example, a 10 acre lot in a 1 acre zone has 9 acres of excess land. The influence that excess road frontage has on value is considered based on market data. Historically, that influence is only measurable when both road frontage and excess land exist to meet zoning for possible further subdivision.

Neighborhoods are classified by alphabetical letters, as follows:

NC					
A	-40%	F	+10%	J	+50%
B	-30%	G	+20%	K	+60%
C	-20%	H	+30%	L	+70%
D	-10%	I	+40%	M	+80%

E = Average or most common

Q, R, S, T neighborhood designations are reserved for special/unique situations and may or may not follow the 10% steps. *See Section 9, Valuation Cost Tables & Adjustments*. The "X" designation however, is reserved for rear land, excess acreage designation. When "X" is found on land line 1, it means that the particular lot has no road frontage or known access and is in practical terms landlocked.

Neighborhoods generally designate differences in location across the town based on type of road (dirt, paved, wide, narrow, etc.), condition of land (flat, rolling, steep, wet, etc.) and quality of buildings (high quality, low quality, all similar or mixture, etc.), as well as features like side walks, underground utilities and landscaping of the entire area.

Generally, the value difference from neighborhood to neighborhood is 10% of the average. Each neighborhood is labeled alphabetically with "E" being the average and letters below "E" (D, C, B, A) being less than average and letters after "E" (F - T) being above average.

An "A" neighborhood generally denotes an approved subdivision road not yet developed or maybe just timber cleared. It is typically paper streets.

A "B" neighborhood generally denotes a road cut and stumped and very rough, but passable by 4x4 vehicles.

A "C" neighborhood generally denotes a graded road, either narrow or of poor quality, but passable by most vehicles.

A "D" neighborhood generally denotes below average neighborhood, may or may not be town maintained with poorer quality land and/or lower quality homes and/or a mixture of quality and style homes. Oftentimes, they are more narrow than your average Class V road.

An "E" neighborhood generally denotes the average neighborhood in town, typically a Class V town maintained roads with most utilities above ground and sites that generally consist of average landscaping.

An "F" neighborhood generally denotes neighborhoods above average with similar quality buildings, roads and typically, utilities are underground and sites are more consistently landscaped. Above average neighborhoods are generally more desirable and the factors noted increase marketability. Always remember…location, location, location!

F. Basic Mass Appraisal Process

While the supervisor is analyzing and developing neighborhoods and local values, building data collectors, approved by New Hampshire Department of Revenue Administration (NH DRA) are going parcel by parcel, door to door measuring all buildings and attempting to complete an interior inspection of each principal building to collect the needed physical data, age and condition of the building.

With the land values developed, we now review improved sales, sales that have been developed and improved with buildings or other features, such as well and septic. By deducting the base land value previously established, adjusted by the neighborhood and topography, as well as any other features, such as sheds and barns, a building residual value is estimated. After adjusting for grade and condition, we divide by the effective area of each building to arrive at an indicated square foot cost. This may then be compared to a cost manual, like Marshall & Swift and/or local contractor information to determine if this established square foot cost is reasonable.

> *The effective area of a building is computed by considering all areas of all floors and additions of the building and then adjusting each area by its relative cost. If living space is estimated to be $98.00/SF, the basement area of the house is not worth $98.00/SF, but rather some predictable fraction. As such, each section of the building has an* ***actual area*** *and an* ***effective area*** *which is the actual area times a cost adjustment factor. Each assessment property record card shows the actual area, cost factor and effective area of each section/floor of the building. The cost factor adjustments are consistent through the town.*

This is where, using all the previous cost data developed, we begin to extract the value of views and waterfront in the community. Both vary greatly due to personal likes and dislikes of the market, but both have general features that the market clearly values. For waterfront, private access to the water is the most valuable, but even that may be adjusted for size, topography, usefulness of the waterfront, as well as depth in some areas.

The challenge here is to develop a base value for the average or most common waterfront site and then grade each site in relation to the average based on available sales data. If lacking specific sales data, the search may be expanded to include other bodies of water in other towns. Views are a bit more difficult, as they vary widely as does the value that the market places on them. However, the process is much the same. Using sales, we extract a range of value the market places on different views by first accounting for the basic land value and improvements. What value remains is attributed to the view. Views are classified by type, subject matter, close-up versus distant and width of the view. The adjustments for the influence of view are then systematically applied to all other properties in town with views. Also, a view picture catalog is prepared to show the various views.

Once the cost tables are developed, they are used to calculate all values across the municipality. Then the job supervisor and assistant do a parcel by parcel field review to compare what is on each assessment card to what they see in the field and make adjustments to ensure quality and consistency.

G. Assumptions, Theories & Limiting Factors

Assumptions

1. It is assumed that all land can be developed unless obvious wetlands or town documentation stating otherwise. As such, lots smaller than the zone minimum will be considered developable, assuming they are grandfathered.

2. Current use classification is provided by the town and assumed accurate.

3. The use of the property is assumed its highest and best use, unless stated differently on the property record card. Highest and best use analysis was not done for each property.

4. When interior inspections can not be timely made or are refused, the interior data will be estimated based on similar homes, as accurately as possible, assuming good quality finish. If measurements are refused, the building measurement and interior will be estimated from the road.

5. The land acreage and shape are taken from the Town's maps and assumed accurate and name and address data is provided by the town and assumed accurate.

Theories

Local sales data must be the foundation for a good town wide revaluation and guide the Appraiser Supervisor in their conclusions and adjustments to value. However, lacking sales data does not mean a specific feature or property should go unnoticed or not considered and the supervisor must use common sense and their knowledge gained from education and years of experience when making adjustments, both derived directly from the market and those not, but developed over time and with interaction with buyers and sellers and real estate agents.

Cost, while not always directly related to the market, is a very good indicator of market value based on the understanding of the "principle of substitution". This principle states that a person will pay no more and a buyer will accept no less for a property than the cost of a suitable substitution. A suitable substitution can be defined as the cost to build new considering age depreciation and the cost of time. However, actual costs can exceed market value when personal likes come into play or the property is over built for the area. Nothing in assessing, particularly the assessment is straight line or a fact beyond doubt. Assessments are an opinion of the most probable value a property is worth at a stated point in time given normal market exposure, it is not a fact!

Limiting Factors

The scope of services outlined in the contract spells out the services rendered, which in itself identifies limiting factors. In mass appraisal work, limiting factors or conditions generally include the number of sales available and the accuracy of the data used. Data accuracy is limited by the fact that interior inspections are not available to all properties and, in some cases when data is supplied by third parties.

SECTION 4

CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

A. INTRODUCTION TO THE AVITAR CAMA SYSTEM

THE POINT SYSTEM - An Industry Standard

The point system for mass appraising is an industry standard developed many years ago and represents the best cost valuation system modified by the local market available and used (in some form or another) by most, if not all, Computer Assisted Mass Appraisal (CAMA) appraisal systems available on the market.

Avitar's CAMA system uses the point system. However, ever since 1986 we have made many very important refinements to increase accuracy, equity, reliability and consistency. We have also provided a menu driven system for ease of use.

Very simply, the system works by dividing up the building into components which consistently represent a certain predictable percent of the total value. These construction components are then assigned point values which represent its contribution to the total value and accounts for the cost and market appeal of the item.

POINTS

Points are based on the associated cost to the total building in relation to other options for similar features. The exterior wall factors also include the structural frame. These point values are based on the percentage that the actual cost historically represents to the total cost and provides a consistent, predictable and equitable approach to mass appraisal building values.

Each building is first measured and sketched showing the actual footprint of the building and various story heights. Then the following attributes are listed:

Roof Style & Cover	Example – Gable or Hip/Asphalt
Exterior Wall	Example – Clapboard/Vinyl (Up to Two Different Exteriors can be listed, using the two most predominant)
Interior Wall	Example – Plaster/Wood (Up to Two Different Interiors can be listed, using the two most predominant)
Floor Cover	Example – Pine/Softwood & Carpet (Up to Two Different Floor Covers can be listed, using the two most predominant)
# of Bedrooms	
# of Bathrooms	
# of Bath Fixtures	
Extra Kitchen	
Central Air	
Generator	
Fireplaces	If no point value associated in the cost tables, then fireplaces are still valued in the extra features.
Heat	Example – Oil/FA Ducted (This is an oil fired furnace with forced air ducted system)
Quality	Example – A4 Exc (Here A=average, A1 is one grade better and A4 is 4 graders better)

Com. Wall	Example – Commercial Wall Frame Construction Use for commercial buildings to account for various structures.
Size Adjustment	Size adjustment is the factor that accounts for the economy of scale theory which means the more of anything you purchase at one time, the lower the unit cost. As such, a larger home will have a factor less than 1.00, while a smaller home will have a factor greater than 1.00 to account for per square foot cost variation.
Base Rate	This is the gross base square foot cost that this building, as well as all other similar buildings will start at.
Bldg. Rate	Building Rate – After consideration of all building materials and quality of construction, a building rate is developed which can be greater and lower and 1.00 based on material, quality and includes the size adjustment.
Com. Wall Factor	In the case of a commercial property, an added factor may be needed to account for various commercial structural frames.
Adjusted Base Rate	Base rate times building rate times commercial wall factor equal the unique adjusted base for this structure. Therefore, two identical homes with slightly different square feet will have slightly different adjusted base rates as the economy of scale will come into play. Also, two identical size and style homes with various exterior wall materials may also vary in adjusted base rates slightly to account for the various market appeal/desirability and value of each material. The Adjusted Base Rate is then multiplied by the total effective area of the house to develop a replacement cost new for that structure.
Bedroom & Bathroom Data	While the number of bedrooms is a valuable commodity for most homes, the accompanying number of bathrooms or fixtures plays a pivotal role. A house with 5 bedrooms and only 1 bathroom is functionally obsolete as the plumbing cannot equally handle the bedrooms, as such a similar house with 5 bedrooms and 2 bathrooms would command a higher market value, all other things equal. As such, a weighting system was developed by Avitar to weight the number of bedrooms to bathrooms to develop an adjusting factor to account for this obsolescence when it existed. Therefore, it is not solely the bedroom or bathroom count that effects value, but the combination of both.

Sample Calculation

Note: The examples provided may not necessarily use the point table developed for your town. The actual point table for your town can be found in *Section 9*.

Example Listing Data

EXTERIOR WALLS		
Prefab Wood Panels	= 32 points	
Brick on Veneer	= 37 points	
When two types exist, the average rounded integer is used	=	35
ROOF STRUCTURE & COVER		
Gable or Hip	= 3 points	
Asphalt or Comp.	= 3 points	
Point values are added together	=	6
INTERIOR WALLS		
Drywall	= 27 points	
Plaster	= 27 points	
When two interior types exist, the average rounded integer is used	=	27
HEATING FUEL & TYPE		
Oil Fuel	= 1 point	
Hot Water	= 6 points	
Heating points are calculated by multiplying fuel by type 1 x 6	=	6
FLOOR COVER		
Carpet	= 10 points	
Hard Tile	= 12 points	
When two types exist, the average rounded integer is used	=	11
TOTAL STRUCTURAL POINTS COMPUTED	**=**	**85**

BED & BATH LIST DATA

Bedroom = 3 # Bathrooms = 1.5

The bedroom to bathroom functional quality is measured by utilizing the matrix below. The points are found at the intersection of the appropriate column and row values.

#Bedrooms->	0 - 1	2	3	4	5+
#Baths					
00.0	0	1	2	3	4
0.5	10	9	8	7	6
1.0	14	13	10	9	7
1.5	15	14	12	10	7
2.0	15	15	13	10	8
2.5	15	15	15	12	11
3.0	16	16	15	14	12
3.5	16	15	15	15	14
4.0	16	16	16	15	14
UP	17	16	16	16	15

This table represents the value of the plumbing in the building and its ability to effectively service the residence based on the number of bedrooms. 4 bedrooms & 4 baths is better than 4 bedrooms & 2 baths.

Indicated bedroom/bathroom ratio point value = 12 (Add to previously computed structural points of 85)

TOTAL STRUCTURAL POINTS INDEX = 97

QUALITY ADJUSTMENT FACTORS

Quality adjustment factors and descriptions are listed below. Usage of these factors enables the appraiser to make adjustments up or down for each building to account for differences of construction quality and the overall marketability of the building.

The quality factor from the table below, times the total structural point index = QUALITY ADJUSTMENT FACTOR, which is expressed as a percentage value.

97 x 1.10 = **1.067 QUALITY ADJUSTMENT FACTOR**

DESCRIPTION	% ADJUSTMENT	
Minimum	70%	
Below Average	80%	
Average	100%	IT IS IMPORTANT TO
Average + 10	110%	NOTE that the quality index
Average + 20	120%	is a percent value and the
Average + 30	130%	decimal point is necessary in
Excellent	140%	calculations. Quality index
Excellent + 10	150%	for your community can be
Excellent + 20	160%	found in *Section 9*.
Excellent + 40	180%	
Excellent + 60	200%	

EFFECTIVE AREA CALCULATIONS

The calculation of effective area is applied in order to adjust for the differences in square foot construction costs in the various subareas of the building as compared to the principal living area. The SUB-AREA ID table shows the effective area which is the actual area adjusted by the cost factors for each subarea. Cost factors for all subareas for this community can be found in the Final Valuation Cost Tables of this manual. (*Section 9C.*)

EXAMPLE: BUILDING AREA CALCULATIONS

SUB AREA IDS			ACTUAL AREAS	COST FACTOR ADJUSTMENT	EFFECTIVE AREA
FFF	(First Floor Finished)	=	864	1.00	864
UFF	(Upper Floor Finished)	=	864	1.00	864
GAR	(Attached Garage)	=	600	.45	270
EPF	(Enclosed Porch Finished)	=	192	.70	134
DEK	(Deck or Entrance)	=	192	.10	19
BMU	(Basement Unfinished)	=	864	.15	130
	TOTAL AREAS GROSS	**=**	**3,576**	**EFFECTIVE =**	**2,281**

The cost factor adjusts the square foot cost of construction for living area to other areas of the structure.

EXAMPLE:

> If the base rate is $85 for a residential house, the cost of a deck is not $85/square foot, it is more accurately expressed as only 10% or $8.50/square foot. As such, this 192 square foot deck can be valued as follows: 192 square feet x 10% = 19.2 sf x $85 base rate = $1,632 or $85 x 10% = $8.50 x 192 square feet = $1,632.

SIZE ADJUSTMENT FACTORS

In order to accurately reflect "economies of scale", it is necessary to adjust the base rate up or down to reflect deviations from the median building size of the community for which it was originally computed. If the median size of all buildings in the town is 2,000 square feet, then the size adjustment table should be similar and all structures larger or smaller would be adjusted downward or upward (respectively) to account for the economy of scale. Size adjustment tables must be developed for each use: residential, commercial and industrial and will be found in *Section 9. Final Valuation Tables* of this manual for this particular community.

The size adjustment (SA) for this property is .9776

STORY HEIGHT ADJUSTMENTS

Further refinement of the base rate is required to acknowledge the impact of multi-story construction on the total construction costs. This is accomplished through the use of the story height adjustment factor. It is cost adjusted to account for the fact that up until 3 stories or more, it is generally less expensive during original construction to add square feet via story height then expanding the footprint which involves site work and foundation work. Sample Story Height Factors (SHF), for this example are:

STORY HEIGHT	SAMPLE STORY HEIGHT FACTOR
1.00	1.00
1.50	.98
1.75	.96
2.00	.94
2.50	.93
3.00	.92
3.00+	.90

The overall base rate to use for this example is $85.00. This rate is established through the analysis of all residential sales in the community with adjustments made by use of all the factors previously discussed. An example of which follows: (Base rates for your community can be found in *Section 9. Final Valuation Tables*).

Adjusted Base Rate Calculation

Base Rate x Story Height Factor x Quality Factor Index x Size Adjustment Factor =
$85 x .94 x 1.067 x .9776 = $83.34

FINAL BUILDING VALUE COMPUTATIONS

Effective Area x Adjusted Base Rate = Replacement Cost New (RCN)
2,281 x $83.34 = $190,098

REPLACEMENT COST NEW ROUNDED TO NEAREST $100 = $190,100

DEPRECIATION TYPES & USE

NORMAL AGE DEPRECIATION is based on the age of the structure and the condition relative to that age. New homes, while new, are average for their age, while older homes may be in better condition relative to their age.

EXAMPLE - 200 Year Old House

Condition	Normal Age Depreciation is
Very Poor	71%
Poor	57% (See chart on prior page)
Fair	42%
Average	35%
Good	**28%**
Excellent	14%

EXAMPLE - For the 200 year old home in good condition

Building Value	=	129,900
Depreciation	=	x 28%
Depreciation Value	=	- 36,372
Depreciated Bldg. Value =		**93,528**
- OR -		
Building Value	=	129,900
% Condition Good	=	x 72%
Depreciated Bldg. Value =		**93,528**

All final values are rounded to the nearest $100 for land and buildings alike.

Therefore, the indicated building value = $93,500

PHYSICAL: Refers to the general condition of the building, or how well it has aged or been maintained in comparison to new buildings. Here is where the assessor can allow for an adjustment for items that are not consistent with the overall condition of the majority of the home.

FUNCTIONAL: Refers to the functional design of the building based on the current use, design, layout and new technology available, over and above the normal age depreciation.

ECONOMIC: Refers to depreciation caused by things which are exterior to the building and usually not controllable by the owner. Excessive traffic, active railroad tracks, airport nearby, are just a few examples.

TEMPORARY: Refers to depreciation given for a special reason which shall only exist for a short period of time. This is generally used for new construction to account for varying stages during the construction, as of April 1st in the assessing year.

LAND VALUE COMPUTATIONS

Land can be valued using a per square foot method, per acre method, per front foot method, or a combination of all three methods. Generally, we use acres as our unit of measure for the lot, dollar per acre pricing for the rear acreage and dollar per front foot to take into account additional lot value by way of potential subdivision. Water frontage and/or view contributory value is listed separately. Land charts are created for ease of use.

SAMPLE LAND CHART

# Acres	Value
2.00	31,000
1.45	27,500
1.00	23,000
0.79	16,000
0.45	13,000
0.21	9,000
0.01	1,500

Excess acreage at $1,500 per acre

Base View Value = $50,000
Base Waterfront = $100,000

A table, as shown above, exists for each zone in town that shows the base values for separate indicated lot sizes in town.

This value would then be further adjusted by the neighborhood factor, as indicated by the neighborhood code (NC) table. The NC was established during the revaluation/update process when each road, on every map that existed at that time, had a NC assigned to it based on road, land quality, topography and market desirability.

For this example, we will assume a .45 acre lot with a NC of “G” (which has a value of 1.20, meaning this neighborhood is 20% more desirable or valuable than the average).

$13,000 x 1.20 = $15,600

The land may further be adjusted by the assessor for unique situations for the quality and development of the site, driveway and topography with individual condition adjustments noted on the card and multiplying straight across. In addition, the assessor can include an overall additional condition for abnormal conditions such as shape, in addition to the site, driveway and topography by placing a factor from 1 to 999 in the condition field on the appraisal card. The appraiser can then positively or negatively adjust the land value.

$15,600 x 1.10 Site x 1.00 Driveway x 1.00 Topography x
.90 Condition (Wet) = $15,444 or $15,400 (rounded)

If there were any excess land over the zone minimum, this land would be priced at the excess acreage price. There would be no NC adjustment, for the NC indicates the street frontage and excess land is the same throughout the town. It would be depreciated for size from the excess acreage chart created for this town, which simply decreases the per acre rate based on quantity. This excess land may be further adjusted based on the assessor's knowledge of the area for topography, ledge, wetlands, etc.

Excess road frontage, in amounts equal to the zone minimum, would be valued only if there is enough excess land to support subdivisions based on the zoning requirements. Excess frontage would not normally be assessed unless subdivision potential exists, however it could be if the market sales data showed a value exists even if subdivision potential did not.

The frontage would be valued by multiplying only the excess frontage above the minimum requirement, in increments of the zone minimum by the front foot rate and then adjusted by the NC and further for usability, topography, wetland, etc.

Example:

Zone = Two Acres, 100 Front Feet

1. Parcel with three acres and 400 front feet would not have any excess frontage assessed because only one excess acre exists and the zone requires two. So, this parcel has no subdivision potential.

2. Parcel with four acres and 400 front feet would be assessed for 100 excess front feet because there are two excess acres to support the zoning requirement, and therefore, a potential for subdivision exist.

If the sales data were to show a value for excess road frontage, even if no subdivision potential existed, it could be valued based on every front foot beyond the zone minimum.

Finally, you would add the building value to the extra features value to the land value to get the total assessment.

SECTION 5

UNDERSTANDING YOUR PROPERTY RECORD CARD

ABBREVIATIONS, SAMPLES & DEFINITIONS

Notices may not be exact copies

(3)

Map: 000000 **Lot: 000000** **Sub: 000000** (1) **Card: 1 of 1** (2) **1 MAIN STREET** **MERRIMACK** **Printed: 09/01/2021**

APPRAISAL CARD - FRONT

OWNER INFORMATION

DOW, JOHN (4)
DOW, JANE
1 MAIN STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/09/2000	1234	2567	U I 31	1	
03/15/1999	1233	3567	Q I	123,000	

(5) (8)

PICTURE

LISTING HISTORY

09/17/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
07/25/02	AAVL	

(6)

NOTES

PROCESS OF RENOVATING// 2015 PU SHED

(7)

EXTRA FEATURES VALUATION (9)

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	36	6 x 6	400	10.00	80	1,152	
						4,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE (10)

Year	Building	Features	Land
2019	$ 92,500	$ 3,800	$ 124,900
		Parcel Total:	$ 221,200
2020	$ 92,500	$ 3,800	$ 124,900
		Parcel Total:	$ 221,200
2021	**$ 134,500**	**$ 4,200**	**$ 149,600**
		Parcel Total:	**$ 288,300**

LAND VALUATION (11)

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.230 ac	137,333	D	90	100	100	100		100	123,600	0	N	123,600	
VIEW *		LAKE VIEW, NARROW, FULL, NEAR OR CLOSE							50	12,000			12,000	OBST/LTD
BABOOSIC LAKE *	10.000 wf	WATER ACCESS, MAIN BODY						100 -- LEVEL WF	100	14,000	0		14,000	
	0.230 ac									149,600			**149,600**	

*SEE SECTION 9.C. FINAL VALUATION TABLES (VIEWS & WATERFRONT)

APPRAISAL CARD - MARKET INCOME

OWNER INFORMATION

SAMPLE

MERRIMACK, NH

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/03/2011	1234	5678	U I 51	1,750,000	

MARKET INCOME DETAILS

Category: **HOTEL / MOTEL** Lease: **GR**
Loc: **AVERAGE 1.00** Bldg: **AVERAGE 1.00**

1 Bdrm Units: **115 ($3,300/mo)**

(8A)

Potential Gross Income: **$4,554,000**
Vacancy: **60.00 %**

Expenses: **60.00 %**
Net Income: **$728,640**
Capitalization Rate: **11.2560 %**
Additional Value: **$0**

LISTING HISTORY

06/27/19	INSP	MARKED FOR INSPECTION
04/23/13	MRPM	
07/25/11	LMHC	
02/22/10	MRUE	
07/26/04	MRUL	

NOTES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100		100		
PAVING ASPHALT	40,000	1 x 40000	60		80		
POOL-INGRND-GUNITE	760	20 x 38	81		100		
LIGHTS, PKG LOT SING	13		100		80		SNGL
ELEVATOR PASS	3		100		100		3 FLOORS(ONE TOTAL)
SHED-WOOD	80	10 x 8	260		80		
BATH HOUSE	288	12 x 24	116		100		
SIGN ILLUMINATED	220	1 x 220	133		80		
ELEVATOR PASS	1		100		50		HALF FLOOR ELEVATOR

MUNICIPAL SOFTWARE BY AVITARs

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 3,357,300	$ 0	$ 746,700
		Parcel Total:	$ 4,104,000*
2020	$ 3,357,300	$ 0	$ 746,700
		Parcel Total:	$ 4,104,000*
2021	**$ 5,611,900**	**$ 0**	**$ 861,400**
		Parcel Total:	**$ 6,473,300***

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	400	720,000	0	N	720,000	USE
COM/IND	3.720 ac	x 10,000	X	100				95 -- MILD	400	141,400	0	N	141,400	USE
	4.180 ac									861,400			**861,400**	

As you can see, the appraisal card is broken into sections.

1) **MAP/LOT/SUB** - Numbers represent the parcel identification numbers (PID) used by the town. The map number represents the ID of the map sheet on which the parcel is displayed. The lot number and sub lot are the unique ID for the parcel on that map sheet.

2) **CARD # OF #** - Typically 1 of 1 means the parcel has only one assessment record card for its entire assessment information. In a multi-card situation, where more than one assessment record card is needed to show the assessment information of a parcel with several primary buildings, the first number is the sequential card number and the second number is the total number of cards for that parcel.

3) **PRINTED** - The date the card was printed, reflecting the assessment information and value on file at that time.

4) **OWNER INFORMATION** - Located in upper left hand corner just below map-lot-sublot numbers and contains the owner name and address information of record at the time of print.

5) **SALE HISTORY** - This section is located to the right of owner information box and displays the five most current sales recorded as known for this parcel showing book, page, date, type of sale (Qualified/Unqualified & Vacant/Improved) and seller's name.

6) **LISTING HISTORY** - This section usually contains the date that the property was visited, plus the two initials of the person who visited the property. The third character is the reason why they were there, and the fourth is the "action" taken. This may vary as it is user definable, but will always have a date followed by a four space code and then space for a brief note.

7) **NOTES** - An area for the appraiser to enter abbreviated notes about the property, as well as reasons for any adjustments made elsewhere on the assessment record card.

8) **PICTURE** - Intended to represent some aspect of this tract of land such as view, waterfront or site or outbuildings.

8A) **INCOME DETAILS** – If property is valued via the income approach to value, this field is used to detail all of the income information. Please refer to *Section 3A*, in the Mass Income detailed write-up, as an example is provided to explain the information displayed, as well as, how to calculate the value based on that information. When property is valued via the income approach, the breakdown of land, building and features values is quite different. The data for the features and the building are displayed; however, the value associated is merely the residual. The total income value, less land value equals the building value. This is done merely for reporting and does not necessarily represent an accurate depiction of what the building cost or value is. The features will display but have no value attributed to them.

9) **EXTRA FEATURES VALUATION** - This area contains the valuation of fireplaces, pools, sheds, detached garages, etc., (a table listing all descriptions and rates can be found in *Section 9C.*), and displays a description (as well as dimensions when appropriate), the

unit rate, condition and final value. The grand total is rounded to nearest $100. Also, included is a brief notes section for each extra feature item listed.

10) **PARCEL TOTAL TAXABLE VALUE** - Is located about halfway down the right side of the card and displays prior years and current assessed value summarized as buildings, features and land and then the card total value. In the case of a multi-card parcel, in the current year column an additional value will be displayed for the total parcel value just below the card total value, whereas the prior year values will only show the total assessed value of the entire parcel.

11) **LAND VALUATION** - This area provides all the information necessary for land valuation.
Zone - Displays the land pricing table description, which is usually the same as the zones in town.

Minimum Acreage - The minimum lot size as defined by zoning requirements of the town. Occasionally, zones are defined that do not relate to the town zoning. Refer to the land pricing table for clearer definition of the land pricing table.

Minimum Frontage - Same as above, but represents the minimum required road frontage needed for development.

Site - A brief description of the site such as undeveloped, fair, average, good, very good or excellent, which are referring to the condition of the site development and landscaping.

Driveway - A brief description of the driveway such as none, gravel, paved, stone, etc.

Road - A brief description of the road such as paved or gravel.

Land Type - Refers to specific codes used to classify land use. These are all listed and defined in *Section 9C*.

Units - Size of land being assessed on each line.
AC = Acres
FF = Front Feet (Road Frontage) SF = Square Feet
WF = Waterfront Feet

If there are views, they will display here with subject, distance, depth and width as defined in *Section 9C*.

Base Rate - Dollar value per unit, except on line one where it is the basic value of the building site, if one exists, for the lot size shown under units.

NC - Neighborhood Code. All towns have distinct neighborhoods, some more than others, which influence value based on features of the neighborhood and market desirability. Neighborhoods are represented alphabetically with “E” being average; A, B, C & D being levels below average; and F, G, H, I, etc. being levels above average value and desirability.

ADJ - The factor by which the neighborhood influences the value. In the case of excess acreage, it is a quantity or size adjustment factor

Site - Land line one only and displays the adjustment factor, if any, associated with the description.

Road - A brief description of the road such as paved or gravel.

Dway - Land line one only and displays the adjustment factor, if any, associated with the description.

Topography - Each land line can have a topography description and adjustment associated and displayed with it.

Cond - Condition - area to enter other land adjustments, such as: wet, shape, undeveloped, etc.

Ad Valorem - Market value.

SPI - Soil Potential Index is used to regulate the per acre rate of the current use land based on the range of value provided by the state. Current use condition for grade, location & site quality as defined in DRA Current Use Rules for forest categories. An entry of 100 means the maximum value and 0 means the minimum. The SPI is provided by the landowner for farm land.

R - This is used for the current use recreation discount. If the recreation discount is granted, a "Y" will appear in this column.

Tax Value - Is the taxable value of all land being appraised, including the land assessed under current use.

Notes - Brief information about each land line or the "COND" adjustment.

12) See *Section 1.D.* Listing the Property – *Views & Section 9.C. Final Valuation Tables (Views & Waterfront).*

Map: 000000 Lot: 000000 Sub: 000000 Card: 1 of 1 1 MAIN STREET MERRIMACK Printed: 09/01/2021

APPRAISAL CARD - BACK

Page 120

PICTURE

OWNER

DOW, JOHN
DOW, JANE
1 MAIN STREET

(2)

MERRIMACK, NH 03054

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

(3)

PERMITS

Date	Permit ID	Permit Type	Notes

(5)

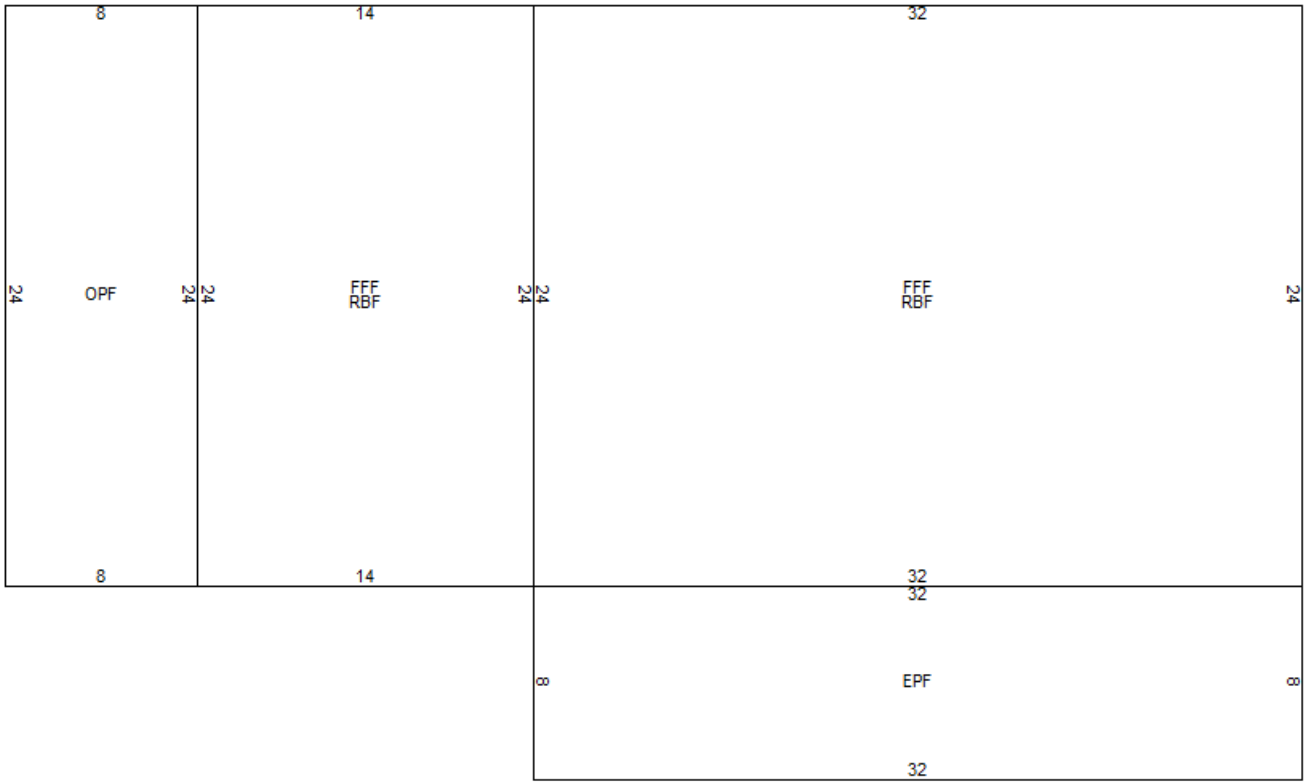
BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**

(4)

Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **0.9779** Base Rate: **RSA 96.00**
Bldg. Rate: **0.8537**
Sq. Foot Cost: **$ 81.96**

(6)



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1104	1.00	1104
RBF	RAISED BSMNT	1104	0.75	828
OPF	OPEN PORCH	192	0.25	48
EPF	ENCLOSED	256	0.70	179
GLA:	**1,104**	**2,656**		**2,159**

(7)

2021 BASE YEAR BUILDING VALUATION (8)

Market Cost New: **$ 176,952**
Year Built: **1930**
Condition For Age: GOOD **24 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **24 %**

Building Value: **$ 134,500**

1) **PICTURE** - A color or black and white digital picture, if one is attached, usually a picture of the sketched building.

2) **OWNER INFORMATION** - Repeats the owner information from the front for ease of use.

3) **TAXABLE DISTRICTS** - This area lists any town districts and the percentage of the property in each district.

4) **BUILDING DETAILS** - The title bar displays the story height, building style and year built.

Model – Story Height/Building Type
Roof - Style & Material Cover
Ext - Exterior Wall Cover
Int - Interior Wall Material
Floor - Floor Cover Material
Heat - Type & Fuel
Bedrooms - # of Bedrooms
Bath - # of Baths
Fixtures - Total # of Bath Fixtures
Extra Kitchens – In-law or Living Area Kitchen
Fireplaces
A/C - Central Air
Generators
Quality - Building Quality Description
Com Wall - Commercial Wall Structure
Size Adj - Size Adj Factor
Base Rate - Bldg Sq Ft Cost
Bldg Rate - Overall bldg factor, based on prior bldg description
Sq. Foot Cost - Final Adjusted Bld Sq Ft Cost

5) **PERMITS** - Area to keep track of issued building permits, manually or automatically from the Avitar Building Permit module, if town building inspector is using that module.

6) **BUILDING SKETCH** - It is the area in which the CAMA generated sketch can be found. Labeling of all sections is located within each area. The acronyms in the sketch, which consists of three letters, are shown to the right of the sketch in the Building Sub Area Details section in a more readable, but still in an abbreviated format.

7) **BUILDING SUB AREA DETAILS** - This shows the Sub Area ID and description, the actual area for each sub area, the cost factor associated with it as a percentage of the Building Square Foot Cost and the effective area, which is the actual area times the cost factor.

Example: A first floor finished (FFF) might be worth $86/sq ft, but an attached deck would not be. By using the 10% cost factor, the square foot cost of the deck would be $8.60. So, if you have a 100 square foot deck at $8.60/sf, it would be valued at $860. Put another way, 100 sf times cost adjustment factor of 10% = 10 sf. 10 sf x $86 base rate = $860. As you can see, using the adjustment this way is the same, but it enables the computation of the total effective area for use in the overall size adjustment computation and for comparing the effective area of comparable structures.

8) **BASE YEAR BUILDING VALUATION** - Is calculated by multiplying the total effective area by the Building Adjusted Base Rate, displayed just above and to the right of the sketch. This represents the undepreciated value of the structure, or rather the cost to replace the structure with a similar structure at the time the assessment was made,

based on the local market data. The base year is the year of the last valuation update and the year from which the age depreciation of the building is computed.

- Normal - Depreciation based on the age and condition of the building.
- Physical - Is added depreciation to account for the loss in value due to wear and tear and the forces of nature.
- Functional - Added depreciation is the loss in value due to the inability of the structure to perform adequately the function for which it is used, based on problems with design, layout and/or use of the buildings.
- Economic - Added depreciation based on factors influencing value that are external to the property and generally not controlled by the owner.
- Temporary - Generally used for a building in a transitional phase such as renovation, remodeling or new construction not completed as of April 1st. It is expected to change yearly as construction is completed.

This approach ensures consistent age depreciation, but also allows the supervisor to make individual added depreciation on final field review, as deemed needed for each property. See *Section 4* - Depreciation - Manual Calculation

- Total Dpr - Total all depreciation.
- Assessment is the actual assessed value of the building and is calculated by multiplying the Building Market Cost New value by (100% - Total Depreciation %).

Building Market Cost New	=$227,000
Total Depreciation = 21%	x .79 (100% - 21%=79% or .79)
	$179,330

Rounded to $179,300 = Building Assessment

GENERAL
COMMONLY USED ABBREVIATIONS

A/C	Air Conditioning
AC	Acres
ACC	Access
AMNTY	Amenity
ATT	Attached
AVG	Average
BC	Blind Curve
BCH	Beach
BKL	Backland
BR	Bedroom
BSMNT/BMT	Basement
BTH	Bath
CB	Cinder/Concrete Block
CE	Conservation Easement
CK/CHK	Check
CLR	Clear
COF	Comm Office Area
COND	Condition
CTD	Cost to Develop
CTR	Close to Road
CU	Current Use
CW	Common Wall
DB	Dirt Basement
DNPU	Did Not Pick UP
DNV	Did Not View
DNVI	Did Not View Interior
DTW	Distance to Waterfront
DV	Data Verification
DW	Driveway
ENT	Entrance
ESMNT	Easement
EST	Estimate
EXC	Excellent
EXT	Exterior
FF	Front Feet on Road
FIN	Finished
FLR	Floor
FND	Foundation
FP	Flood Plain
FPL	Fireplace
FR	Fair
FS	Field Stone
GAR	Garage
GD	Good
HO	Homeowner
INCL	Included
INFO	Information
INT	Interior
LB	Low Basement
LDK	Loading Dock
LLA	Lot Line Adjustment
LTD	Limited
LOC	Location
LUCT	Land Use Change Tax
ME	Measured & Estimated
MH	Manufactured Home
MHD	Manufactured Home-Double Wide
MHS	Manufactured Home-Single Wide
MKB	Modern Kitchen/Bath
M/L	Measured & Listed
MPU	Most Probable Use
NBD	Non-Buildable
NC	No Change
NICU	Not in Current Use
NOH	No One Home
NSFA	No Show for Appointment
NV	No Value
OKB	Outdated Kitchen/Bath
P&B	Post & Beam
PDS	Pull Down Stairs/Attic Stairs
PF	Pond Frontage
PLE	Power Line Easement
PR	Poor
PRS	Pier Foundation
PU	Pickup
RBL	Road Bisects Lot
RD	Road
REF	Refused
RF	River Frontage
ROW	Right of Way (R/W)
SHDW	Shared Driveway
SUBD	Subdivision
TOPO	Topography
UC	Under Construction
UNB	Unbuildable
UND	Undeveloped
UNF	Unfinished
VBO	Verified by Owner
VGD	Very Good
VPR	Very Poor
VU	View
WA	Water Access
WB	Wet Basement
WF	Water Frontage
WH	Wall Height
WOB	Walkout Basement
W&D	Windows & Door
XFOB	Extra Features
XSWF	Excess Water Frontage
YB	Year Built

SAMPLE - LIST LETTER

TOWN OF ANYTOWN
123 MAIN STREET
ANYTOWN, NH 02345

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 02345

Map Lot Sub : 0000R42 000008 000000

April 1, 2021

Dear Property Owner:

The Town of Anytown has contracted Avitar Associates of New England, Inc. to perform a data verification process. Annually, properties are chosen and the data is verified for accuracy. This process helps to maintain an accurate database and will help maintain fair and equitable assessments.

At this time, Avitar is scheduling appointments for interior inspections. The purpose of the interior inspection is to verify the data listed on your property record card for accuracy ie. number of bedrooms and baths and to determine the overall condition. Please call during the times specified below to set up an appointment (at a later date) to view the interior of your property. Also, please note this phone will only be answered during the specified dates and times.

Please call **603-123-4567 STARTING Monday, 4/12/21 thru Thursday, 4/8/21 between 8:00 am & 4:30 pm** to arrange an appointment in the near future for an interior inspection of your property. Please have this notice available when you call.

Please keep in mind that the inspection of your property is very important for an accurate and equitable assessment.

Thank you for your cooperation,
Avitar Associates of NE, Inc.
Contract Assessors for the Town

P.S. It is important to note the phone may be busy during the first day of calls, as such, please be patient when calling.

SAMPLE - PRELIMINARY NOTICE OF VALUE

Town of Anytown
Board of Selectmen
123 Main Street
Anytown, NH 02345

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 02345

Map Lot Sub : 000R42 000008 000000

NOTICE OF PRELIMINARY ASSESSMENT VALUES - July 6, 2021

Dear Property Owner:
The **Town of Anytown** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to **www.avitarassociates.com** and select **Online Data**.
Log in using the **Subscriber** option with **Username: anytown** and **Password: anytowntwn**.
The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. Data will be available for 30 days on this website, **but informal review appointments are not necessarily available for 30 days.**

If you feel an error exists and would like to schedule a phone appointment to review your assessment or to contact us with specific questions, please go to **www.avitarassociates.com/appointments** for details. Appointments are only available for a limited time (not necessarily for 30 days), therefore we urge you to logon as soon as possible and schedule an appointment to ensure you are afforded the opportunity for review. If you do not have access to the internet, and no one else is available to assist you, contact the Town Hall and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings this year. Rather, we will contact you at the phone number you provide for your scheduled appointment.

We know many of you are also concerned about the impact that this pandemic will have on property values. As assessments are as of April 1, we have been monitoring the market closely and have not seen any impacts up to that point. That does not mean it will not have an impact, only that perhaps due to the historically low interest rates and a shortage of housing stock we have not yet seen evidence to indicate a market change.

The value of solar energy systems are now being included in your assessment. If your Town has adopted a solar exemption and you have applied for it and been approved, the solar exemption will appear on your tax bill but not on your assessment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. If the total value of the Town increases, then the tax rate will drop proportionally, barring any significant changes in spending voted in at Town & School district meetings. **The newly established values will not be implemented until the December bill.**

This pandemic has changed our normal appointment and review process. We appreciate your patience and thank you for your cooperation.

Land Value: $ 342,390	Buildings/Features: $ 527,200	Total Parcel Value: $ 869,590

SAMPLE - SECOND NOTICE OF VALUE AFTER PRELIMINARY HEARINGS

Town of Anytown
Office of the Selectmen
123 Main Street
Anytown, NH 02345

DOW, JOHN & JANE
123 MOUNTAIN ROAD
ANYTOWN, NH 02345

Map Lot Sub : 000001 000001 000001

August 5, 2021

Dear Property Owner:

The value listed below is your final value developed from the recent townwide update after review and changes from the informal hearing process in Anytown**, N.H.**

Changes may have occurred whether or not you scheduled an appointment for an informal hearing.

If you have any further questions or concerns, they should be addressed through the abatement process once you have received your final tax bill in the fall. As provided under RSA 76:16, you have the right to apply in writing to the selectmen or assessors for an abatement of taxes assessed by March 1 following the notice of tax. If after you have filed for abatement and are still aggrieved, you may apply in writing to either the Board of Tax and Land Appeals (RSA 76:16-a) or Superior Court (RSA 76:17), but not both. The appeal shall be filed on or before September 1 after the date of notice of tax and not afterwards.

Please note that you should not multiply your new assessment by the old tax rate, as it will produce an erroneous tax amount.

Sincerely,
Avitar Associates of NE, Inc.
Contract Assessor

Land Value: $ 73,300 Improvements: $ 163,800 Total Parcel Value: $ 237,100

DEFINITIONS

Abatement: An official reduction or elimination of one's taxes.

Abstraction Method: Method of land valuation in the absence of vacant land sales, whereby improvement values obtained from the cost model are subtracted from sales prices of improved parcels to yield residual land value estimates. Also called land residual technique.

Ad Valorem Tax: A tax levied in proportion to the value of the thing(s) being taxed. Exclusive of exemptions, use-value assessment provisions, and the like, the property tax is an ad valorem tax.

Age/Life Method (Depreciation): A method of estimating accrued depreciation founded on the premise that, in the aggregate, a neat mathematical function can be used to infer accrued depreciation from the age of a property and its economic life. Another term is "straight-line depreciation" (see depreciation, accrued; and depreciation method, straight-line).

Allocation Method: A method used to value land, in the absence of vacant land sales, by using a typical ratio of land to improvement value. Also called land ratio method.

Amenity: A feature of an improvement that enhances its suitability for its basic use. A fireplace in a single-family residence is an amenity, as is covered parking at an apartment complex. By definition, amenities always increase value. Use of land owned in common like in a condominium complex, is an added value or amenity.

Anticipated Use Method: A method used to appraise underdeveloped land. Expected improvements to the land are specified, and total development costs are estimated and subtracted from the projected selling price to give an estimate of the value of the undeveloped land.

Appeal: A process in which a property owner contests an assessment either informally or formally.

Appraisal Date: The date as of which a property's value is estimated.

Appraisal Methods: The three methods of appraisal, that is, the cost approach, income approach, and sales comparison approach.

Appreciation: Increase in value of a property, in terms of money, from causes other than additions and betterments. For example, a farm may appreciate if a shopping center is built nearby, and property of any sort may appreciate as a result of inflation.

Arm's-Length Sale: A sale in the open market between two unrelated parties, each of whom is reasonably knowledgeable of market conditions and under no undue pressure to buy or sell.

Assemblage: The assembling of adjacent parcels of land into a single unit. Compare "plottage".

Assess: To value property officially for the purpose of taxation.

Assessed Value: (1) A value set on real estate by a government as a basis for levying taxes; (2) The monetary amount for a property as officially entered on the assessment roll for purposes of

computing the tax levy. Assessed values differ from the assessor's estimate of actual (market) value for three major reasons: fractional assessment ratios, partial exemptions, and decisions by assessing officials to override market value.

Assessment: The official act of discovering, listing, and estimating property value and other property assessments.

Assessment Card: A card used by an assessor with land and building information, including acreage, sketch or photograph of a building, a description of its location, a list of the principal factors affecting its reproduction cost and depreciation, and the calculations of cost and depreciation. **Also called a "property record card"**.

Assessment Equity: The degree to which assessments bear a consistent relationship to market value.

Assessment Progressivity or Regressivity: An estimated assessing bias such that high-value properties are appraised higher (or lower) than low-value properties in relation to market values. It is computed by the Price Related Differential; however, it is not statistically definitive, but merely an indication of a possible bias.

Assessment to Sale Price Ratio: The ratio of the assessed value to the sale price (or adjusted sale price) of a property; a simple indication of assessment accuracy.

Bias: A statistic is said to be biased if the expected value of that statistic is not equal to the population parameter being estimated. A process is said to be biased if it produces results that vary systematically with some factor that should be irrelevant.

Board of Tax and Land Appeals: Empowered by RSA 71-B, the Board of Tax and Land Appeals has responsibility for: (1) hearing appeals of individual tax assessments, exemptions or refunds, whether levied by the State or its municipalities; (2) hearing petitions for reassessment and determining the adequacy of reassessments ordered by the Board; and (3) determining any appeals of the equalization ratios established by the Commissioner of Revenue Administration.

Capitalization Rate: Any rate used to convert an estimate of future income to an estimate of market value; the ratio of net operating income to market value.

Coefficient of Dispersion (COD): The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio.

Computer Assisted Mass Appraisal (CAMA): A system of appraising property, usually only certain types of real property, that incorporates computer-supported statistical analyses such as multiple regression analysis and adaptive estimation procedure to assist the assessor in estimating market value of a large population of properties.

Confidence Interval: For a given confidence level, the range within which one can conclude that a measure of the population (such as the median or mean appraisal ratio) lies.

Contributory Value: The amount a component of a property contributes to the total market value. For improvements, contributory value must be distinguished from cost.

Deferred Maintenance: Repairs and similar improvements that normally would have been made to a property, but were not made to the property in question, thus increasing the amount of its depreciation.

Depreciation: Loss in value of an object, relative to its replacement cost new, reproduction cost new, or original cost, whatever the cause of the loss in value. Depreciation is sometimes subdivided into three types: physical deterioration (wear and tear), functional obsolescence (suboptimal design in light of current technologies or tastes), and economic obsolescence (poor location or radically diminished demand for the product).

Double Net Lease (NN): This type of lease requires only the tenant to pay property taxes and insurance premiums in addition to rent.

Effective Gross Income (EGI): The potential gross income, less vacancy and collection loss, plus miscellaneous income.

Escheat: The right to have property reverts to the state for nonpayment of taxes or when there are no legal heirs of someone who dies without leaving a will.

Encumbrance: Any limitation that affects property rights and value.

Equalization: The process by which an appropriate governmental body attempts to ensure that all property under its jurisdiction is assessed at the same assessment ratio or at the ratio or ratios required by law. Equalization may be undertaken at many different levels. Equalization among use classes (such as agricultural and industrial property) may be undertaken at the local level, as may equalization among properties in a school district and a transportation district; equalization among counties is usually undertaken by the state to ensure that its aid payments are distributed fairly.

Equalized Values: Assessed values after they have all been multiplied by common factors during equalization.

Estate: A right or interest in property.

Expense: A cost, or that portion of a cost, which under accepted accounting procedures, is chargeable against income of the current year.

External (Economic) Obsolescence: The loss of value (relative to the cost of replacing a property with property of equal utility) resulting from causes outside the property that suffers the loss. Usually locational in nature in the depreciation of real estate, it is more commonly marketwide in personal property, and is generally considered to be economically infeasible to cure.

Fee Simple Estate: The property rights that refer to absolute ownership unencumbered by any other interest or estate (a right or interest in property), subject only to the limitations imposed by governmental powers such as eminent domain, taxation, police power, and escheat.

Field Review: The practice of reviewing the reasonableness of assessments by viewing the properties in question by looking at their exteriors.

Functional Depreciation: Synonymous with the preferred term "obsolescence".

Functional Obsolescence: Loss in value of a property resulting from changes in tastes, preferences, technical innovations, or market standards.

Gross Lease (GR): Is a monthly rent including an estimated utility cost.

IAAO: International Association of Assessing Officers.

Improvements: Buildings, other structures, and attachments or annexations to land that are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, drains, and sewers. Note: Sidewalks, curbing, sewers, and highways are sometimes referred to as "betterment", but the term "improvements" is preferred.

Income: The payments to its owner that a property is able to produce in a given time span, usually a year, and usually net of certain expenses of the property.

Income Approach: One of the three approaches to value, based on the concept that current value is the present worth of future benefits to be derived through income production by an asset over the remainder of its economic life. The income approach uses capitalization to convert the anticipated benefits of the ownership of property into an estimate of present value.

Land-to-Building Ratio (Land-to-Improvement Ratio): The proportion of land area to gross building (improvement) area. For a given use, the most frequently occurring ratio will be that of a functioning economic unit.

Lease: A written contract by which the lessor (owner) transfers the rights to occupy and use real or personal property to another (lessee) for a specified time in return for a specified payment (rent).

Leased Fee Estate: An ownership interest held by a lessor with the rights of use and occupancy conveyed by lease to another.

Leasehold Estate: Interests in real property under the terms of a lease or contract for a specified period of time, in return for rent or other compensation; the interests in a property that are associated with the lessee (the tenant) as opposed to the lessor (the property owner). May have value when market rent exceeds contract rent.

Lessee: The person receiving a possessory interest in property by lease.

Lessor: The person granting a possessory interest in property by lease.

Level of Assessment; Assessment Ratio: The common or overall ratio of assessed values to market values. Three concepts are commonly of interest: what the assessment ratio is legally required to be; what the assessment ratio actually is, and what the assessment ratio seems to be, on the basis of a sample and the application of inferential statistics.

Life Estate: An interest in property that lasts only for a specified person's lifetime; thus the owner of a life estate is unable to leave the property to heirs.

Listing: Performing an interior inspection of a property/building.

Market Approach: Any valuation procedure that incorporates market-derived data, such as the stock and debt technique, gross rent multiplier method and allocation by ratio.

Mass Appraisal: The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

Mass Appraisal Model: A mathematical expression of how supply and demand factors interact in a market.

Mean: A measure of central tendency. The result of adding all the values of a variable and dividing by the number of values. For example, the mean of 3, 5, and 10 is 18 divided by 3, or 6. Also called arithmetic mean or average.

Median: A measure of central tendency. The value of the middle item in an uneven number of items arranged or arrayed according to size; the arithmetic average of the two central items in an even number of items similarly arranged; a positional average that is not affected by the size of extreme values.

Model Calibration: The development of adjustments, or coefficients based on market analysis that identifies specific factors with an actual effect on market value.

Modified Gross Lease (MG): This type of lease sits somewhere between a triple net lease and a gross lease and varies. Some expenses may be included and are defined on a lease by lease basis.

Neighborhood: (1) The environment of a subject property that has a direct and immediate effect on value; (2) A geographic area defined for some useful purpose, such as to ensure for later multiple regression modeling that the properties are homogeneous and share important locational characteristics.

Net Operating Income (NOI): (1) The income expected from a property, after deduction of allowable expenses; (2) Net annual income is the amount generated by a property after subtracting vacancy and collection loss, adding secondary income, and subtracting all expenses required to maintain the property for its intended use. The expenses include management fees, reserves for replacement, maintenance, property taxes, and insurance, but do not include debt service, reserves for building additions, or income tax.

Net Leasable Area (also referred to as rentable square footage): The area within a building or structure that is actually occupied by an individual tenant. Net leasable area does not include any of the common areas, such as lobbies and restrooms shared by other tenants.

Obsolescence: A decrease in the value of a property occasioned solely by shifts in demand from properties of this type to other types of property and/or to personal services. Some of the principal causes of obsolescence are: (1) changes in the esthetic arts; (2) changes in the industrial arts, such as new inventions and new processes; (3) legislative enactments; (4) change in consumer demand for products that results in inadequacy or overadequacy; (5) migration of markets that results in misplacement of the property. Contrast depreciation, physical; depreciation, economic.

Overall Rate (OAR): A capitalization rate that blends all requirements of discount, recapture, and effective tax rates for both land and improvements; used to convert annual net operating income into an indicated overall property value.

Partial Interest: An interest (in property) that is less complete than a fee simple interest. Also, known as a "fractional" interest.

Percent Good: An estimate of the value of a property, expressed as a percentage of its replacement cost, after depreciation of all kinds has been deducted.

Physical Depreciation: Depreciation arising solely from a lowered physical condition of the property or a shortened life span as the result of ordinary use, abuse, and action of the elements.

Plottage Value: (1) The increment of value ascribed to a plot because of its suitability in size, shape, and/or location with reference to other plots (preferred); (2) The excess of the value of a large parcel of land formed by assemblage over the sum of the values of the unassembled parcels. Compare "assemblage".

Potential Gross Income (PGI): The sum of potential gross rent and miscellaneous income, that is, the income from rent and other sources that a property could generate with normal management, before allowing for vacancies, collection loss and normal operating expenses.

Price Related Differential (PRD): The mean divided by the weighted mean. The statistic has a slight bias upward and is not statistically definitive; however, price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.

Principle of Substitution: The principle of substitution states that no buyer will pay more for a good than he or she would have to pay to acquire an acceptable substitute of equal utility in an equivalent amount of time.

Ratio Study: A study of the relationship between assessed values and market sales data.

Real Property: Consists of the interests, benefits, and rights inherent in the ownership of land plus anything permanently or semi-permanently attached to the land or legally defined as immovable; the bundle of rights with which ownership of real estate is endowed. To the extent that "real estate" commonly includes land and any permanent improvements, the two terms can be understood to have the same meaning. Also called "realty".

Replacement Cost New Less Depreciation (RCNLD): In the cost approach, replacement cost new less physical incurable depreciation.

Residual Value of Land: A value ascribed to land alone by deducting from the total value of land and improvements, the value of the improvements.

Reversion: The right of possession commencing on the termination of a particular estate.

Right-of-Way: R/W or RW, an easement consisting of a right of passage through the servient estate. By extension, the strip of land traversed by a railroad or public utility, whether owned by the railroad or utility company or used under easement agreement.

Single Net Lease (N): This type of lease requires the tenant to pay only the property taxes in addition to rent.

Standard Deviation: The statistic calculated from a set of numbers by subtracting the mean from each value and squaring the remainders, adding together all the squares, dividing by the size of the sample less one, and taking the square root of the result. When the data are normally distributed, one can calculate the percentage of observations within any number of standard deviations of the mean from normal probability tables. When the data are not normally distributed, the standard deviation is less meaningful, and one should proceed cautiously.

Statistics: (1) Numerical descriptions calculated from a sample, for example, the median, mean, or coefficient of dispersion. Statistics are used to estimate corresponding measures, termed parameters, for the population; (2) the science of studying numerical data systematically and of presenting the results usefully. Two main branches exist: descriptive statistics and inferential statistics.

Stratification: The division of a sample of observations into two or more subsets according to some criterion or set of criteria. Such a division may be made to analyze disparate property types, locations, or characteristics, for example.

Subdivision: A tract of land that has been divided into marketable building lots and such public and private ways as are required for access to those lots, and that is covered by a recorded plat.

Tax-Exempt Property: Property entirely excluded from taxation because of its type or use. The most common examples are religious, charitable, educational, or governmental properties. This definition omits property for which the application of a partial exemption reduces net taxable value to zero.

Tax Map: A map drawn to scale and delineated for lot lines or property lines or both, with dimensions or areas and identifying numbers, letters, or names for all delineated lots or parcels.

Tax Rate: The amount of tax stated in terms of a unit of the tax base. For property tax, it is expressed in dollar of tax per $1,000 of value.

Time-Adjusted Sale Price: The price at which a property sold, adjusted for the effects of price changes reflected in the market between the date of sale and the date of analysis.

Total Economic Life: The period of time or units of production over which the operation of an asset is economically feasible, not necessarily the same as its physical life.

Trending: Adjusting the values of a variable for the effects of time. Usually used to refer to adjustments of assessments intended to reflect the effects of inflation and deflation and sometimes also, but not necessarily, the effects of changes in the demand for microlocational goods and services.

Triple Net Lease (NNN): This type of lease requires the tenant to pay ALL expenses in addition to rent.

Uniformity: The equality of the burden of taxation in the method of assessment.

Use Class: (1) A grouping of properties based on their use rather than, for example, their acreage or construction; (2) one of the following classes of property: single-family residential,

multifamily residential, agricultural, commercial, industrial, vacant land and institutional/exempt; (3) Any subclass refinement of the above-for example, townhouse, detached single-family, condominium, house on farm, and so on.

Variance: A measure of dispersion equal to the standard deviation squared.

Zoning: The exercise of the police power to restrict landowners as to the use of their land and/or the type, size, and location of structures to be erected thereon.

SECTION 6

SALES DATA

A. DATE RANGE OF SALES & EFFECTIVE DATE OF NEW VALUE

B. QUALIFIED & UNQUALIFIED SALES REPORT

A. Date Range of Sales & Effective Date of New Value

Effective date of this revaluation is 4/1/2021.

Sales that occurred between 10/1/2020 and 4/1/2021 were used in the preliminary analysis. For amenity analysis or specific strata lacking sales, sales timeframe may have been expanded to include older (or newer) sales where needed.

Sales that occurred between 10/1/2020 and 7/14/2021 were used in the final analysis. Sales after 4/1/2021 may not have been visited for verification.

A total of 448 qualified sales were used in the final analysis/testing.

B. Qualified & Unqualified Sales Report

The following sales listing for all sales that were verified as qualified "market sales" (via PA-34 reports filed by the buyer and seller at the time of the transaction, onsite visits, sales questionnaires or through research of MLS listing services) that were discovered and used in the analysis of costs for the revaluation. There are two listings. The first is a list of all Market Sales commonly called Qualified. The second is a listing of all the sales considered non-market or unqualified sales and not used in the cost analysis.

The sales list includes the following abbreviations, defined here:

LC=Land Use Code

CI	Comm/Ind
EX-F	Exempt-Federal
EX-M	Exempt-Municipal
EX-P	Exempt-PILT
EX-S	Exempt-State
R1	1F Residential (1F = One Family)
R1A	1F Residential Water Access
R1W	1F Residential Waterfront
R2	2F Residential (2F = Two Family)
R2A	2F Residential Water Access
R2W	2F Residential Waterfront
R3	3F Residential (3F = Three Family)
R3A	3F Residential Water Access
R3W	3F Residential Waterfront
R4	4F Residential (4F = Four Family)
R4A	4F Residential Water Access
R4W	4F Residential Waterfront
UTL	Utility-Other
UTLE	Utility-Electric
UTLG	Utility-Gas
UTLW	Utility-Water

NC=Neighborhood Code

A	60%	40% Below the Average
B	70%	30% Below the Average
C	80%	20% Below the Average
D	90%	10% Below the Average
E	100%	Average for the Town
F	110%	10% Above the Average
G	120%	20% Above the Average
H	130%	30% Above the Average
I	140%	40% Above the Average
J	150%	50% Above the Average
K	160%	60% Above the Average
L	170%	70% Above the Average
M	180%	80% Above the Average
N	190%	90% Above the Average
P	200%	100% Above the Average
Q	225%	125% Above the Average
R	250%	150% Above the Average
S	275%	175% Above the Average
T	300%	200% Above the Average
X	Backland	Not Having Road Frontage

BR=Building Square Foot Rate – See *Section 9C Final Cost Tables*

SH=Story Height

A	1 Story Frame	E	2.5 Story Frame
B	1.5 Story Frame	F	2.75 Story Frame
C	1.75 Story Frame	G	3 Story Frame
D	2 Story Frame	H	3.5+ Story Frame
		I	Split Level

EF AREA = Effective Area. This is the actual area of each section of the building adjusted for cost. In other words, 800 square feet of first floor is more valuable than 800 square feet of basement, so the basement square footage is adjusted down for cost and the total effective area is the sum of all the sub areas adjusted for cost.

I = This column will be either "I" for improved, meaning a land and building sale or "V" for vacant, meaning a land only sale.

Q = This column is "Q" for qualified market sale or "U" for unqualified market sale.

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.677	005D-2	000002	00010A	01	0.00	R1	Q	RCG A	$ 250,000	**$ 169,300**	I	Q		
	MLS INDICATES SALE PRICE $250,000 NOT $261,000 AS INDICA							938		06/09/2021			BURTON JESSE LUKE	$ 84,400
0.754	005D-4	000016	000010	01	0.00	R1	Q	RCD D	$ 286,000	$ 215,700	I	Q		
								1,499		07/01/2021			MCDONOUGH CHARLENE REV	$ 144,200
0.772	00006D	000323	000000	01	0.37	R1	F	RSA A	$ 373,700	$ 288,500	I	Q		
								1,277		03/04/2021			LYNCH DOLORES J REVOCA	$ 205,800
0.785	00006C	000133	000000	01	0.39	R1	E	RSA C	$ 450,000	$ 353,300	I	Q		
								2,039		04/07/2021			MEANY DAVID A JR	$ 258,200
0.789	00003C	000137	000000	01	0.38	R1	F	RSA A	$ 430,000	$ 339,200	I	Q		
								1,845		07/01/2021			HICKLE MARK	$ 226,100
0.790	003D-2	000027	000000	03	0.25	R1	E	RSA B	$ 350,900	$ 277,300	I	Q		
								1,660		05/27/2021			MALETTE RAYMOND R REVO	$ 189,100
0.796	00006D	000293	000000	01	0.34	R1	F	RSA C	$ 450,000	$ 358,000	I	Q		
								2,040		04/30/2021			SANTOS ANTHONY J	$ 251,500
0.798	00002D	000038	00A-35	03	0.00	R1	R	MHS A	$ 130,000	$ 103,800	I	Q		
								942		06/21/2021			ROCHE WAYNE M	$ 74,500
0.809	003D-2	000010	000008	01	0.00	R1	Q	RCD E	$ 265,000	$ 214,300	I	Q		
								1,333		07/06/2021			BLEEZARDE PHILIP	$ 166,700
0.809	005D-3	000082	000000	01	0.23	R1	F	RSA A	$ 375,000	$ 303,400	I	Q		
								1,778		07/14/2021			CRAWFORD ERICA LEE	$ 214,400
0.813	00005C	000721	000000	01	0.55	R1	F	RSA C	$ 500,000	$ 406,600	I	Q		
								2,442		06/15/2021			MCINTYRE R & K TRUST	$ 291,400
0.815	003D-2	000010	000095	01	0.00	R1	Q	RCD D	$ 275,000	$ 224,000	I	Q		
								1,347		05/19/2021			HOWARD SCOTT R	$ 169,300
0.815	004D-4	000067	000E12	01	0.00	R1	Q	RCD D	$ 260,000	$ 211,900	I	Q		
								1,336		05/20/2021			GANLEY SCOTT R	$ 148,000
0.819	00005B	000144	000000	01	0.57	R1	F	RSA D	$ 467,000	$ 382,700	I	Q		
								2,220		06/22/2021			CAREY RONALD A	$ 281,000
0.820	00007D	000156	000000	01	0.48	R1	F	RSA A	$ 430,000	$ 352,700	I	Q		
								1,806		04/16/2021			EJR HOMES INC	$ 231,300
0.825	00007E	000048	00M125	01	0.00	R1	Q	RCD D	$ 350,000	$ 288,600	I	Q		
								1,836		05/24/2021			RUPRECHT VERONICA A	$ 191,500
0.833	00005C	000478	000156	01	0.00	R1	Q	RCD D	$ 300,000	$ 250,000	I	Q		
								1,727		04/26/2021			FARROW WILLIAM D	$ 175,200
0.839	006D-1	000083	000000	01	0.22	R1	F	RSA B	$ 335,500	$ 281,500	I	Q		
								1,481		12/09/2020			DRISCOLL MICHAEL R	$ 200,700
0.846	00005C	000710	000000	01	0.35	R1	F	RSA D	$ 416,000	$ 352,100	I	Q		
								1,938		05/13/2021			THOMAS STEFANIE L	$ 259,100
0.852	00005C	000441	000000	01	0.34	R1	F	RSA D	$ 402,800	$ 343,200	I	Q		
								1,840		05/10/2021			HALVERSON JON D	$ 247,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.852	00007E	000048	00M059	01	0.00	R1	Q	RCD D	$ 306,000	$ 260,800	I	Q		
								1,548		07/08/2021			DUBOIS REBECCA S	$ 183,100
0.855	006E-2	000048	000000	01	0.37	R1	F	RSA A	$ 501,000	$ 428,300	I	Q		
								2,414		06/14/2021			FREEMAN SCOTT A	$ 307,400
0.855	006A-1	000057	000000	01	1.09	R1A	E	RSA D	$ 495,000	$ 423,300	I	Q		
								2,375		07/09/2021			STG LLC	$ 292,800
0.856	00004C	000166	000000	01	2.49	R1	E	RSA B	$ 500,000	$ 427,900	I	Q		
								2,159		03/30/2021			SMITH MEGHAN J	$ 281,100
0.858	00001E	000001	000084	01	0.00	R1	Q	RCD E	$ 295,000	$ 253,100	I	Q		
								1,763		03/11/2021			RACKLIFF KEVIN	$ 175,400
0.862	00006C	000348	000000	01	0.45	R1	E	RSA D	$ 385,000	$ 331,800	I	Q		
								1,841		10/28/2020			RACKETT ERIC A & MELIS	$ 241,500
0.862	00006B	000052	000000	01	1.17	R1	F	RSA D	$ 505,000	$ 435,400	I	Q		
								2,968		06/03/2021			GRADY TYLER PATRICK	$ 314,400
0.864	00006A	000018	000004	01	0.94	R1	E	RSA D	$ 420,000	$ 363,000	I	Q		
	ESTATE OF STEPHEN JENKS							2,093		07/06/2021			JENCKS STEPHEN D	$ 263,000
0.865	006D-1	000055	000000	01	0.28	R1	F	RSA A	$ 350,000	$ 302,900	I	Q		
								1,559		03/04/2021			CLINTON BRIANA	$ 196,500
0.866	00006D	000516	000004	01	0.12	R1	F	RSA D	$ 375,000	$ 324,700	I	Q		
								1,759		06/15/2021			ALEXANDER JONATHAN S	$ 231,600
0.867	00006D	000516	000036	01	0.11	R1	F	RSA D	$ 360,000	$ 312,100	I	Q		
								1,836		05/14/2021			GILLIS JOHN J	$ 223,400
0.868	005D-2	000002	00121A	01	0.00	R1	Q	RCD D	$ 212,000	**$ 184,000**	I	Q		
	INCLUDES LAND LEASE PARCEL B IN ASSMT							1,216		04/16/2021			SIROIS EDWARD J	$ 108,200
0.868	004D-3	000035	000000	04	0.23	R1	E	RSA B	$ 307,000	$ 266,600	I	Q		
								1,116		05/03/2021			AB&LL REAL ESTATE INVE	$ 163,300
0.872	00006D	000547	000000	01	0.70	R1	E	RSA D	$ 425,000	$ 370,700	I	Q		
								2,382		03/24/2021			WROBLEWSKI CAROL A REV	$ 274,400
0.872	00005C	000472	000014	01	0.27	R1	G	RSA A	$ 450,000	$ 392,600	I	Q		
								1,954		06/30/2021			NIXON FAMILY REVOCABLE	$ 286,600
0.875	003D-2	000010	000040	01	0.00	R1	Q	RCD D	$ 240,000	$ 210,000	I	Q		
								1,265		10/01/2020			BURNHAM SHAWN D	$ 158,600
0.875	004D-4	000045	000000	01	0.30	R1	E	RSA D	$ 345,000	$ 302,000	I	Q		
								1,674		11/09/2020			MEJIA SATIAGO ESPINAL	$ 256,400
0.876	00007E	000020	017-12	01	0.00	R1	Q	RCG A	$ 177,000	$ 155,100	I	Q		
								962		01/14/2021			PERRIN KELSEY Y	$ 105,300
0.877	003D-2	000010	000093	01	0.00	R1	Q	RCD E	$ 260,000	$ 227,900	I	Q		
								1,442		10/28/2020			OSYPIUK MACIEJ	$ 168,400
0.878	00003B	000102	000000	01	0.92	R1	F	RSA D	$ 507,533	$ 445,600	I	Q		
								2,746		06/21/2021			NICHOLS JONATHAN E	$ 316,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.879	003D-2	000010	000064	01	0.00	R1	Q	RCD	D	$ 245,000	$ 215,300	I	Q		
								1,283			10/02/2020			DUNN JOHN F & KAREN	$ 165,500
0.879	004D-4	000067	000E79	01	0.00	R1	Q	RCD	D	$ 241,000	$ 211,900	I	Q		
								1,337			05/18/2021			KLATT STEVEN DANIEL	$ 145,400
0.880	00003D	000026	00L-12	01	0.00	R1	R	MHD	A	$ 185,000	$ 162,800	I	Q		
								1,208			04/29/2021			NEVILLE KELLY ANN	$ 91,900
0.880	00007E	000048	00M049	01	0.00	R1	Q	RCD	D	$ 301,000	$ 265,000	I	Q		
								1,540			05/11/2021			FISHER SYDNEY A	$ 183,100
0.881	006D-1	000116	000000	01	0.41	R1	F	RSA	B	$ 360,000	$ 317,200	I	Q		
								1,479			04/07/2021			TENHAVE JOHN	$ 213,300
0.882	00005B	000094	000001	01	2.82	R1	I	RSA	D	$ 742,533	$ 655,000	I	Q		
								3,642			05/03/2021			MILANO LISA A REVOC TR	$ 466,200
0.883	00004B	000009	001-17	01	1.01	R1	I	RSA	D	$ 701,000	$ 618,800	I	Q		
								3,119			07/06/2021			EDMONDS BRITTANY M	$ 443,300
0.884	00002B	000220	000000	01	0.47	R1	F	RSA	A	$ 422,000	$ 373,000	I	Q		
								2,118			04/13/2021			CULLINAN CHARLES	$ 262,300
0.884	00005C	000753	000000	01	0.40	R1	F	RSA	A	$ 431,500	$ 381,500	I	Q		
								1,950			04/30/2021			MATTHEWS LAURI A	$ 264,500
0.884	00007D	000191	000000	01	0.51	R1	F	RSA	A	$ 390,000	$ 344,900	I	Q		
								1,488			07/01/2021			LEMAY RONALD A	$ 246,700
0.886	00006D	000365	000000	01	0.34	R1	F	RSA	A	$ 340,000	$ 301,200	I	Q		
								1,539			03/26/2021			GEDDES GREG	$ 209,000
0.888	00003B	000256	000001	01	5.84	R1	E	RSA	D	$ 573,000	$ 508,800	I	Q		
								3,129			04/29/2021			QUIMBY 2019 REVOCABLE	$ 377,300
0.888	00007D	000011	000004	01	1.26	R1	E	RSA	A	$ 476,000	$ 422,900	I	Q		
								2,192			06/11/2021			MCCASLIN TYLER	$ 311,100
0.889	00006C	000022	000000	01	0.48	R1	F	RSA	A	$ 472,000	$ 419,800	I	Q		
								2,319			07/07/2021			BONENFANT DONALD	$ 282,700
0.890	00007D	000166	000C08	01	0.00	R1	Q	RCD	E	$ 272,000	$ 242,000	I	Q		
								1,571			04/30/2021			TRETHEWAY EDWARD D	$ 165,400
0.891	003D-2	000010	000F01	01	0.00	R1	Q	RCG	A	$ 185,000	$ 164,900	I	Q		
								1,055			01/22/2021			WILLETT V IRREVOCABLE	$ 125,600
0.893	00006D	000516	000062	01	0.10	R1	F	RSA	B	$ 370,000	$ 330,300	I	Q		
								1,425			04/05/2021			GRAHAM ROBERT F	$ 227,800
0.897	00004C	000286	00WR19	01	0.00	R1	Q	RCD	E	$ 285,000	$ 255,600	I	Q		
								1,626			07/01/2021			MACPHERSON JEFFREY	$ 172,000
0.898	00005B	000065	000000	01	0.46	R1	E	RSA	A	$ 545,500	$ 489,700	I	Q		
								2,825			07/09/2021			TORO WILMER GIRALDO	$ 265,100
0.898	00005D	000001	000000	01	0.50	R1	F	RSA	D	$ 396,000	$ 355,500	I	Q		
								2,110			02/19/2021			FERGUSON MARK	$ 255,300

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.898	00006D	000516	000057	01	0.12	R1	F	RSA	D	$ 369,500	$ 331,900	I	Q		
								2,145			07/06/2021			HANLON GARY J	$ 244,100
0.900	00002B	000141	000000	01	0.46	R1	F	RSA	A	$ 375,000	$ 337,500	I	Q		
								1,517			10/08/2020			EJR HOMES INC	$ 204,500
0.900	00005C	000237	000V01	01	0.00	R1	Q	RCD	D	$ 255,000	$ 229,600	I	Q		
								1,429			04/21/2021			PERAULT NICHOLAS	$ 152,500
0.901	00007C	000030	000050	01	0.24	R1	H	RSA	D	$ 559,100	$ 503,500	I	Q		
								2,634			04/12/2021			HAMPSHIRE VENTURES INC	$ 139,400
0.902	00005C	000478	000023	01	0.00	R1	Q	RCD	D	$ 260,000	$ 234,500	I	Q		
								1,530			02/16/2021			MARTEL 2014 FAMILY TRU	$ 163,300
0.903	005D-2	000004	000061	01	0.00	R1	Q	RCD	B	$ 415,000	$ 374,700	I	Q		
								2,339			03/30/2021			GIARDINELLA CHARLES A	$ 280,600
0.903	005D-4	000067	000000	02	0.20	R1	E	RSA	E	$ 382,600	$ 345,500	I	Q		
								1,924			02/08/2021			KALI CONSTRUCTION LLC	$ 157,400
0.904	00003C	000038	000023	01	0.34	R1	G	RSA	D	$ 515,000	$ 465,800	I	Q		
								2,513			12/22/2020			HOULIHAN PAUNPIMON A	$ 352,400
0.905	00006D	000438	000000	01	0.50	R1	F	RSA	A	$ 390,000	$ 352,900	I	Q		
								1,819			03/12/2021			DICHARD DOUGLAS	$ 240,600
0.905	00006C	000120	000000	01	0.41	R1	E	RSA	A	$ 350,000	$ 316,800	I	Q		
								1,598			05/21/2021			ROGERS PHILIPPA J	$ 215,400
0.906	00004B	000009	001-12	01	1.47	R1	I	RSA	A	$ 672,000	$ 608,900	I	Q		
								2,719			06/21/2021			SCALZI WILLIAM L	$ 478,000
0.907	00005C	000825	000000	01	0.35	R1	G	RSA	D	$ 550,000	$ 498,700	I	Q		
								2,484			05/07/2021			CAFFERTY DANIEL P	$ 366,700
0.907	00006D	000150	000000	01	0.52	R1	F	RSA	D	$ 445,000	$ 403,600	I	Q		
								2,554			05/10/2021			NGUYEN PETER	$ 296,300
0.910	00004C	000286	00WR11	01	0.00	R1	Q	RCD	E	$ 295,000	$ 268,400	I	Q		
								1,722			06/08/2021			SPOHN PETER	$ 178,100
0.913	005D-2	000004	000016	01	0.00	R1	Q	RCD	B	$ 400,000	$ 365,200	I	Q		
								2,228			10/30/2020			MICHAUD FAMILY TRUST	$ 273,200
0.915	00006D	000330	000000	01	0.34	R1	F	RSA	A	$ 400,000	$ 366,000	I	Q		
								2,158			12/21/2020			MORIARTY ANDREANA	$ 257,400
0.917	00002B	000172	000000	01	0.77	R1	F	RSA	A	$ 400,000	$ 366,900	I	Q		
								1,825			07/01/2021			FERGUSON DEANNA J	$ 254,100
0.918	00007E	000020	000S87	01	0.00	R1	Q	RCD	D	$ 241,000	$ 221,200	I	Q		
								1,198			05/24/2021			DOLAN CAROLINE M	$ 147,100
0.920	00007D	000166	000R01	01	0.00	R1	Q	RCD	E	$ 295,000	$ 271,300	I	Q		
								1,834			04/28/2021			MACDONALD BRUCE E	$ 184,400
0.920	00006D	000090	000000	01	0.93	R1	E	RSA	B	$ 579,000	$ 532,700	I	Q		
								3,401			10/20/2020			BUTTON HOMES LLC	$ 235,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.921	00007B	000007	000000	01	1.32	R1	E	RSA D	$ 450,000	$ 414,600	I	Q		
								2,824		03/31/2021			TUOVILA ALICIA M	$ 295,100
0.922	00005C	000478	000117	01	0.00	R1	Q	RCD D	$ 260,000	$ 239,600	I	Q		
								1,622		04/12/2021			BERNASCONI FAMILY REVO	$ 167,300
0.923	00007D	000166	00CH35	01	0.00	R1	Q	RCD E	$ 270,000	$ 249,100	I	Q		
								1,746		05/14/2021			TENHAVE RYAN L	$ 176,700
0.924	00005C	000777	000000	01	0.40	R1	F	RSA A	$ 370,000	$ 341,800	I	Q		
								1,576		04/01/2021			COPELAND ERIN L	$ 241,900
0.925	00005A	000038	000000	01	1.48	R1	F	RSA B	$ 495,000	$ 457,900	I	Q		
								2,721		04/30/2021			MARTIN EVAN	$ 332,700
0.926	00006A	000018	000007	01	0.92	R1	E	RSA D	$ 425,000	$ 393,400	I	Q		
								2,456		12/15/2020			LAVENTURE MATTHEW D	$ 287,100
0.926	004D-4	000067	000EV6	01	0.00	R1	Q	RCD D	$ 220,000	$ 203,700	I	Q		
								1,335		12/04/2020			SOMERVILLE DARLENE F	$ 146,200
0.926	00006D	000018	000000	01	0.52	R1	F	RSA D	$ 400,000	$ 370,500	I	Q		
								1,828		06/16/2021			STEMKOWSKI PETER & ROB	$ 266,500
0.927	00005C	000534	000000	01	0.46	R1	F	RSA A	$ 377,000	$ 349,400	I	Q		
								1,476		11/06/2020			BEVILACQUA STEVEN MICH	$ 238,400
0.927	00003B	000105	000000	01	0.92	R1	F	RSA C	$ 442,000	$ 409,700	I	Q		
								2,414		12/30/2020			CUOZZO JAMES M	$ 287,300
0.927	00006D	000208	000000	01	0.81	R1	F	RSA A	$ 430,000	$ 398,700	I	Q		
								2,173		03/03/2021			ANDRIS N AND A REVOCAB	$ 279,800
0.928	004D-4	000067	000E45	01	0.00	R1	Q	RCD D	$ 220,000	$ 204,100	I	Q		
								1,342		02/25/2021			SAMPERI CHRISTOPHER A	$ 146,200
0.928	006E-2	000043	000000	01	0.36	R1	F	RSA A	$ 390,000	$ 362,000	I	Q		
								1,996		01/19/2021			HINES KEITH W	$ 238,400
0.928	00006B	000153	000000	01	1.65	R1	F	RSA A	$ 450,000	$ 417,800	I	Q		
								2,219		05/24/2021			RICKENBACH RENOVATIONS	$ 296,400
0.929	00005C	000001	000001	01	3.01	R1	E	RSA C	$ 485,000	$ 450,500	I	Q		
								3,012		06/25/2021			WARE DONALD L	$ 338,100
0.929	00004D	000064	000038	01	0.00	R1	Q	RCD D	$ 390,000	$ 362,500	I	Q		
								1,953		02/12/2021			HALVATZES CONSTANTINE	$ 236,900
0.930	005D-2	000002	00028A	01	0.00	R1	Q	RCD F	$ 220,000	**$ 204,600**	I	Q		
	INCLUDES ASSMT OF LAND LEASE PARCEL AS BUYER RESPO							1,839		07/02/2021			PETA CONSTANCE M	$ 124,900
0.931	00006D	000138	000000	01	0.52	R1	F	RSA A	$ 380,000	$ 353,800	I	Q		
								1,897		06/28/2021			29 CONSTANCE STREET LL	$ 245,000
0.931	00007E	000048	00M011	01	0.00	R1	Q	RCD D	$ 280,000	$ 260,800	I	Q		
								1,548		07/08/2021			GAGNE ELIDA	$ 177,400
0.932	005D-2	000004	000034	01	0.00	R1	Q	RCD B	$ 400,000	$ 372,600	I	Q		
								2,225		04/02/2021			VACCA FAMILY REVOCABLE	$ 274,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.932	00007D	000166	00BL08	01	0.00	R1	Q	RCD	D	$ 245,000	$ 228,400	I	Q		
								1,320			06/03/2021			RENNIE SANDRA ELLEN	$ 157,500
0.933	00006D	000058	000000	01	0.51	R1	F	RSA	E	$ 415,000	$ 387,000	I	Q		
								2,329			04/26/2021			LORD O'BRIEN PAMELA AN	$ 274,700
0.933	00004C	000227	000069	01	0.24	R1	G	RSA	D	$ 487,800	$ 454,900	I	Q		
								2,836			04/01/2021			BEVIS ROBERT J	$ 340,300
0.933	00007D	000150	000000	01	0.89	R1	F	RSA	A	$ 350,000	$ 326,500	I	Q		
								1,386			06/04/2021			PAUL JEFFREY A	$ 237,000
0.933	00006C	000144	000001	01	10.60	R1	I	RSA	E	$ 690,000	$ 643,800	I	Q		
								3,590			11/04/2020			FERNANDES STEVEN A & M	$ 457,900
0.934	006D-1	000115	000000	01	0.41	R1	F	RSA	A	$ 390,000	$ 364,200	I	Q		
								1,923			07/01/2021			LEVESQUE STEVEN	$ 237,200
0.935	00006C	000145	000001	01	5.03	R1	E	RSA	D	$ 589,900	$ 551,300	I	Q		
								3,040			01/28/2021			CNC INVESMENTS LLC	$ 150,500
0.935	00004C	000048	000030	01	0.98	R1	H	RSA	D	$ 567,000	$ 530,400	I	Q		
								3,156			06/07/2021			PERRIER STEPHANE	$ 417,700
0.936	006E-1	000043	000000	01	0.34	R1	F	RSA	A	$ 360,000	$ 336,800	I	Q		
								1,750			06/02/2021			JENNINGS SHANE R	$ 239,800
0.936	00005C	000084	000000	01	0.91	R1	E	RSA	A	$ 537,500	$ 503,000	I	Q		
								2,911			05/20/2021			MUNZING STEVEN E	$ 341,700
0.937	00001D	0001-4	000035	03	0.00	R1	Q	RCD	A	$ 550,300	$ 515,400	I	Q		
								2,456			04/19/2021			BOWERS LANDING OF MERR	$ 62,400
0.937	00007D	000166	000R20	01	0.00	R1	Q	RCD	D	$ 258,000	$ 241,700	I	Q		
								1,500			12/10/2020			LAMAN KERI J TRUST	$ 169,600
0.939	005D-4	000019	000004	01	0.00	R1	Q	RCD	E	$ 305,000	$ 286,400	I	Q		
								1,736			07/01/2021			MACARTHUR DAVID W	$ 191,800
0.941	00002D	000038	000000	03	6.06	CI	E	COF	A	$ 2,824,800	$ 2,657,600	I	Q		
								2,264			12/01/2020			RANCOURT CLAUDE C IRRE	$ 1,812,000
0.942	00006C	000079	000000	01	0.44	R1	F	RSA	A	$ 378,000	$ 356,000	I	Q		
								1,869			10/23/2020			LILLIS FAMILY REVOCABL	$ 243,800
0.944	00006D	000024	000000	01	0.50	R1	E	RSA	D	$ 405,000	$ 382,500	I	Q		
								2,359			12/21/2020			PATCH FAMILY REVOCABLE	$ 263,700
0.945	00003D	000002	000000	03	2.89	CI	E	CEN	A	$ 2,695,000	$ 2,546,100	I	Q		
								38,870			03/15/2021			RPR REALTY LLC	$ 1,770,300
0.946	005D-4	000020	000000	01	0.30	R1	E	RSA	A	$ 290,000	$ 274,300	I	Q		
								1,586			12/02/2020			MACGUIRE ELIZABETH	$ 193,900
0.946	00007D	000166	000R24	01	0.00	R1	Q	RCD	E	$ 285,000	$ 269,600	I	Q		
								1,869			11/23/2020			MACINTYRE DANIEL A & D	$ 176,100
0.947	00007D	000166	000W20	01	0.00	R1	Q	RCD	D	$ 259,900	$ 246,100	I	Q		
								1,479			11/24/2020			STUBBS GINGER LEE	$ 168,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.947	00003D	000025	0EA-04	01	0.00	R1	R	MHS A	$ 100,000	$ 94,700	I	Q		
								779		03/25/2021			FOSTER SANDRA L	$ 52,900
0.947	00004A	000004	000001	01	27.48	CUFL	H		$ 450,000	$ 426,200	V	Q		
										04/09/2021			VAUGHN REVOCABLE TRUST	$ 258,900
0.948	00001E	000001	000162	01	0.00	R1	Q	RCG A	$ 215,000	$ 203,800	I	Q		
								1,090		06/11/2021			TRUONG ERIC	$ 136,000
0.949	00004C	000286	000A08	01	0.00	R1	Q	RCD E	$ 270,000	$ 256,100	I	Q		
								1,626		06/16/2021			WHITE CAMERON REVOC TR	$ 177,500
0.949	00007D	000166	000C07	01	0.00	R1	Q	RCD E	$ 250,000	$ 237,200	I	Q		
								1,538		02/01/2021			THOMPSON RICK & SHERRY	$ 168,200
0.949	00002A	000042	000029	01	0.92	R1	G	RSA C	$ 360,000	$ 341,600	I	Q		
								1,566		04/13/2021			LAPHAM RICHARD	$ 246,900
0.950	00004C	000106	000000	01	1.28	R1	F	RSA D	$ 455,000	$ 432,200	I	Q		
								2,549		11/23/2020			SCULLY TIMOTHY V & CAR	$ 297,600
0.950	00007C	000030	000013	01	0.28	R1	H	RSA D	$ 563,933	$ 535,700	I	Q		
								3,084		12/30/2020			HAMPSHIRE VENTURES INC	$ 134,300
0.951	00001D	0001-4	000016	03	0.00	R1	Q	RCD A	$ 526,300	$ 500,300	I	Q		
								2,432		04/08/2021			BOWERS LANDING OF MERR	$ 62,400
0.951	00006B	000241	000000	01	2.29	R1	G	RSA D	$ 440,000	$ 418,500	I	Q		
								2,200		11/20/2020			LAWSON BRUCE J & ALISO	$ 306,400
0.952	00002D	000038	00A-19	03	0.00	R1	R	MHS A	$ 86,700	$ 82,500	I	Q		
								1,051		04/07/2021			LUTHER BENJAMIN J	$ 61,900
0.952	005D-2	000002	00170A	01	0.00	R1	Q	RCD F	$ 220,000	**$ 209,400**	I	Q		
	ASSMT INCLUDES VALUE OF PARCEL B LAND LEASE PARCE							1,902		04/15/2021			SANTANA-KNOX ROGELIO C	$ 129,300
0.953	00006D	000384	000000	01	0.34	R1	F	RSA A	$ 340,000	$ 323,900	I	Q		
								1,575		11/30/2020			HOSEY BRADLEY R & WHIT	$ 216,400
0.953	00001E	000001	000010	01	0.00	R1	Q	RCD E	$ 260,500	$ 248,200	I	Q		
								1,670		02/02/2021			COLINBROOKE INVESTMENT	$ 160,300
0.953	00001D	0001-4	000017	03	0.00	R1	Q	RCD A	$ 525,000	$ 500,300	I	Q		
								2,432		03/15/2021			BOWERS LANDING OF MERR	$ 62,400
0.953	005D-4	000V57	000009	01	0.00	R1	Q	RCD D	$ 252,000	$ 240,200	I	Q		
								1,505		05/06/2021			HASTY ELAINE DEBRA REV	$ 166,900
0.954	003D-2	000010	000032	01	0.00	R1	Q	RCD E	$ 229,000	$ 218,400	I	Q		
								1,427		11/30/2020			LEARY THOMAS	$ 168,000
0.954	005D-4	000001	000035	04	0.00	R1	Q	RCD A	$ 383,900	$ 366,300	I	Q		
								1,745		05/12/2021			STREIF LLC	$ 174,500
0.955	00001E	000001	000149	01	0.00	R1	Q	RCG A	$ 225,000	$ 214,900	I	Q		
								1,239		04/29/2021			DEVEAUX KIMBERLY A REV	$ 145,100
0.955	00006B	000170	000000	01	0.92	R1	F	RSA D	$ 455,000	$ 434,600	I	Q		
								2,585		12/18/2020			GOSSELIN JASON	$ 318,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.957	004D-4	000067	00A05A	01	0.00	R1	Q	RCG	A	$ 145,000	$ 138,700	I	Q		
								521			05/14/2021			MORRISSEY JULIE B	$ 85,000
0.957	004D-4	000067	00E55A	01	0.00	R1	Q	RCG	A	$ 145,000	$ 138,700	I	Q		
								521			05/19/2021			BELISLE AMANDA C	$ 85,000
0.957	00004C	000286	000V15	01	0.00	R1	Q	RCD	E	$ 258,000	$ 246,900	I	Q		
								1,600			04/08/2021			STANLEY RUTHANN	$ 170,500
0.957	00006D	000529	000017	01	0.34	R1	G	RSA	D	$ 530,000	$ 507,200	I	Q		
								2,801			04/29/2021			BUREAU CHAD	$ 318,300
0.958	005D-2	000004	000044	01	0.00	R1	Q	RCD	B	$ 380,000	$ 363,900	I	Q		
	UNDIVIDED ONE HALF INT TO EACH TRUST							2,224			12/10/2020			MAIORIELLO HELEN D REV	$ 272,900
0.958	006A-1	000044	000000	01	0.92	R1A	E	RSA	A	$ 410,000	$ 392,900	I	Q		
								2,366			07/09/2021			GINSBERG BRUCE G REVO	$ 292,300
0.958	005D-2	000002	00060A	01	0.00	R1	Q	RCD	D	$ 195,000	**$ 186,900**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,372			12/21/2020			SCOTT MADISON L	$ 107,800
0.958	00007D	000166	000A01	01	0.00	R1	Q	RCD	E	$ 265,000	$ 254,000	I	Q		
								1,744			07/09/2021			VARNUM GEORGE E & MAR	$ 176,300
0.959	00001D	0001-4	000020	03	0.00	R1	Q	RCD	A	$ 535,400	$ 513,500	I	Q		
								2,465			10/01/2020			BOWERS LANDING OF MERR	$ 62,400
0.960	00001D	0001-4	000008	03	0.00	R1	Q	RCD	A	$ 501,700	$ 481,400	I	Q		
								2,190			02/04/2021			BOWERS LANDING OF MERR	$ 62,400
0.960	004D-4	000067	000E17	01	0.00	R1	Q	RCD	D	$ 245,000	$ 235,100	I	Q		
								1,862			10/14/2020			AMORIM CLAYTON M	$ 163,700
0.960	004D-4	000067	000E25	01	0.00	R1	Q	RCD	D	$ 244,900	$ 235,100	I	Q		
								1,862			10/22/2020			SMITH KEVIN G	$ 163,700
0.961	00007E	000020	000S18	01	0.00	R1	Q	RCD	D	$ 228,000	$ 219,100	I	Q		
								1,211			02/19/2021			LECLAIRE LUCY A	$ 146,500
0.962	004D-4	000067	000E20	01	0.00	R1	Q	RCD	D	$ 213,000	$ 204,800	I	Q		
								1,335			11/20/2020			LOPES MARIA E & EVANDR	$ 145,400
0.962	00001D	0001-4	000014	03	0.00	R1	Q	RCD	A	$ 534,000	$ 513,500	I	Q		
								2,465			02/19/2021			BOWERS LANDING OF MERR	$ 62,400
0.963	00006D	000516	000016	01	0.13	R1	F	RSA	D	$ 331,000	$ 318,600	I	Q		
								1,698			12/14/2020			STEWART LOGAN & BAILEY	$ 224,500
0.963	00001E	000001	000042	01	0.00	R1	Q	RCD	E	$ 270,000	$ 260,100	I	Q		
								1,753			04/23/2021			PULVER ALBERT W II IRR	$ 167,600
0.964	00007E	000048	00M019	01	0.00	R1	Q	RCD	D	$ 262,000	$ 252,500	I	Q		
								1,442			01/22/2021			AUTOTE DAVID & ELAINE	$ 176,500
0.964	00006C	000375	000000	01	0.47	R2	F	RSA	A	$ 433,000	$ 417,400	I	Q		
								2,650			04/08/2021			OTIS CAROL M	$ 279,700
0.964	005D-2	000002	00122A	01	0.00	R1	Q	RCD	D	$ 200,000	**$ 192,800**	I	Q		
	INCLUDES ASSESSMENT OF LAND LEASE PARCEL B AS BUYE							1,421			04/15/2021			BEAUSOLEIL JARED M	$ 116,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.964	006E-1	000016	000000	01	1.50	CI	F	CAP	G	$ 1,040,000	$ 1,002,700	I	Q		
								7,758			12/21/2020			DEPOT STREET APARTMENT	$ 535,700
0.964	00005B	000090	000001	01	2.84	R1	F	RSA	D	$ 410,000	$ 395,300	I	Q		
								2,017			05/07/2021			HAMMOND RAYMOND GEORGE	$ 271,700
0.965	00005B	000096	000008	01	1.16	R1	G	RSA	D	$ 560,000	$ 540,200	I	Q		
								3,288			03/22/2021			JACQUES MATTHEW J	$ 385,300
0.965	00001D	0001-3	000032	03	0.00	R1	Q	RCD	D	$ 398,000	$ 384,000	I	Q		
								2,272			03/22/2021			SMITH JEFFREY A	$ 284,100
0.966	00007E	000048	0B5-02	01	0.00	R1	Q	RCG	A	$ 205,000	$ 198,000	I	Q		
								1,057			03/29/2021			SUSEN ANNE C	$ 133,100
0.966	00001E	000001	000023	01	0.00	R1	Q	RCD	E	$ 258,500	$ 249,700	I	Q		
								1,744			04/29/2021			DECRISTOFARO MICHAEL L	$ 172,200
0.966	00004C	000194	000000	01	0.51	R1	F	RSA	A	$ 315,000	$ 304,300	I	Q		
								1,122			06/07/2021			FERGUSON GARY	$ 207,600
0.966	00004A	000023	000008	01	3.28	R1	I			$ 234,000	$ 226,100	V	Q		
											05/11/2021			DETAIL DESIGN BUILDERS	$ 86,200
0.968	00006D	000337	000000	01	0.35	R1	F	RSA	A	$ 307,500	$ 297,700	I	Q		
								1,500			06/01/2021			CATALDO KENNETH P	$ 220,500
0.968	00006A	000018	000020	01	1.84	R1	G	RSA	D	$ 470,000	$ 455,100	I	Q		
								2,491			03/24/2021			ARSENAULT KAREN A & LA	$ 332,500
0.969	004D-3	000002	000000	04	0.86	CI	E	CCW	A	$ 950,000	$ 920,400	I	Q		
	$1,300,000 LESS $350,000 ESTIMATED EQUIPMENT =$950,000							3,935			03/09/2021			376 DW HWY LLC	$ 432,300
0.970	00007C	000030	000048	01	0.31	R1	H	RSA	A	$ 603,200	$ 585,400	I	Q		
								3,142			11/12/2020			HAMPSHIRE VENTURES INC	$ 143,600
0.971	00004A	000023	000007	01	2.65	R1	I			$ 230,000	$ 223,300	V	Q		
											01/06/2021			VAUGHN BRETT W REVOCAB	$ 83,400
0.971	00007E	000046	C11-14	01	0.00	R1	Q	RCG	A	$ 220,000	$ 213,600	I	Q		
								892			04/30/2021			WATTS JOHN LIONEL	$ 131,600
0.971	00007C	000030	000043	01	0.28	R1	H	RSA	D	$ 651,400	$ 632,800	I	Q		
								3,653			02/26/2021			HAMPSHIRE VENTURES INC	$ 141,800
0.972	003D-2	000020	000000	04	2.49	CI	E			$ 375,000	$ 364,500	V	Q		
											03/18/2021			BORDEN LIZZIE LLC	$ 198,400
0.973	005D-4	000003	000001	04	3.40	CI	E	CDS	A	$ 2,184,000	$ 2,125,500	I	Q		
								11,520			12/23/2020			WEC 97K-3 INVESTMENT T	$ 1,352,500
0.973	00002C	000014	000000	01	4.56	R1	E	RSA	D	$ 634,900	$ 617,900	I	Q		
								3,713			10/30/2020			MCKENNA BRIAN G & CIND	$ 394,400
0.973	00005B	000095	000003	01	2.82	R1	E	RSA	D	$ 700,000	$ 681,400	I	Q		
								4,376			12/01/2020			STROUD FAMILY TRUST	$ 510,600
0.974	00004A	000022	000000	01	5.38	R1	F			$ 200,000	$ 194,800	V	Q		
											07/07/2021			VONDEROSA PROPERTIES L	$ 197,300

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.974	00006B	000006	000000	01	0.93	R1	E	RSA D	$ 415,000	$ 404,300	I	Q		
								2,634		02/25/2021			WHITLOCK CAROLYN G REV	$ 303,600
0.974	00003B	000064	000000	01	0.92	R1	F	RSA A	$ 470,000	$ 458,000	I	Q		
								2,827		02/22/2021			ZIMMERMAN JAMES E & EL	$ 333,800
0.974	00005C	000289	000002	01	0.00	R1	Q	RCD D	$ 243,000	$ 236,800	I	Q		
								1,201		03/11/2021			MERCIER BRANDY C	$ 149,200
0.975	00005B	000085	000000	01	0.73	R1	F	RSA A	$ 400,000	$ 390,100	I	Q		
								2,180		05/28/2021			RIVARD FAMILY REVOCABL	$ 272,900
0.976	00007D	000166	000W47	01	0.00	R1	Q	RCD E	$ 280,000	$ 273,200	I	Q		
								2,049		05/28/2021			JOHANSEN DIANE M	$ 187,400
0.976	00006C	000576	000001	01	2.90	R2	E	RMF D	$ 448,000	$ 437,200	I	Q		
								2,419		01/22/2021			MCLINN LAURA J	$ 315,700
0.976	00005A	000021	000000	01	3.54	R1	F	RSA C	$ 426,000	$ 415,900	I	Q		
								2,677		04/09/2021			SMIDDY RICHARD M	$ 300,400
0.976	00004C	000048	000006	01	1.12	R1	H	RSA D	$ 511,800	$ 499,700	I	Q		
								2,571		10/01/2020			KIRKPATRICK JAMES & AN	$ 375,600
0.976	00007E	000020	000K14	01	0.00	R1	Q	RCD D	$ 225,000	$ 219,700	I	Q		
								1,192		01/28/2021			HITCHCOCK MELANIE S	$ 145,100
0.977	00005B	000183	000000	01	0.60	R1	F	RSA C	$ 450,000	$ 439,500	I	Q		
								2,802		06/30/2021			GOLLER LINDSEY S	$ 300,600
0.977	005D-4	000001	000002	04	0.00	R1	Q	RCD A	$ 378,900	$ 370,300	I	Q		
								1,745		11/23/2020			STREIF LLC	$ 174,500
0.977	005D-4	000001	000040	04	0.00	R1	Q	RCD A	$ 413,100	$ 403,800	I	Q		
								2,165		04/15/2021			STREIF LLC	$ 125,200
0.978	00003A	000065	000001	01	3.13	R1	F	RSA E	$ 589,500	$ 576,600	I	Q		
								3,491		11/13/2020			GEPA ENTERPRISES LLC	$ 134,200
0.978	00007E	000048	00M111	01	0.00	R1	Q	RCD D	$ 275,000	$ 269,000	I	Q		
								1,695		06/03/2021			DOYON D.A. REVOCABLE T	$ 190,200
0.979	00007E	000046	000028	01	0.18	R1	G	RSA D	$ 417,000	$ 408,400	I	Q		
								2,360		03/26/2021			SHERMAN JOAN M	$ 299,900
0.980	00003C	000047	000000	01	1.30	R1	F	RSA D	$ 450,000	$ 441,000	I	Q		
								2,701		10/13/2020			ZONA JAMES P	$ 315,700
0.980	006A-1	000054	000000	01	1.03	R1A	E	RSA A	$ 380,000	$ 372,400	I	Q		
								1,768		10/16/2020			RAYMOND RICHARD R	$ 276,400
0.981	00006C	000075	000000	01	0.40	R1	E	RSA A	$ 335,000	$ 328,700	I	Q		
								1,736		11/02/2020			ORDWAY MELISSA J	$ 222,500
0.981	00006C	000134	000000	01	0.39	R1	E	RSA C	$ 330,000	$ 323,800	I	Q		
								1,937		11/06/2020			WYNN JACKSON & STACEY	$ 232,300
0.982	00007C	000030	000051	01	0.37	R1	H	RSA A	$ 588,300	$ 577,500	I	Q		
								3,142		03/12/2021			HAMPSHIRE VENTURES INC	$ 149,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.982	005D-4	000001	000037	04	0.00	R1	Q	RCD A	$ 411,200	$ 403,800	I	Q		
								2,165		04/27/2021			STREIF LLC	$ 305,900
0.982	00005C	000639	000000	01	1.36	R1W	E	RSA D	$ 430,000	$ 422,300	I	Q		
								2,052		05/14/2021			KLASSEN NICHOLAS	$ 276,600
0.983	005D-4	000056	000000	02	1.94	R2	E	RSA D	$ 599,000	$ 588,900	I	Q		
								4,492		05/03/2021			WHITTEMORE DAVID M	$ 372,700
0.983	00006C	000007	000000	01	2.66	R1	F	RSA A	$ 390,000	$ 383,500	I	Q		
								1,909		04/15/2021			SPAULDING ENTERPRISES	$ 274,200
0.985	00001D	0001-3	000048	03	0.00	R1	Q	RCD D	$ 400,000	$ 393,800	I	Q		
								2,349		02/19/2021			REDDY VIKRAM DEV REDDY	$ 296,900
0.985	005D-2	000004	000094	01	0.00	R1	Q	RCG A	$ 229,000	$ 225,600	I	Q		
								1,201		10/22/2020			PARENT JOYCE M & DAVID	$ 168,600
0.985	00007D	000358	000000	01	0.89	R1	F	RSA A	$ 330,000	$ 325,200	I	Q		
								1,392		12/04/2020			DRIVAS PETER M III	$ 237,300
0.986	00004A	000023	000009	01	3.11	R1	I		$ 217,000	$ 214,000	V	Q		
	$245,000 SP ADJ, SELLER PAYING LUCT-$17K AND LEDGE -$15									07/12/2021			VAUGHN BRETT W REVOCAB	$ 85,500
0.987	00002A	000034	000000	01	1.64	R1	G	RSA D	$ 500,000	$ 493,400	I	Q		
								3,144		04/27/2021			BROWN FAMILY REV TRUST	$ 360,700
0.987	00006D	000519	000U07	01	0.00	R1	Q	RCD D	$ 310,000	$ 306,000	I	Q		
								1,812		02/03/2021			RANKINS KEVIN & SUZANN	$ 197,200
0.988	00007E	000020	000S52	01	0.00	R1	Q	RCD D	$ 220,000	$ 217,400	I	Q		
								1,152		11/09/2020			SQUEGLIA MELISSA C	$ 145,100
0.988	00007E	000020	000S61	01	0.00	R1	Q	RCD D	$ 220,000	$ 217,400	I	Q		
								1,152		10/27/2020			COLON TRACEY A & ALAIN	$ 147,000
0.989	00006D	000047	000011	01	0.53	R1	H	RSA D	$ 652,500	$ 645,200	I	Q		
								3,181		05/05/2021			BERMAN BRITTANY M	$ 444,200
0.989	005D-2	000004	000078	01	0.00	R1	Q	RCG A	$ 225,000	$ 222,600	I	Q		
								1,154		12/02/2020			MCCAFFERY CHARLES E RE	$ 166,200
0.990	00007E	000048	0B5-01	01	0.00	R1	Q	RCG A	$ 200,000	$ 198,000	I	Q		
								1,057		01/14/2021			CAMPBELL SCOTT M	$ 134,800
0.990	00007E	000048	0S2-28	01	0.00	R1	Q	RCG A	$ 200,000	$ 198,000	I	Q		
								1,057		12/30/2020			ALTOBELLO MARIA R	$ 132,000
0.990	00004A	000023	000010	01	2.44	R1	I		$ 213,000	$ 210,900	V	Q		
	SELLER IS PAYIN LUCT AND LEDGE COSTS ADJ SP DOWN TO R									07/01/2021			VAUGHN BRETT W REVOCAB	$ 82,400
0.990	00007C	000030	000049	01	0.30	R1	H	RSA D	$ 615,000	$ 609,100	I	Q		
								3,143		11/12/2020			HAMPSHIRE VENTURES INC	$ 142,700
0.991	00007D	000166	000R19	01	0.00	R1	Q	RCD E	$ 265,000	$ 262,700	I	Q		
								1,789		10/04/2020			CIRRONE ANDREW M & SZO	$ 184,800
0.991	00003D	000025	0EB-18	01	0.00	R1	R	MHD A	$ 199,900	$ 198,200	I	Q		
								2,022		12/22/2020			MOSSEY KAREN	$ 146,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.992	00006D	000562	000000	01	0.46	R1	F	RSA	A	$ 335,000	$ 332,300	I	Q		
								1,579			07/09/2021			CARDILLO A & J 2011 TR	$ 226,400
0.992	00007E	000020	000S31	01	0.00	R1	Q	RCD	D	$ 222,533	$ 220,800	I	Q		
								1,212			12/18/2020			BELL JAMES & NICOLE	$ 147,700
0.993	00004B	000167	000000	01	1.81	R1	F	RSA	C	$ 392,000	$ 389,100	I	Q		
								2,287			07/09/2021			GILMER ADAM	$ 269,100
0.993	00004C	000250	000000	01	1.10	R1	E	RSA	D	$ 420,000	$ 416,900	I	Q		
								2,524			03/31/2021			BANNISTER SCOTT R	$ 306,900
0.994	00007E	000048	000B28	01	0.00	R1	Q	RCD	D	$ 240,000	$ 238,500	I	Q		
								1,248			01/11/2021			OVERTON LISA ANN	$ 165,700
0.994	00001D	0001-4	000018	03	0.00	R1	Q	RCD	A	$ 485,000	$ 482,200	I	Q		
								2,200			05/25/2021			BOWERS LANDING OF MERR	$ 62,400
0.995	00001E	000001	000122	01	0.00	R1	Q	RCD	E	$ 245,000	$ 243,700	I	Q		
								1,663			10/01/2020			PINHEIRO FERNANDA M	$ 163,000
0.996	00007E	000048	000B30	01	0.00	R1	Q	RCD	D	$ 245,000	$ 244,100	I	Q		
								1,322			04/09/2021			YOUNG BRITTANY	$ 170,100
0.996	00005D	000030	000000	01	0.48	R1	F	RSA	A	$ 357,000	$ 355,700	I	Q		
								1,505			11/06/2020			GOMES EVAN & TIFFANY	$ 230,700
0.996	00007C	000030	000052	01	0.38	R1	H	RSA	D	$ 531,200	$ 529,300	I	Q		
								2,433			01/29/2021			HAMPSHIRE VENTURES INC	$ 149,700
0.998	00001D	0001-4	000034	03	0.00	R1	Q	RCD	A	$ 494,700	$ 493,600	I	Q		
								2,221			01/11/2021			BOWERS LANDING OF MERR	$ 62,400
0.998	00001D	0001-4	000015	03	0.00	R1	Q	RCD	A	$ 485,000	$ 484,200	I	Q		
								2,226			02/16/2021			BOWERS LANDING OF MERR	$ 62,400
0.999	00006C	000262	000000	01	0.64	R1	F	RSA	D	$ 400,000	$ 399,500	I	Q		
								2,386			12/03/2020			BRAUER RAYMOND C & JOY	$ 290,100
0.999	00007D	000166	000C06	01	0.00	R1	Q	RCD	E	$ 240,000	$ 239,800	I	Q		
								1,550			12/18/2020			POIRIER PHILIP D	$ 168,100
0.999	00007E	000029	000037	01	0.00	R1	Q	RCG	A	$ 180,000	$ 179,900	I	Q		
								1,017			01/20/2021			DAVIS KRISTINE	$ 114,500
1.000	00006D	000135	000000	01	0.53	R1	F	RSA	A	$ 359,900	$ 359,800	I	Q		
								2,007			03/26/2021			DIB MOHAMAD AMAD	$ 247,300
1.000	00006B	000258	000000	01	2.31	R1	I	RSA	E	$ 810,000	$ 809,800	I	Q		
								5,361			11/19/2020			DOMO IN AETERNUM REVOC	$ 573,200
1.000	00005C	000827	000000	01	0.41	R1	G	RSA	D	$ 530,000	$ 529,900	I	Q		
								3,203			01/21/2021			KORIANSKI RICARDO L &	$ 390,000
1.000	00005C	000478	000069	01	0.00	R1	Q	RCD	D	$ 240,000	$ 240,000	I	Q		
								1,628			05/06/2021			LAFORGE JAMES P	$ 167,500
1.000	00007E	000048	00M138	01	0.00	R1	Q	RCD	D	$ 260,000	$ 260,000	I	Q		
								1,508			03/29/2021			CURREN TIMOTHY J	$ 183,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.000	006D-1	000020	0000U4	02	0.00	R1	Q	RCD D	$ 201,000	$ 201,000	I	Q		
								1,309		11/16/2020			KOCH KATHY	$ 146,300
1.001	00004D	000055	000000	03	3.30	CI	E	CEN A	$ 2,605,000	$ 2,606,900	I	Q		
								33,234		03/15/2021			GROSKY MARLENE REV TRU	$ 1,531,300
1.001	00007D	000231	000000	01	0.84	R1	F	RSA A	$ 380,000	$ 380,400	I	Q		
								1,815		06/30/2021			FELICIANO ANGEL SAMUEL	$ 270,800
1.001	004D-3	000076	000016	01	0.00	R1	Q	RCD D	$ 344,000	$ 344,500	I	Q		
								1,941		12/15/2020			HARPER FAMILY REVOC TR	$ 224,600
1.002	00007E	000048	00M055	01	0.00	R1	Q	RCD D	$ 252,000	$ 252,500	I	Q		
								1,442		12/14/2020			COMTOIS JESSICA ANNE	$ 180,100
1.002	00007D	000166	000W22	01	0.00	R1	Q	RCD E	$ 254,933	$ 255,500	I	Q		
								1,802		12/30/2020			AZEVEDO TONI	$ 177,900
1.003	00002B	000308	000000	01	0.35	R1	F	RSA A	$ 310,000	$ 310,800	I	Q		
								1,387		02/26/2021			DROUIN DENNIS R	$ 224,400
1.003	00007C	000030	000042	01	0.26	R1	H	RSA D	$ 483,700	$ 485,100	I	Q		
								2,407		02/19/2021			HAMPSHIRE VENTURES INC	$ 140,500
1.004	005D-4	000001	000007	04	0.00	R1	Q	RCD A	$ 369,000	$ 370,300	I	Q		
								1,745		10/27/2020			STREIF LLC	$ 174,500
1.004	00005B	000159	000000	01	0.54	R1	F	RSA A	$ 355,000	$ 356,300	I	Q		
								2,002		11/13/2020			LATHE RICHARD N & ANNE	$ 244,300
1.004	00004A	000004	000040	01	1.10	R1	H	RSA D	$ 650,000	$ 652,400	I	Q		
								4,329		02/22/2021			VECCHIARELLI JAMES G	$ 521,800
1.004	00005C	000447	000000	01	0.35	R1	F	RSA D	$ 390,000	$ 391,500	I	Q		
								2,556		06/29/2021			NORRIS WILLIAM	$ 266,700
1.004	00007E	000020	000K03	01	0.00	R1	Q	RCD D	$ 215,000	$ 215,900	I	Q		
								1,152		03/16/2021			MCINTYRE JENA L	$ 143,900
1.005	005D-4	000001	000044	04	0.00	R1	Q	RCD A	$ 364,225	$ 366,000	I	Q		
	TAX STAMPS CALCULATE TO 349933 HOWEVER MLS INDICA							1,745		03/25/2021			STREIF LLC	$ 125,200
1.005	00007D	000040	000000	01	0.52	R1	F	RSA D	$ 391,900	$ 393,900	I	Q		
								2,224		04/05/2021			GREGORICH JAMES REVOCA	$ 282,600
1.005	00005C	000208	000000	01	2.00	R2	E	RSA B	$ 385,000	$ 387,100	I	Q		
								2,120		04/09/2021			WINTERS NATHAN / MELIS	$ 283,900
1.006	006D-1	000046	000000	02	1.37	R1	E	RSA E	$ 674,000	$ 678,300	I	Q		
								10,332		11/02/2020			BENSON LAURA	$ 570,700
1.007	005D-4	000001	000005	04	0.00	R1	Q	RCD A	$ 367,900	$ 370,300	I	Q		
								1,745		12/10/2020			STREIF LLC	$ 174,500
1.007	006E-1	000057	000000	01	0.50	R2	F	RSA B	$ 380,000	$ 382,500	I	Q		
								2,282		05/10/2021			BURGESS CECILE E	$ 261,700
1.007	00001D	0001-4	000037	03	0.00	R1	Q	RCD A	$ 511,800	$ 515,300	I	Q		
								2,486		10/23/2020			BOWERS LANDING OF MERR	$ 62,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.008	00006C	000600	000000	01	0.28	R1	F	RSA A	$ 360,000	$ 363,000	I	Q		
								1,425		01/29/2021			LAKEVIEW PROPERTIES	$ 214,900
1.009	00006D	000236	000000	01	0.50	R1	F	RSA D	$ 395,000	$ 398,500	I	Q		
								2,514		11/16/2020			BAEZ CARLOS & SALAZAR	$ 289,600
1.009	00005C	000038	000000	01	0.46	R1	F	RSA A	$ 352,000	$ 355,200	I	Q		
								1,740		10/01/2020			FILADORO NICOLE ANN	$ 241,700
1.010	00001D	0001-3	000097	03	0.00	R1	Q	RCD A	$ 455,000	$ 459,400	I	Q		
								1,860		05/04/2021			GRACE FAMILY REVOCABLE	$ 333,500
1.010	00007E	000048	0G2-32	01	0.00	R1	Q	RCG A	$ 199,000	$ 201,000	I	Q		
								1,057		12/28/2020			MCGOWAN ELLEN M	$ 135,000
1.010	004D-4	000025	000000	01	0.39	R2	E	RSA A	$ 485,000	$ 489,900	I	Q		
								4,485		11/30/2020			SLEEPER JUSTIN M & KRI	$ 332,800
1.012	00007D	000343	000000	01	0.51	R1	F	RSA A	$ 325,000	$ 328,800	I	Q		
								1,485		11/03/2020			GUERRERA NICHOLAS R	$ 231,900
1.012	005D-4	000019	000001	01	0.00	R1	Q	RCD A	$ 268,900	$ 272,200	I	Q		
								1,691		01/04/2021			MARCHETTI ALISON & CHA	$ 174,600
1.012	00007C	000030	000054	01	0.32	R1	H	RSA D	$ 566,400	$ 573,400	I	Q		
								3,143		12/21/2020			HAMPSHIRE VENTURES INC	$ 144,300
1.013	00001E	000001	000028	01	0.00	R1	Q	RCD E	$ 245,000	$ 248,100	I	Q		
								1,766		10/07/2020			SULLIVAN SUSAN I & JAM	$ 164,300
1.014	006D-1	000090	000027	01	0.00	R1	Q	RCD D	$ 189,933	$ 192,500	I	Q		
								1,355		01/08/2021			MITCHELL CARRIE W	$ 159,900
1.014	00006B	000085	000045	01	1.02	R1	F	RSA D	$ 450,000	$ 456,300	I	Q		
								3,068		12/01/2020			MORALES SCOTT M	$ 328,500
1.014	00002B	000159	000000	01	0.46	R1	F	RSA B	$ 320,000	$ 324,600	I	Q		
								1,467		10/19/2020			MARTIN KEVIN J & KATHL	$ 229,500
1.015	005D-4	000001	000003	04	0.00	R1	Q	RCD A	$ 364,933	$ 370,300	I	Q		
								1,745		12/31/2020			STREIF LLC	$ 174,500
1.015	005D-4	000001	000043	04	0.00	R1	Q	RCD A	$ 364,900	$ 370,300	I	Q		
								1,745		04/12/2021			STREIF LLC	$ 125,200
1.015	005D-4	000001	000045	04	0.00	R1	Q	RCD A	$ 397,900	$ 403,800	I	Q		
								2,165		03/22/2021			STREIF LLC	$ 125,200
1.015	00003B	000070	000000	01	1.30	R2	F	RSA D	$ 570,000	$ 578,600	I	Q		
	SOLD TO FAM, BUT WANTED MKT VALUE AND HAD APPRAIS							4,593		01/06/2021			HEALEY CHARLES F III	$ 429,400
1.015	006A-1	000120	000000	01	1.22	R1W	D	RSA C	$ 750,000	$ 761,400	I	Q		
								2,157		06/28/2021			DIGANGI GAETAN III	$ 482,500
1.016	00007D	000309	000000	01	1.52	R1	F	RSA A	$ 335,000	$ 340,200	I	Q		
								1,656		02/22/2021			ROUSSELLE EDWARD G	$ 250,400
1.016	00005A	000032	000000	01	1.75	R1	F	RSA D	$ 375,000	$ 381,100	I	Q		
								1,948		05/24/2021			DUNCAN DAVID M JR	$ 274,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.017	005D-4	000001	000041	04	0.00	R1	Q	RCD A	$ 359,900	$ 366,000	I	Q		
								1,745		05/04/2021			STREIF LLC	$ 125,200
1.017	00004A	000004	000003	01	2.38	R1	F	RSA D	$ 692,533	$ 704,300	I	Q		
								4,032		12/31/2020			LYNCH ASHLEY	$ 541,300
1.017	005D-4	000080	000000	04	0.35	CI	E	CST D	$ 313,000	$ 318,400	I	Q		
								2,243		01/14/2021			HOCK DANIEL G	$ 264,900
1.018	00004C	000039	000014	01	0.30	R1	G	RSA D	$ 550,000	$ 560,100	I	Q		
								3,335		12/03/2020			RACHMACIEJ STEVEN E	$ 402,000
1.019	004D-4	000067	000A03	01	0.00	R1	Q	RCD D	$ 200,000	$ 203,700	I	Q		
								1,335		12/24/2020			ENGLAND ROGER W & STEF	$ 146,200
1.019	00002A	000040	000000	01	5.60	R1	E	RSA B	$ 350,000	$ 356,500	I	Q		
								2,640		10/14/2020			PATON JACQUELINE A	$ 304,000
1.019	00005C	000640	000000	01	1.00	R1W	E	RSA C	$ 380,000	$ 387,100	I	Q		
								1,771		03/31/2021			JOLY PAUL H	$ 254,500
1.019	00004C	000451	000009	01	1.50	R1	H	RSA D	$ 647,000	$ 659,200	I	Q		
								4,244		11/20/2020			OSTLER SEAN M & SUSAN	$ 482,700
1.019	004D-2	000015	000000	01	0.50	R1W	F	RSA A	$ 540,000	$ 550,400	I	Q		
								3,677		11/06/2020			CARDINAL P & D REVOC L	$ 354,400
1.020	00006D	000088	000004	01	0.38	R1	G	RSA D	$ 560,000	$ 571,100	I	Q		
								3,748		12/14/2020			DEKEMPER MARA	$ 435,300
1.020	00007E	000029	000026	01	0.00	R1	Q	RCG A	$ 175,000	$ 178,500	I	Q		
								917		10/06/2020			MULCAHY PATRICK E	$ 108,400
1.020	00007C	000030	000001	01	0.23	R1	H	RSA D	$ 549,500	$ 560,500	I	Q		
								2,926		12/22/2020			HAMPSHIRE VENTURES INC	$ 131,700
1.021	00007D	000166	000W38	01	0.00	R1	Q	RCD D	$ 230,000	$ 234,800	I	Q		
								1,407		12/04/2020			MARTEL REBECCA L	$ 161,800
1.021	004D-4	000055	000000	04	0.81	CI	E	COF A	$ 1,000,000	$ 1,020,900	I	Q		
								8,239		04/01/2021			309 DW HIGHWAY LLC	$ 807,900
1.021	00006C	000380	000052	01	0.00	R1	Q	RCD C	$ 235,000	$ 240,000	I	Q		
	CHARLES ENOS DOD 4/8/18							1,257		02/12/2021			ENOS CHARLES F	$ 145,100
1.021	00001D	0001-4	000009	03	0.00	R1	Q	RCD A	$ 502,100	$ 512,800	I	Q		
								2,456		11/05/2020			BOWERS LANDING OF MERR	$ 62,400
1.021	00007E	000017	000009	01	0.23	R1	F	RSA D	$ 314,000	$ 320,700	I	Q		
								1,527		10/02/2020			GRIBOUSKI EILEEN	$ 224,300
1.022	00004D	000064	000044	01	0.00	R1	Q	RCD D	$ 310,000	$ 316,700	I	Q		
								1,668		03/22/2021			WUNDERLICH DONALD S	$ 200,600
1.022	00001D	0001-4	000019	03	0.00	R1	Q	RCD A	$ 480,600	$ 491,200	I	Q		
								2,221		10/08/2020			BOWERS LANDING OF MERR	$ 62,400
1.023	005D-2	000002	00076A	01	0.00	R1	Q	RCD F	$ 186,000	**$ 190,200**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,554		12/11/2020			MARCHESE RITA I	$ 117,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.023	00001E	000001	000094	01	0.00	R1	Q	RCD	E	$ 240,000	$ 245,600	I	Q		
								1,672			11/19/2020			KARAVIAS EILEEN	$ 167,000
1.024	00006B	000074	000000	01	0.90	R1	E	RSA	A	$ 390,000	$ 399,200	I	Q		
								2,051			12/14/2020			STEINES BERNADINE M	$ 280,500
1.024	00003D	000025	0EA-09	01	0.00	R1	R	MHS	A	$ 92,000	$ 94,200	I	Q		
								796			01/25/2021			GREENWOOD JENNIFER	$ 57,400
1.024	00004C	000286	000V16	01	0.00	R1	Q	RCD	E	$ 250,000	$ 256,100	I	Q		
								1,626			11/03/2020			WOLF ZACHARY C	$ 177,500
1.025	00007E	000048	0G3-04	01	0.00	R1	Q	RCG	A	$ 180,800	$ 185,300	I	Q		
								900			12/11/2020			LORD BRIAN SCOTT MARIA	$ 122,200
1.026	00007E	000030	000000	04	1.10	CI	E	CCW	A	$ 850,000	$ 871,800	I	Q		
	$1,100,000 SALE PRICE LESS ESTIMATED EQUIPEMTN OF $250,							1,890			12/18/2020			VASCO HOLDINGS LLC	$ 433,500
1.026	00003D	000027	000039	01	0.39	R1	G	RSA	D	$ 500,000	$ 512,900	I	Q		
								2,975			11/17/2020			MANFIELD JAMES K & JIL	$ 360,600
1.026	00001D	0001-3	000036	03	0.00	R1	Q	RCD	D	$ 386,000	$ 396,000	I	Q		
								2,373			02/26/2021			MOYLAN SCOTT J	$ 293,300
1.027	00007E	000048	00M119	01	0.00	R1	Q	RCD	D	$ 260,000	$ 266,900	I	Q		
								1,661			12/21/2020			DIFONZO FRANK	$ 187,800
1.027	00003B	000138	000023	01	2.32	R1	G	RSA	D	$ 535,000	$ 549,300	I	Q		
								3,877			11/24/2020			MANNING THOMAS C & NAN	$ 396,400
1.027	005D-4	000001	000042	04	0.00	R1	Q	RCD	A	$ 391,000	$ 401,500	I	Q		
								2,165			04/23/2021			STREIF LLC	$ 124,500
1.027	00006D	000495	000000	01	0.95	R1	F	RSA	D	$ 445,000	$ 457,000	I	Q		
								3,075			02/26/2021			EISERMANN RALF	$ 341,100
1.027	00006A	000006	000018	01	3.99	R1	G	RSA	E	$ 521,000	$ 535,100	I	Q		
								3,225			03/05/2021			SOUKUP ELIZABETH A REV	$ 383,900
1.027	00005C	000237	000V07	01	0.00	R1	Q	RCD	E	$ 229,900	$ 236,200	I	Q		
								1,720			10/16/2020			KHROMETS ANDREY	$ 158,900
1.028	00002A	000052	000000	01	1.26	R1	F	RSA	A	$ 336,933	$ 346,200	I	Q		
								1,600			12/30/2020			DOAN ANDREW D	$ 247,400
1.028	003D-2	000010	000016	01	0.00	R1	Q	RCD	D	$ 205,000	$ 210,800	I	Q		
								1,238			02/16/2021			MANUELE KEVIN	$ 163,200
1.029	00006D	000147	000000	01	0.57	R1	F	RSA	D	$ 400,000	$ 411,400	I	Q		
								2,378			11/13/2020			ISABELLE JOSEPH A & TS	$ 271,400
1.029	00007E	000046	0C9-B3	01	0.00	R1	Q	RCG	A	$ 205,000	$ 211,000	I	Q		
								892			12/04/2020			SISTERS OF HOLY CROSS	$ 131,600
1.030	00004D	000056	00004B	03	0.50	CI	P	IWH	A	$ 975,000	$ 1,003,900	I	Q		
								13,825			07/01/2021			BREVAN ELECTRONICS INC	$ 796,800
1.030	00007D	000166	000W32	01	0.00	R1	Q	RCD	D	$ 240,000	$ 247,200	I	Q		
								1,568			10/22/2020			LAWRENCE BENJAMIN T	$ 174,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.032	00007E	000048	00M151	01	0.00	R1	Q	RCD	D	$ 253,000	$ 261,100	I	Q		
								1,540			01/11/2021			SAID MINA	$ 183,300
1.032	00007E	000048	0S1-06	01	0.00	R1	Q	RCG	A	$ 179,500	$ 185,300	I	Q		
								900			04/07/2021			MANNION JOSEPH	$ 122,200
1.032	004D-4	000062	000000	04	1.16	CI	E	COF	D	$ 1,200,000	$ 1,238,900	I	Q		
								10,271			11/23/2020			VACCA MICHAEL A & LEON	$ 1,018,100
1.033	00004C	000286	000V33	01	0.00	R1	Q	RCD	E	$ 248,000	$ 256,100	I	Q		
								1,602			10/02/2020			MULCAHY PATRICK E	$ 177,400
1.033	00004D	000043	000000	01	1.00	R2	E	RMF	A	$ 347,500	$ 358,900	I	Q		
								1,927			03/19/2021			HAYES MARY REVOCABLE T	$ 250,900
1.034	004D-3	000093	000022	01	0.00	R1	Q	RCD	E	$ 295,000	$ 304,900	I	Q		
								1,827			12/30/2020			LATANISION STEPHEN A	$ 220,000
1.036	00006D	000142	000000	01	0.86	R2	F	RSA	D	$ 420,000	$ 435,000	I	Q		
								3,556			11/13/2020			FREEDOM ASSET MANAGEME	$ 315,000
1.036	00005B	000176	000000	01	0.48	R1	F			$ 109,000	$ 112,900	V	Q		
											04/14/2021			GOLDMAN RUSSELL T REVO	$ 33,400
1.036	00006A	000012	000000	01	13.40	R1	E	RSA	B	$ 484,500	$ 502,000	I	Q		
								3,106			12/01/2020			DIFILLIPO FAMILY REVOC	$ 354,700
1.036	00006C	000590	000000	01	0.25	R1	F	RSA	A	$ 364,900	$ 378,200	I	Q		
								2,035			12/02/2020			GIANNELLI RICHARD A &	$ 237,500
1.037	00003D	000027	000017	01	0.45	R1	G	RSA	D	$ 450,000	$ 466,500	I	Q		
								2,181			11/12/2020			GEORGE ANU & MATHEW JE	$ 316,700
1.037	00003B	000247	000000	01	0.91	R1	F	RSA	D	$ 405,000	$ 419,900	I	Q		
								2,674			01/15/2021			SLATER JESSE HW	$ 326,600
1.037	00007E	000048	00M002	01	0.00	R1	Q	RCD	D	$ 255,000	$ 264,400	I	Q		
								1,512			10/01/2020			PERET MICHAEL J REVOCA	$ 184,300
1.037	004D-3	000093	000039	01	0.00	R1	Q	RCD	E	$ 305,000	$ 316,400	I	Q		
								1,910			10/26/2020			WYSOLMIERSKI ROBERT S	$ 233,000
1.038	004D-4	000064	000000	03	1.14	CI	E	CNH	E	$ 875,000	$ 908,300	I	Q		
								10,360			11/02/2020			RAYMOND CLAUDE J	$ 915,200
1.038	00005C	000289	000005	01	0.00	R1	Q	RCD	D	$ 225,000	$ 233,600	I	Q		
								1,186			03/26/2021			WYAND MICHAEL D	$ 146,500
1.038	00002B	000095	000000	01	0.46	R1	F	RSA	A	$ 340,000	$ 353,000	I	Q		
								1,389			03/25/2021			FORTIER LEO P	$ 249,700
1.039	00003C	000135	000000	01	0.37	R1	F	RSA	A	$ 310,000	$ 322,200	I	Q		
								1,686			12/07/2020			ZWIRBLE JEAN I	$ 224,200
1.039	00004D	000005	000001	01	1.11	R1	E	RSA	D	$ 365,000	$ 379,400	I	Q		
								2,131			10/02/2020			MOUNSEY HEATHER M	$ 281,500
1.040	005D-2	000004	000056	01	0.00	R1	Q	RCD	B	$ 350,000	$ 363,900	I	Q		
								2,224			11/30/2020			SCHULTZ DIANE F REVOC	$ 272,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.040	006E-1	000061	000000	01	0.67	R2	F	RMF	D	$ 455,000	$ 473,400	I	Q		
	IN PROCESS OF CONVERSION TO 2FAM RES, UNDER CONSTRU							4,178			10/01/2020			APMK VENTURES LLC	$ 272,200
1.040	003D-2	000010	000011	01	0.00	R1	Q	RCD	E	$ 215,000	$ 223,700	I	Q		
								1,478			12/01/2020			MUNSON DOREEN R	$ 164,200
1.041	00007C	000030	000046	01	0.38	R1	H	RSA	D	$ 551,600	$ 574,100	I	Q		
								2,929			11/17/2020			HAMPSHIRE VENTURES INC	$ 149,500
1.041	00005B	000126	000000	01	0.92	R1	F	RSA	D	$ 375,000	$ 390,400	I	Q		
								2,632			11/24/2020			VARELA THOMAS J & LIND	$ 285,600
1.041	00003B	000072	000000	01	0.88	R1	F	RSA	B	$ 415,000	$ 432,100	I	Q		
								2,455			11/12/2020			KOCZERA JAMES M	$ 306,700
1.043	00004A	000023	000000	01	27.78	R1	I	RSA	C	$ 1,175,000	$ 1,225,500	I	Q		
								6,499			12/01/2020			VAUGHN BRETT W REVOCAB	$ 1,030,400
1.043	004D-3	000001	0000U2	04	0.00	CI	E			$ 575,000	$ 600,000	I	Q		
											03/30/2021			UNIT 2 MERRIMACK LLC	$ 0
1.045	006D-1	000090	000019	01	0.00	R1	Q	RCD	D	$ 175,000	$ 182,900	I	Q		
								1,320			02/04/2021			POWERS SEAN D & MARY M	$ 155,900
1.046	005D-4	000016	000023	01	0.00	R1	Q	RCD	D	$ 200,000	$ 209,100	I	Q		
								1,499			07/01/2021			HELMBRECHT FAMILY REVO	$ 146,700
1.046	006A-2	000116	000000	01	0.60	R1A	D	RSA	A	$ 300,500	$ 314,200	I	Q		
								1,543			10/19/2020			FAJANS PATRICIA L	$ 229,800
1.046	00003C	000038	000013	01	0.53	R1	G	RSA	D	$ 495,000	$ 517,600	I	Q		
								2,947			11/09/2020			DAVID KELLY & MARSHALL	$ 389,000
1.046	005D-4	000001	000004	04	0.00	R1	Q	RCD	A	$ 349,900	$ 366,000	I	Q		
								1,745			12/15/2020			STREIF LLC	$ 174,500
1.047	004D-4	000067	00E69A	01	0.00	R1	Q	RCG	A	$ 134,000	$ 140,300	I	Q		
								520			12/28/2020			CHARRON BRIAN S	$ 86,000
1.047	00005B	000090	000001	01	2.84	R1	F	RSA	D	$ 377,500	$ 395,300	I	Q		
								2,017			11/02/2020			PEACH MICHAEL L & CLAU	$ 271,700
1.048	00001D	0001-3	000037	03	0.00	R1	Q	RCD	D	$ 378,000	$ 396,000	I	Q		
								2,373			01/08/2021			UBELE SCOTT R	$ 297,200
1.048	00007E	000048	00M153	01	0.00	R1	Q	RCD	D	$ 250,000	$ 262,000	I	Q		
								1,576			12/30/2020			PADYKULA JOSEPH S	$ 184,700
1.049	005D-4	000001	000006	04	0.00	R1	Q	RCD	A	$ 384,900	$ 403,800	I	Q		
								2,165			11/16/2020			STREIF LLC	$ 174,500
1.050	00007C	000030	000044	01	0.30	R1	H	RSA	D	$ 561,100	$ 589,000	I	Q		
								2,958			11/23/2020			HAMPSHIRE VENTURES INC	$ 143,000
1.051	00006C	000349	000119	01	0.00	R1	Q	RCD	E	$ 236,533	$ 248,500	I	Q		
								1,477			01/15/2021			MATHIS JACQUELINE	$ 158,500
1.051	005D-4	000V57	000017	01	0.00	R1	Q	RCD	D	$ 225,000	$ 236,400	I	Q		
								1,474			11/06/2020			DOBERSTEIN ERIC P & CL	$ 163,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.051	00007D	000256	000000	01	0.52	R1	F	RSA A	$ 344,000	$ 361,600	I	Q		
								1,703		11/17/2020			CURLEY KEVIN J	$ 250,200
1.051	004D-3	000120	000000	01	0.35	R1W	F	RSA D	$ 350,000	$ 368,000	I	Q		
								1,517		10/20/2020			VAIL-NAYLOR ERIC P	$ 238,600
1.052	005D-4	000001	000034	04	0.00	R1	Q	RCD A	$ 383,900	$ 403,800	I	Q		
								2,165		04/02/2021			STREIF LLC	$ 174,500
1.052	00007D	000298	000000	01	1.03	R1	F	RSA D	$ 354,000	$ 372,400	I	Q		
								1,516		03/08/2021			HANLEY FAMILY REVOCABL	$ 264,000
1.052	00001D	0001-4	000033	03	0.00	R1	Q	RCD A	$ 468,933	$ 493,400	I	Q		
								2,218		01/21/2021			BOWERS LANDING OF MERR	$ 62,400
1.053	00001D	0001-4	000036	03	0.00	R1	Q	RCD A	$ 468,800	$ 493,600	I	Q		
								2,221		01/21/2021			BOWERS LANDING OF MERR	$ 62,400
1.055	00005B	000046	000000	01	0.93	R1	F	RSA D	$ 440,000	$ 464,100	I	Q		
								2,830		12/07/2020			BALOCHE DANIEL & LAURE	$ 339,000
1.055	00007E	000046	0C7-12	01	0.00	R1	Q	RCG A	$ 201,000	$ 212,100	I	Q		
								892		12/11/2020			TUTTLE RONALD & BATOR	$ 131,600
1.056	00007D	000291	000000	01	1.00	R1	F	RSA A	$ 335,000	$ 353,700	I	Q		
								1,514		11/24/2020			ETLINGER ELIZABETH	$ 256,300
1.057	00006D	000144	000000	01	0.52	R1	F	RSA C	$ 340,000	$ 359,400	I	Q		
								1,919		11/25/2020			PLANTE JOANNE	$ 252,000
1.058	00007B	000018	000002	01	2.00	R1	H	RSA D	$ 595,000	$ 629,300	I	Q		
								4,048		11/06/2020			NUNEZ ROBERT J	$ 511,100
1.058	00007E	000048	0S1-35	01	0.00	R1	Q	RCG A	$ 180,000	$ 190,400	I	Q		
								900		12/30/2020			COMITO JANINE M	$ 125,200
1.058	00007C	000030	000021	01	0.25	R1	H	RSA D	$ 522,600	$ 552,800	I	Q		
								2,929		12/14/2020			HAMPSHIRE VENTURES INC	$ 139,500
1.058	00006D	000516	000028	01	0.08	R1	F	RSA D	$ 275,000	$ 290,900	I	Q		
								1,524		10/01/2020			MILHALICK STEPHEN G	$ 206,700
1.058	00005A	000015	000000	01	1.02	R1W	E	RSA D	$ 710,000	$ 751,400	I	Q		
								2,826		11/09/2020			SMITH STUART A REV TRU	$ 440,400
1.060	00004C	000078	000000	01	0.93	R1	F	RSA D	$ 400,000	$ 424,000	I	Q		
								2,589		10/02/2020			CAMPBELL YURIKO	$ 310,100
1.060	00007E	000020	019-13	01	0.00	R1	Q	RCG A	$ 131,000	$ 138,900	I	Q		
								643		11/13/2020			ALBUQUERQUE MATTHEW J	$ 92,500
1.061	004D-4	000067	000C19	01	0.00	R1	Q	RCD D	$ 223,000	$ 236,500	I	Q		
								1,862		03/08/2021			O'LEARY BENJAMIN	$ 164,700
1.061	00001D	0001-4	000021	03	0.00	R1	Q	RCD A	$ 455,000	$ 482,600	I	Q		
								2,175		11/06/2020			BOWERS LANDING OF MERR	$ 152,800
1.061	003D-2	000021	000000	03	1.51	CI	E		$ 280,000	**$ 297,000**	V	Q		
	LOT WAS CLEARED AFTER SALE, ASSMT IS AS AN UNDEVELO									02/19/2021			SANCO REALTY TRUST	$ 200,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.061	004D-4	000067	000A05	01	0.00	R1	Q	RCD	D	$ 192,000	$ 203,700	I	Q		
								1,335			10/23/2020			MARCHETTI JAMES R & AD	$ 146,200
1.061	005D-4	000V57	000007	01	0.00	R1	Q	RCD	D	$ 227,000	$ 240,900	I	Q		
								1,482			10/06/2020			BURPEE PAULA M HEIRS O	$ 166,800
1.063	00002D	000038	00A-28	03	0.00	R1	R	MHS	A	$ 75,000	$ 79,700	I	Q		
								929			12/02/2020			SKRIPNICHUK ZOYA	$ 57,800
1.063	00004C	000048	000013	01	0.92	R1	H	RSA	D	$ 481,000	$ 511,500	I	Q		
								2,643			11/25/2020			DEMEMBER ERIK P & TINA	$ 377,400
1.064	00006C	000184	000000	01	0.97	R1	E	RSA	D	$ 365,000	$ 388,300	I	Q		
								2,092			12/18/2020			105 BEDFORD RD MERRIMA	$ 282,100
1.065	00007E	000048	0S1-01	01	0.00	R1	Q	RCG	A	$ 186,000	$ 198,000	I	Q		
								1,057			02/23/2021			GOLDBERG SANDRA R	$ 132,000
1.066	00007C	000030	000053	01	0.36	R1	H	RSA	D	$ 657,700	$ 701,200	I	Q		
								4,116			11/16/2020			HAMPSHIRE VENTURES INC	$ 148,200
1.066	00007C	000030	000047	01	0.40	R1	H	RSA	D	$ 552,200	$ 588,900	I	Q		
								3,009			11/23/2020			HAMPSHIRE VENTURES INC	$ 151,000
1.069	00007D	000220	000000	01	0.59	R1	F	RSA	A	$ 341,500	$ 364,900	I	Q		
								1,721			02/23/2021			BISHOP SHARI L	$ 253,800
1.070	00006D	000216	000000	01	0.46	R1	F	RSA	A	$ 376,000	$ 402,200	I	Q		
								2,360			11/10/2020			MARSTON MICHAEL R & JO	$ 283,600
1.073	00003D	000016	00W-13	01	0.00	R1	R	MHS	A	$ 80,000	$ 85,800	I	Q		
								701			06/16/2021			LACHANCE ANDREA L	$ 56,800
1.074	00002B	000365	000040	01	1.49	R1	G	RSA	D	$ 395,000	$ 424,100	I	Q		
								2,294			07/02/2021			AUDETTE DAVID C REVOC	$ 306,600
1.074	005D-2	000002	00085A	01	0.00	R1	Q	RCD	D	$ 174,000	**$ 186,900**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,417			11/03/2020			ORDZIE NICHOLAS	$ 110,700
1.074	005D-3	000041	000000	01	0.93	R1	F	RSA	E	$ 399,900	$ 429,600	I	Q		
								1,906			04/15/2021			PALMER MICHAEL J	$ 307,600
1.075	00001D	0001-4	000038	03	0.00	R1	Q	RCD	A	$ 459,000	$ 493,600	I	Q		
								2,221			11/20/2020			BOWERS LANDING OF MERR	$ 62,400
1.077	00007C	000030	000045	01	0.40	R1	H	RSA	D	$ 572,000	$ 616,100	I	Q		
								3,101			11/17/2020			HAMPSHIRE VENTURES INC	$ 151,000
1.080	00004C	000145	000000	01	0.48	R1	F	RSA	A	$ 291,000	$ 314,400	I	Q		
								1,238			10/29/2020			WELLS ERIC A	$ 220,200
1.081	00001D	0001-3	000047	03	0.00	R1	Q	RCD	D	$ 355,000	$ 383,600	I	Q		
								2,274			11/04/2020			FAUCHER RONALD M	$ 286,800
1.081	00002B	000024	000000	01	0.40	R1	E	RSA	B	$ 276,700	$ 299,200	I	Q		
								1,401			02/19/2021			MAFFEE DONALD T	$ 220,200
1.082	00003C	000260	000008	01	2.14	R1	E	RSA	A	$ 370,000	$ 400,200	I	Q		
								2,389			11/20/2020			YONKIN FAMILY REVOC TR	$ 287,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.083	00001D	0001-4	000023	03	0.00	R1	Q	RCD	A	$ 443,100	$ 480,000	I	Q		
								2,114			11/04/2020			BOWERS LANDING OF MERR	$ 212,100
1.083	00005C	000546	000000	01	0.36	R1	F	RSA	A	$ 270,000	$ 292,500	I	Q		
								1,443			06/21/2021			DUROST ALTON	$ 212,500
1.084	004D-4	000067	00EV6A	01	0.00	R1	Q	RCG	A	$ 128,000	$ 138,700	I	Q		
								520			10/19/2020			PIAZZA KAREN	$ 85,000
1.084	00006D	000019	000000	01	0.57	R1	F	RSA	D	$ 395,000	$ 428,100	I	Q		
								2,758			10/19/2020			DEL GRECO DANIEL & JOA	$ 301,000
1.085	00004D	000035	000000	01	0.38	R1	F	RSA	A	$ 285,000	$ 309,100	I	Q		
								1,532			03/18/2021			TAYLOR AMY	$ 228,000
1.085	00007E	000046	000001	01	0.13	R1	G	RSA	D	$ 435,000	$ 471,800	I	Q		
								3,292			02/02/2021			ANZALONE REVOCABLE TRU	$ 353,800
1.085	00001D	0001-4	000040	03	0.00	R1	Q	RCD	A	$ 455,000	$ 493,600	I	Q		
								2,221			11/02/2020			BOWERS LANDING OF MERR	$ 92,700
1.086	00003B	000032	000000	01	1.16	R1	F	RSA	C	$ 291,000	$ 315,900	I	Q		
								1,124			11/23/2020			COKER NORMA JO	$ 214,000
1.086	00002A	000005	000000	01	0.50	CI	E	CAU	D	$ 565,000	$ 613,400	I	Q		
								6,428			11/20/2020			ANMI MERRIMACK REALTY	$ 559,400
1.090	00004B	000009	001-14	01	1.53	R1	I	RSA	D	$ 660,000	$ 719,400	I	Q		
								3,860			10/01/2020			MORRIS FRED R & JENNIF	$ 534,900
1.091	00004D	000044	000000	01	0.47	R1	F	RSA	A	$ 352,000	$ 383,900	I	Q		
								2,464			11/23/2020			GAGE LISA	$ 254,200
1.092	00002C	000068	000000	01	2.63	R1	F	RSA	B	$ 330,000	$ 360,200	I	Q		
								2,015			11/30/2020			DEMERS JOSEPH M & LORR	$ 252,400
1.093	00007C	000030	000041	01	0.27	R1	H	RSA	D	$ 512,400	$ 559,800	I	Q		
								2,985			12/24/2020			HAMPSHIRE VENTURES INC	$ 141,000
1.093	00004D	000064	000039	01	0.00	R1	Q	RCD	A	$ 325,000	$ 355,100	I	Q		
								1,815			01/21/2021			HALVATZES CONSTANTINE	$ 233,800
1.096	00005C	000766	000000	01	0.41	R2	F	RSA	A	$ 475,000	$ 520,800	I	Q		
								3,949			02/02/2021			ZAGWYN COLLEEN A	$ 368,100
1.097	004D-3	000059	000000	01	0.35	R1	F	RSA	B	$ 293,000	$ 321,300	I	Q		
								2,140			12/21/2020			DOUCET CHRISTOPHER D &	$ 222,300
1.101	00004C	000286	000J17	01	0.00	R1	Q	RCD	E	$ 235,000	$ 258,700	I	Q		
								1,722			04/13/2021			BURKE KAITLYN M	$ 177,500
1.101	00006C	000383	000210	01	0.00	R1	Q	RCD	D	$ 215,000	$ 236,700	I	Q		
								1,167			10/15/2020			MOORE IAN	$ 149,500
1.105	00006B	000274	000000	01	8.03	R1	I	RSA	D	$ 790,000	$ 873,300	I	Q		
								5,677			12/03/2020			MILLER BRIAN & LAURA	$ 668,400
1.107	00007E	000020	000S63	01	0.00	R1	Q	RCD	D	$ 195,000	$ 215,900	I	Q		
								1,152			12/07/2020			KAVOOSI SHABNAM	$ 143,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.108	00002B	000234	000000	01	0.72	R1	F	RSA C	$ 344,000	$ 381,100	I	Q		
								2,279		10/30/2020			YVARS JACK W	$ 279,600
1.109	00006C	000349	000155	01	0.00	R1	Q	RCD E	$ 222,900	$ 247,200	I	Q		
								1,452		04/23/2021			KENNEDY MICHAEL A	$ 158,000
1.110	004D-4	000067	00E68A	01	0.00	R1	Q	RCG A	$ 125,000	$ 138,700	I	Q		
								520		12/08/2020			SCHULTZ DAVID K	$ 85,000
1.114	00006C	000585	000000	01	0.33	R1	F	RSA A	$ 375,000	$ 417,800	I	Q		
								2,369		11/06/2020			CALL MICHAEL J & TAMMI	$ 264,200
1.115	00004C	000286	000W08	01	0.00	R1	Q	RCD E	$ 235,000	$ 262,000	I	Q		
								1,702		10/01/2020			HASHEM NADA	$ 180,400
1.115	00005C	000605	000025	01	0.42	R1	G	RSA A	$ 422,000	$ 470,500	I	Q		
								2,999		10/19/2020			AMORIM MARIA CECI	$ 313,800
1.120	00007D	000113	000000	01	0.57	R1	F	RSA A	$ 342,000	$ 382,900	I	Q		
								1,963		12/04/2020			RIVERA-AGUSTILIANO MEL	$ 267,000
1.121	00001D	0001-4	000044	03	0.00	R1	Q	RCD A	$ 427,000	$ 478,800	I	Q		
								2,069		12/07/2020			BOWERS LANDING OF MERR	$ 350,700
1.121	00001E	000001	000019	01	0.00	R1	Q	RCD E	$ 216,500	$ 242,800	I	Q		
								1,663		12/14/2020			SOARES MENDES GILBERTO	$ 165,000
1.122	00007D	000044	000000	01	0.69	R1	F	RSA C	$ 380,000	$ 426,200	I	Q		
								3,118		12/09/2020			BOUCHER JEFFREY M	$ 303,700
1.123	00005C	000337	000000	01	0.45	R1	F	RSA D	$ 380,000	$ 426,600	I	Q		
								2,827		12/11/2020			CAMPANA JONATHAN & YOK	$ 307,200
1.124	00001D	0001-3	000122	03	0.00	R1	Q	RCD A	$ 399,000	$ 448,500	I	Q		
								1,827		10/05/2020			HUBBARD DEAN FRANKLIN	$ 322,700
1.126	00007D	000321	000000	01	0.96	R1	F	RSA A	$ 351,000	$ 395,300	I	Q		
	TAX STAMPS ARE WRONG, T/P AND MLS CONFIRM SALE PRI							1,947		10/14/2020			HIRSCH DANIEL EVAN	$ 269,700
1.127	00005C	000437	000000	01	0.34	R1	F	RSA A	$ 350,000	$ 394,300	I	Q		
								2,638		12/21/2020			DORMAN DARCIE JEAN	$ 282,700
1.133	00005C	000478	000192	01	0.00	R1	Q	RCD D	$ 215,000	$ 243,500	I	Q		
								1,579		01/25/2021			LORING KEVIN D REVOC T	$ 170,100
1.133	00003B	000126	000000	01	0.92	R1	G	RSA E	$ 395,000	$ 447,500	I	Q		
								2,618		01/28/2021			GERENZ RALPH F & JANET	$ 323,900
1.134	00007D	000102	000000	01	0.66	R1	F	RSA A	$ 326,000	$ 369,600	I	Q		
								2,484		01/14/2021			BOLLEN TAMARA A EXECUT	$ 261,600
1.135	006A-1	000076	000000	01	0.95	R1A	E	RSA A	$ 460,000	$ 522,000	I	Q		
								3,962		11/10/2020			PLATINUM ROI HOLDINGS	$ 390,400
1.136	00003C	000025	000001	01	1.51	R1	E	RSA A	$ 235,000	$ 267,000	I	Q		
								624		12/23/2020			LEE VICTORIA E	$ 183,500
1.145	00007E	000046	C11-31	01	0.00	R1	Q	RCG A	$ 177,500	$ 203,300	I	Q		
								837		02/16/2021			RANGANATHAN MURALI	$ 126,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.148	00007E	000029	000106	01	0.00	R1	Q	RCG	A	$ 190,000	$ 218,100	I	Q		
								1,245			10/13/2020			KING JUSTIN & MARIA	$ 138,300
1.159	003D-2	000010	000T03	01	0.00	R1	Q	RCG	A	$ 130,000	$ 150,700	I	Q		
								799			10/22/2020			GOODRIDGE TIMOTHY P	$ 114,000
1.160	005D-2	000002	00141A	01	0.00	R1	Q	RCD	F	$ 179,000	**$ 207,700**	I	Q		
	ASSMT INCLUDES LAND LEASE PARCEL							1,899			12/23/2020			WAGEMAN RUTH	$ 127,400
1.165	00007A	000010	000000	01	6.50	R1	F	RSA	D	$ 485,000	$ 565,000	I	Q		
								2,954			10/23/2020			CHANN BIEN & RABINATHA	$ 443,300
1.169	00004B	000077	000000	01	0.92	R1	F	RSA	A	$ 327,500	$ 382,700	I	Q		
								1,729			10/14/2020			BM INVESTMENTS LLC	$ 180,000
1.182	004D-4	000067	00E61A	01	0.00	R1	Q	RCG	A	$ 118,000	$ 139,500	I	Q		
								520			01/11/2021			BOONE SHEILA M	$ 85,500
1.190	00004C	000401	000000	01	0.51	R1	F	RSA	A	$ 252,000	$ 300,000	I	Q		
								1,349			10/09/2020			LACASSE HAZEL REVOCABL	$ 228,100
1.203	00007D	000011	000000	01	27.91	R1	E	RSA	D	$ 825,000	$ 992,500	I	Q		
								7,568			10/13/2020			DESANTIS SCOTT	$ 776,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.000	004D-3	000001	0000U2	04	0.00	CI	E			$ 1	$ 0	V	U	BUSIN AFFIL GRNTR/E	
											02/05/2021			APPLE DEV LIMITED PART	$ 0
0.000	004D-4	000067	00MSTR	04	16.23	EX-M	E			$ 1	$ 0	V	U	EASEMENT/BOATSLIPS	
	PERMANENT SIDEWALK EASMENT										11/02/2020			EAST RIDGE CONDOS	$ 0
0.000	004D-4	000067	00MSTR	04	16.23	EX-M	E			$ 1	$ 0	V	U	EASEMENT/BOATSLIPS	
	TEMPORARY CONSTRUCTION EASTMENT										11/02/2020			EAST RIDGE CONDOS	$ 0
0.005	00003A	000096	000001	01	0.51	R1	X			$ 569,000	$ 2,600	I	U	MULTI-TOWN PROPERTY	
											10/21/2020			TYMLESS CONSTRUCTION L	$ 2,600
0.018	00003A	000064	000000	01	1.17	R1	X			$ 326,000	$ 5,900	V	U	MULTI-TOWN PROPERTY	
											01/21/2021			KLOS ADAM J & RITZ LAU	$ 5,900
0.205	00005B	000009	000033	01	0.80	R1	A			$ 166,466	$ 34,100	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP PARCELS MAP 5B 009 LOTS 77,46,76,75,74,4										03/30/2021			CHESTNUTHILL PROPERTIE	$ 29,700
0.205	00005B	000009	000033	01	0.80	R1	A			$ 166,466	$ 34,100	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED 9447 PG 24										04/13/2021			GROFF JOHN	$ 29,700
0.209	00005B	000009	000042	01	0.90	R1	A			$ 166,466	$ 34,800	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP PARCELS MAP 5B 009 LOTS 77,46,76,75,74,4										03/30/2021			CHESTNUT HILL PROPERTI	$ 27,600
0.209	00005B	000009	000042	01	0.90	R1	A			$ 166,466	$ 34,800	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 27,600
0.212	00005B	000009	000046	01	0.72	R1	A			$ 166,466	$ 35,300	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP INCLUDES PARCELS 5B 009 LOTS 77,76,75,74,										03/30/2021			CHESTNUT HILL PROPERTI	$ 69,500
0.214	00005B	000009	000073	01	0.76	R1	A			$ 166,466	$ 35,700	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PARCELS INCLUDES PARCEL LOTS 5B 009 , 77,46,76										03/30/2021			CHESTNUT HILL PROPERTI	$ 25,700
0.214	00005B	000009	000073	01	0.76	R1	A			$ 166,466	$ 35,700	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 25,700
0.216	00005B	000009	000069	01	1.11	R1	A			$ 166,466	$ 35,900	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP PARCELS INCLUDE MAP 5M 009 LOTS 77,46,76										03/30/2021			CHESTNUT HILL PROPERTI	$ 27,300
0.216	00005B	000009	000069	01	1.11	R1	A			$ 166,466	$ 35,900	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 27,300
0.218	00005B	000009	000066	01	0.84	R1	A			$ 166,466	$ 36,300	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP PARCELS MAP 5B 009 LOTS, 77,46,76,75,74,4										03/30/2021			CHESTNUT HILL PROPERTI	$ 31,500
0.218	00005B	000009	000066	01	0.84	R1	A			$ 166,466	$ 36,300	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 31,500
0.219	00005B	000009	000074	01	0.86	R1	A			$ 166,466	$ 36,500	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 77,46,76,75,										03/30/2021			CHESTNUT HILL PROPERTI	$ 28,400
0.219	00005B	000009	000074	01	0.86	R1	A			$ 166,466	$ 36,500	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447PG 2										04/13/2021			GROFF JOHN	$ 28,400
0.219	00005B	000009	000075	01	0.87	R1	A			$ 166,466	$ 36,500	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 77,46,76,74,										03/30/2021			CHESTNUT HILL PROPERTI	$ 31,700
0.219	00005B	000009	000075	01	0.87	R1	A			$ 166,466	$ 36,500	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 31,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.220	00005B	000009	000077	01	0.88	R1	A			$ 166,466	$ 36,600	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP, INCLUDES 5B LOTS 9-46,76,75,74,43,73,42,69,33 &										03/30/2021			CHESTNUT HILL PROPERTI	$ 31,700
0.220	00005B	000009	000077	01	0.88	R1	A			$ 166,466	$ 36,600	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIPR DEED BK 9447 PG 2										04/13/2021			GROFF JOHN	$ 31,700
0.222	00005B	000009	000076	01	0.91	R1	A			$ 166,466	$ 36,900	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PROP PARCELS INCLUDES, MAP 5B 009 LOTS 77,46,7										03/30/2021			CHESTNUT HILL PROPERTI	$ 31,900
0.222	00005B	000009	000043	01	0.94	R1	A			$ 166,466	$ 37,000	V	U	MPC-CAN SELL SEPRTLY	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 77,46,76,75,										03/30/2021			CHESTNUT HILL PROPERTI	$ 47,600
0.222	00005B	000009	000043	01	0.94	R1	A			$ 166,466	$ 37,000	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 P										04/13/2021			GROFF JOHN	$ 47,600
0.294	005D-4	000001	000030	04	0.00	R1	Q	RCD	A	$ 439,900	$ 129,300	I	U	IMPRVMNT U/C AT ASMT	
									2,165		07/12/2021			STREIF LLC	$ 37,500
0.623	00007C	000030	000039	01	0.36	R1	H	RSA	D	$ 545,800	$ 339,900	I	U	IMPRVMNT U/C AT ASMT	
									2,863		06/18/2021			HAMPSHIRE VENTURES INC	$ 148,000
0.638	004D-4	000003	0003-2	04	0.12	CI	P	COC	D	$ 300,000	$ 191,500	I	U	MPC-CAN SELL SEPRTLY	
	SALE INCLUDES 4D-4 003 3-1, ALSO SOLD TO TENANT								1,337		05/06/2021			1776 MERRIMACK REALTY	$ 137,700
0.686	00007C	000030	000022	01	0.30	R1	H	RSA	D	$ 599,130	$ 411,200	I	U	IMPRVMNT U/C AT ASMT	
									3,491		06/01/2021			HAMPSHIRE VENTURES INC	$ 142,800
0.713	00007C	000030	000055	01	0.29	R1	H	RSA	D	$ 600,730	$ 428,100	I	U	IMPRVMNT U/C AT ASMT	
									3,074		06/02/2021			HAMPSHIRE VENTURES INC	$ 142,200
0.726	00001D	0001-4	000013	03	0.00	R1	Q	RCD	A	$ 600,730	$ 435,900	I	U	IMPRVMNT U/C AT ASMT	
									2,456		06/02/2021			BOWERS LANDING OF MERR	$ 62,400
0.752	00007C	000030	000032	01	0.36	R1	H	RSA	D	$ 580,530	$ 436,300	I	U	IMPRVMNT U/C AT ASMT	
									3,190		06/07/2021			HAMPSHIRE VENTURES INC	$ 140,200
0.792	00003D	000017	000000	01	0.18	R1	E	RSA	D	$ 335,000	$ 265,200	I	U	IMPROVED POST ASMT	
									1,681		06/28/2021			TRAN HAU	$ 207,000
0.809	00001D	0001-4	000013	03	0.00	R1	Q	RCD	A	$ 539,000	$ 435,900	I	U	IMPRVMNT U/C AT ASMT	
									2,456		06/03/2021			BOWERS LANDING OF MERR	$ 62,400
0.826	00001D	0001-4	000011	03	0.00	R1	Q	RCD	A	$ 508,300	$ 419,700	I	U	IMPRVMNT U/C AT ASMT	
									2,221		06/01/2021			BOWERS LANDING OF MERR	$ 62,400
0.839	00007C	000030	000031	01	0.26	R1	H	RSA	D	$ 522,800	$ 438,500	I	U	IMPRVMNT U/C AT ASMT	
									2,324		03/19/2021			HAMPSHIRE VENTURES INC	$ 140,300
0.854	00001D	0001-4	000010	03	0.00	R1	Q	RCD	A	$ 491,200	$ 419,700	I	U	IMPRVMNT U/C AT ASMT	
									2,221		04/26/2021			BOWERS LANDING OF MERR	$ 62,400
0.858	00006C	000145	000000	01	2.45	R1	E	RSA	A	$ 445,000	$ 381,600	I	U	IMPRVMNT U/C AT ASMT	
									4,061		06/24/2021			CROWN LENDING FUND ONE	$ 272,800
0.861	003D-2	000010	000076	01	0.00	R1	Q	RCD	D	$ 245,000	$ 211,000	I	U	LNDLRD/TENANT SALE	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPEARS								1,283		06/01/2021			GUIDOBONI LINDSAY	$ 163,400
0.876	00005C	000478	000177	01	0.00	R1	Q	RCD	D	$ 280,000	$ 245,400	I	U	UNCLASSFYD EXCLUSION	
	NO EEVIDENCE OF MARRKKETING FOUND ANYWHERE APPR								1,607		05/21/2021			HARMAN RONALD C JR & L	$ 170,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.885	00001E	000001	000100	01	0.00	R1	Q	RCD	E	$ 279,000	$ 246,900	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF JOLEAN JOHNSON							1,670			05/14/2021			JOHNSON JOLEAN E ESTAT	$ 170,800
0.890	00007C	000030	000012	01	0.25	R1	H	RSA	D	$ 563,900	$ 502,000	I	U	IMPRVMNT U/C AT ASMT	
								2,647			04/15/2021			HAMPSHIRE VENTURES INC	$ 132,800
0.939	005D-3	000074	000000	01	0.34	R1	F	RSA	A	$ 311,000	$ 292,100	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF BARBARA ROUSSEAU							1,486			05/20/2021			ROUSSEAU BARBARA A REV	$ 203,000
0.943	00006C	000326	000000	01	4.68	R1	E	RSA	C	$ 385,000	$ 363,100	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF NANCY GAGNON							1,581			07/14/2021			GAGNON NANCY ESTATE OF	$ 272,200
0.961	005D-4	000089	000000	03	0.26	R1	E	RSA	C	$ 322,500	$ 309,800	I	U	SHORT SALE RQ 3RDPTY	
	SHORT SALE PER MLS #4807377							2,236			10/08/2020			HORTON DANIEL	$ 250,700
0.963	00005C	000404	000000	01	0.43	R1	F	RSA	A	$ 371,000	$ 357,100	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF RICHARD LALMOND, NOT FIDUCIARY DEED BUT S							1,951			04/20/2021			LALMOND ROBERT E & PET	$ 259,000
0.965	00006D	000516	000038	01	0.07	R1	F	RSA	D	$ 315,000	$ 304,000	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,747			06/30/2021			OLIVA DAMON R	$ 225,300
0.981	00006D	000145	000000	01	0.59	R1	F			$ 120,000	$ 117,700	V	U	L/B ASMT - L/O SALE	
	ESTATE OF RICHARD TINGLOF , GENE TINGLOF DOD 8/17/18										04/15/2021			TINGLOF RICHARD M ESTA	$ 26,400
1.028	004D-4	000003	0003-1	04	0.20	CI	P	COC	D	$ 300,000	$ 308,400	I	U	MPC-CAN SELL SEPRTLY	
	SALE INCLUDES P-ARCEL 4D-4 003 3-2,ALSO SOLD TO TENAN							3,200			05/06/2021			1776 MERRIMACK REALTY	$ 220,100
1.063	00006C	000380	000040	01	0.00	R1	Q	RCD	D	$ 210,000	$ 223,300	I	U	IMPROVED POST SALE	
								1,475			03/05/2021			MORAN FAMILY REVOCABLE	$ 152,600
1.070	00006C	000305	000000	01	0.93	R1	F	RSA	D	$ 440,000	$ 470,600	I	U	FAMILY/RELAT GRNTR/E	
	SOLD TO SON							3,028			12/07/2020			FIRST APPLETON LLC	$ 353,400
1.090	00006C	000145	000000	01	2.45	R1	E	RSA	A	$ 350,000	$ 381,600	I	U	FORECLOSURE	
								4,061			06/02/2021			SILVER REALTY LLC	$ 272,800
1.112	00005C	000315	000000	01	0.43	R1	F	RSA	D	$ 337,500	$ 375,400	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF PETER JENNINGS							2,736			05/25/2021			JENNINGS PETER M & VIR	$ 276,500
1.118	00003D	000027	000018	01	0.79	R1	G	RSA	D	$ 418,333	$ 467,600	I	U	LARGE VALUE IN TRADE	
	SALE/LEASEBACK BELOW MARKET							1,984			12/29/2020			PETERSON ALEXANDER H	$ 335,500
1.118	00006D	000239	000000	01	0.81	R1	E	RSA	D	$ 575,000	$ 642,800	I	U	IMPROVED POST SALE	
								5,671			11/06/2020			GLAUBER JEFFREY ALAN &	$ 508,200
1.125	00004A	000004	000005	01	5.07	R1W	H	RSA	D	$ 535,000	$ 602,100	I	U	FINANCIAL CO GRNTR/E	
								3,124			10/02/2020			US BANK TRUST	$ 467,400
1.133	00002C	000029	000000	05	0.39	R1W	E	RSA	A	$ 450,000	$ 509,700	I	U	FAMILY/RELAT GRNTR/E	
								2,877			03/05/2021			COLLETTE FAMILY REVOCA	$ 356,300
1.179	00007E	000046	000051	01	0.13	R1	G	RSA	A	$ 335,000	$ 395,100	I	U	IMPROVED POST SALE	
								2,128			12/31/2020			BROWN ROBERT L	$ 291,700
1.184	00003D	000025	0EC-11	01	0.00	R1	R	MHS	A	$ 79,900	$ 94,600	I	U	ESTATE SALE/FDCY COV	
								908			12/21/2020			ESTATE OF POULACK KARE	$ 58,800
1.187	00007E	000023	000000	04	1.29	R1	E	RSA	A	$ 250,000	$ 296,800	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF JUNE CHURCH							2,081			06/30/2021			CHURCH FREDERICK & JUN	$ 213,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.199	006A-1	000057	000000	01	1.09	R1A	E	RSA	D	$ 353,000	$ 423,300	I	U	FORECLOSURE	
								2,375			04/05/2021			HAGERTY JOHN W III	$ 292,800
1.200	004D-3	000076	000011	01	0.00	R1	Q	RCD	D	$ 280,000	$ 335,900	I	U	FAMILY/RELAT GRNTR/E	
	NO EVIDENCE OF LISTING FOUND, APPEARS TO BE A PRIV S							1,850			11/06/2020			ROY DENISE I	$ 219,200
1.217	00007B	000018	000001	01	17.76	R1	H	RSA	E	$ 700,000	$ 852,000	I	U	FAMILY/RELAT GRNTR/E	
								4,445			11/23/2020			LINDSEY ALFRED K	$ 628,600
1.221	00007D	000114	000000	01	0.69	R1	F	RSA	A	$ 295,000	$ 360,100	I	U	IMPROVED POST SALE	
								1,710			03/03/2021			DORMAN MAUREEN	$ 259,200
1.229	005D-4	000052	000000	04	0.40	CI	E	COF	A	$ 407,500	$ 500,900	I	U	FINANCIAL CO GRNTR/E	
								3,157			10/16/2020			SETHAM REALTY LLC	$ 421,600
1.245	00003A	000056	000000	01	1.50	R1	E	RSA	D	$ 292,000	$ 363,400	I	U	UNCLASSFYD EXCLUSION	
	PROPERTY WAS NOT LISTED FOR SALE ON OPEN MARKET, P							1,903			04/07/2021			THIBODEAU MICHAEL J	$ 253,400
1.254	00005C	000517	000000	01	0.80	R1	F	RSA	A	$ 280,000	$ 351,100	I	U	IMPROVED POST SALE	
	LISTED OUTSIDE OF MLS, COMP ENTRY ONLY							1,676			10/27/2020			HARRIS FAMILY TRUST TO	$ 250,800
1.264	00007D	000166	000W40	01	0.00	R1	Q	RCD	E	$ 205,500	$ 259,800	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPRS A P							1,814			10/26/2020			HALVATZES CONSTANTINE	$ 181,200
1.291	00003D	000022	000000	01	0.30	R1	E	RSA	C	$ 235,000	$ 303,300	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPRS A P							1,858			04/12/2021			BERRY DAVID M	$ 222,600
1.317	00006C	000328	000001	01	4.23	R1	E	RSA	D	$ 180,000	$ 237,100	V	U	IMPROVED POST SALE	
								4,102			10/21/2020			WOODCASTLE HOMES LLC	$ 196,600
1.339	00001E	000001	000021	01	0.00	R1	Q	RCD	E	$ 180,000	$ 241,100	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPEARS							1,670			06/01/2021			WAKEFIELD AMANDA M	$ 160,300
1.341	00007D	000156	000000	01	0.48	R1	F	RSA	A	$ 263,000	$ 352,700	I	U	IMPROVED POST SALE	
								1,806			11/04/2020			MANSPERGER ROBERT & LI	$ 231,300
1.354	00004C	000229	000001	01	8.66	CUUW	E			$ 140,000	$ 189,600	V	U	RSA 79-A CURRENT USE	
	BUYER TO PAY LUCT IN ADDT TO SALE PRICE										05/12/2021			RAYMOND LINDA	$ 0
1.355	00005C	000013	000000	01	0.34	R1	F	RSA	A	$ 214,600	$ 290,700	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPEARS							1,143			12/07/2020			BACON GLENN G	$ 222,500
1.371	00006D	000438	000000	01	0.50	R1	F	RSA	A	$ 257,400	$ 352,900	I	U	IMPROVED POST SALE	
								1,819			10/26/2020			HEIZER WILLIAM J & FRA	$ 240,600
1.378	00004B	000110	000000	01	2.30	R1W	F	RSA	A	$ 341,000	$ 470,000	I	U	IMPROVED POST SALE	
								2,435			12/02/2020			ROBINSON KEVIN J & GAI	$ 299,600
1.386	00005C	000617	000000	01	1.61	R1W	F	RSA	A	$ 265,000	$ 367,300	I	U	FORECLOSURE	
								2,170			10/22/2020			STRINGER FAMILY TRUST	$ 291,300
1.391	00002B	000269	000000	05	0.47	R1W	F	RSA	A	$ 275,000	$ 382,600	I	U	UNCLASSFYD EXCLUSION	
	BOUGHT IN JULY FOR $316K IN APPREC MKT, THIS WAS NOT M							793			10/05/2020			ZAGORITES BRIAN S	$ 249,600
1.426	00006B	000213	000000	01	4.60	R1	E	RSA	A	$ 250,000	$ 356,600	I	U	FAMILY/RELAT GRNTR/E	
	ALSO CODE 13							1,907			12/11/2020			ROGERS FAMILY REVOCABL	$ 253,300
1.431	00006C	000164	000000	01	1.03	R1	F	RSA	A	$ 300,000	$ 429,400	I	U	FAMILY/RELAT GRNTR/E	
								2,859			12/30/2020			BEAUREGARD STEVEN A	$ 314,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.431	00006C	000164	000000	01	1.03	R1	F	RSA	A	$ 300,000	$ 429,400	I	U	RESALE IN EQ PERIOD	
								2,859			12/30/2020			NATIONAL RESIDENTIAL N	$ 314,400
1.455	004D-3	000085	000003	02	0.00	CI	P	COC	A	$ 133,933	$ 194,900	I	U	ABUTTER SALE	
	PRIV SALES TRANSACTION, ABUTTER APPROACHED AND OF							1,391			12/30/2020			395 DANIEL WEBSTER LLC	$ 121,500
1.460	00001E	000001	000010	01	0.00	R1	Q	RCD	E	$ 170,000	$ 248,200	I	U	IMPROVED POST SALE	
	THIS UNIT NEEDED RENOV AT TIME OF SALE							1,670			11/02/2020			NICHOLS JEFFREY D	$ 160,300
1.464	00006C	000600	000000	01	0.28	R1	F	RSA	A	$ 247,900	$ 363,000	I	U	IMPROVED POST SALE	
								1,425			11/25/2020			LYONS LESTER A JR	$ 214,900
1.494	006E-2	000079	000000	02	0.66	CI	E	CST	A	$ 489,100	$ 730,500	I	U	BUSIN AFFIL GRNTR/E	
	PRINICOPAL/MANAGER SAME OF BOTH LLCS, NON MARKET, S							2,652			10/01/2020			COLLECTABLE ARMS & AMM	$ 489,100
1.498	00003D	000017	000000	01	0.18	R1	E	RSA	D	$ 177,000	$ 265,200	I	U	IMPROVED POST SALE	
	SEE MLS#4836091, SOLD AS IS, FINANCING ISSUES, 2 FAM BU							1,681			12/01/2020			MUNROE MELANIE A REVOC	$ 207,000
1.509	00004B	000148	000000	01	1.10	R1	E	RSA	A	$ 212,000	$ 320,000	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, H/O CONF							1,210			10/21/2020			MILES RICHARD L	$ 245,000
1.599	00005C	000289	000014	01	0.00	R1	Q	RCD	D	$ 145,734	$ 233,100	I	U	FAMILY/RELAT GRNTR/E	
	ESTATE OF PAUL GAGNON/DOD 12-3-20							1,177			06/03/2021			GAGNON PAUL L	$ 142,000
1.660	00006D	000173	000000	01	4.07	R1	F	RSA	A	$ 245,000	$ 406,600	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF RONALD FISHER							2,093			05/11/2021			FISHER RONALD J ESTATE	$ 295,800
1.857	00006B	000153	000000	01	1.65	R1	F	RSA	A	$ 225,000	$ 417,800	I	U	IMPROVED POST SALE	
								2,219			12/15/2020			RILEY RICHARD J	$ 296,400
1.904	005D-2	000002	00017A	01	0.00	R1	Q	RCG	A	$ 75,000	$ 142,800	I	U	FAMILY/RELAT GRNTR/E	
								924			01/19/2021			SHERIDAN SUSAN B & BRO	$ 89,000
1.924	00004C	000412	000000	01	0.46	R1	E	RSA	A	$ 140,000	$ 269,400	I	U	FAMILY/RELAT GRNTR/E	
								1,000			02/01/2021			FOSS G WILLIAM JR	$ 180,900
2.002	00005B	000157	000000	01	0.50	R1	F	RSA	A	$ 177,500	$ 355,300	I	U	FAMILY/RELAT GRNTR/E	
								1,739			11/02/2020			SCHEURICH SCOTT	$ 257,100
2.010	00007E	000048	0G3-31	01	0.00	R1	Q	RCG	A	$ 100,000	$ 201,000	I	U	INSUFCNT MKT EXPOSUR	
	NO EVIDENCE OF MARKETING FOUND ANYWHERE, APPEARS							1,057			03/08/2021			MERKLINGER ANGELA REVO	$ 135,000
2.290	00003A	000073	000018	01	1.84	R1	F	RSA	D	$ 175,000	$ 400,700	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF MICHAEL PETTENGILL							2,875			04/02/2021			PETTENGILL MICHAEL	$ 294,900
2.593	004D-3	000093	000013	01	0.00	R1	Q	RCD	E	$ 114,000	$ 295,600	I	U	FAMILY/RELAT GRNTR/E	
								1,781			03/26/2021			O'DONNELL RICHARD	$ 213,400
2.635	006A-2	000172	000000	01	0.21	R1W	D	RSA	D	$ 200,000	$ 527,000	I	U	UNCLASSFYD EXCLUSION	
	PRIVA SALE/NO MARKETING/BETWEEN KNOWN PARTIES/BE							1,145			02/02/2021			FITCH DANIEL & ARLENE	$ 320,900
3.655	00002B	000012	000000	01	1.96	R1	G	RSA	E	$ 154,600	$ 565,100	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							4,141			04/05/2021			HARRINGTON CHRISTINE	$ 417,100
4.648	00002B	000246	000000	01	0.56	R1	E	RSA	A	$ 93,700	$ 435,500	I	U	DEED INLIEU FORECLSR	
								2,942			11/03/2020			GARCIA SANDRA	$ 306,400
2,300.000	00006C	000564	000000	01	0.45	R1	X			$ 1	$ 2,300	V	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST										05/27/2021			SOPHOS DAVID G	$ 2,300

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
5,900.000	00005A	000061	000000	01	1.24	R1	X			$ 1	$ 5,900	V	U	FAMILY/RELAT GRNTR/E	
											12/14/2020			CALLAHAN DANIEL J KARE	$ 5,900
8,200.000	006A-1	000095	000000	01	0.13	R1	D			$ 1	$ 8,200	V	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST										04/21/2021			AUGELLO VITO J	$ 12,400
13,200.000	00003A	000057	000000	01	2.64	R1	X			$ 1	$ 13,200	V	U	ESTATE SALE/FDCY COV	
	FIDUCIARY DEED ESTATE OF KIUCHEL WHANG										06/03/2021			HWANG KIUCHUL	$ 13,200
14,500.000	00003A	000064	000001	01	2.89	R1	X			$ 1	$ 14,500	V	U	FAMILY/RELAT GRNTR/E	
	NAME CHANGE DUE TO MARRIAGE										05/24/2021			HOLT ROBERT	$ 14,500
14,700.000	005D-4	000037	000000	01	0.55	R1	F			$ 1	$ 14,700	V	U	FAMILY/RELAT GRNTR/E	
	ALSO INCLUDES 5D-4 043										07/13/2021			HOAG SUSAN	$ 11,300
15,100.000	00007A	000005	000000	01	0.28	R1	F			$ 1	$ 15,100	V	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED										05/24/2021			ROBICHAUD KEVIN	$ 18,000
15,200.000	00005B	000009	000053	01	1.01	R1	A			$ 1	$ 15,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 32,300
16,000.000	00005B	000009	000061	01	0.54	R1	A			$ 1	$ 16,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 28,500
17,300.000	00005B	000009	000057	01	0.88	R1	A			$ 1	$ 17,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,800
18,300.000	00005B	000009	000014	01	1.05	R1	A			$ 1	$ 18,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 26,600
25,500.000	00005B	000009	000058	01	0.66	R1	A			$ 1	$ 25,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,200
26,100.000	00005B	000009	000048	01	0.90	R1	A			$ 1	$ 26,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 22,600
27,100.000	00005B	000009	000060	01	0.68	R1	A			$ 1	$ 27,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 28,900
30,100.000	00005B	000009	000059	01	0.67	R1	A			$ 1	$ 30,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 28,800
31,600.000	00005B	000009	000001	01	0.48	CUUW	A			$ 1	$ 31,600	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 26,200
31,900.000	00005B	000009	000071	01	0.51	R1	A			$ 1	$ 31,900	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCES INCLUDES MAP 5B 009 LOTS 72,41,71,40,70										03/30/2021			CHESTNUT HILL PROPERTI	$ 19,900
31,900.000	00005B	000009	000071	01	0.51	R1	A			$ 1	$ 31,900	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME IN PRIOR DEED BK 9447 PG 248										04/13/2021			TENHAVE JOHN	$ 19,900
31,900.000	00005B	000009	000071	01	0.51	R1	A			$ 1	$ 31,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 19,900
32,900.000	00005B	000009	000002	01	0.64	CUUW	A			$ 1	$ 32,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 14,200
32,900.000	00005B	000009	000017	01	0.75	CUUW	A			$ 1	$ 32,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
33,000.000	00005B	000009	000051	01	0.66	CUUW	A			$ 1	$ 33,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 28,600
33,300.000	00005B	000009	000070	01	0.47	R1	A			$ 1	$ 33,300	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDE MAP 5B 009 LOTS 72,41,71,40,70,39, 3										03/30/2021			CHESTNUT HILL PROPERTI	$ 24,100
33,300.000	00005B	000009	000070	01	0.47	R1	A			$ 1	$ 33,300	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 24,100
33,300.000	00005B	000009	000070	01	0.47	R1	A			$ 1	$ 33,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 24,100
33,700.000	00005B	000009	000004	01	0.75	CUUO	A			$ 1	$ 33,700	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,400
33,700.000	00005B	000009	000018	01	0.94	CUUW	A			$ 1	$ 33,700	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,300
33,900.000	00005B	000009	000020	01	0.77	CUUW	A			$ 1	$ 33,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,500
34,000.000	00005B	000009	000044	01	0.79	R1	A			$ 1	$ 34,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 14,800
34,100.000	00005B	000009	000032	01	0.80	R1	A			$ 1	$ 34,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,100.000	00005B	000009	000033	01	0.80	R1	A			$ 1	$ 34,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,100.000	00005B	000009	000034	01	0.80	R1	A			$ 1	$ 34,100	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDE MAP 5B 009 LOTS 72,41,71,40,7										03/30/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,100.000	00005B	000009	000034	01	0.80	R1	A			$ 1	$ 34,100	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE FROM PRIOR DEED BK 9447 PG 2488										04/13/2021			TENHAVE JOHN	$ 29,700
34,100.000	00005B	000009	000034	01	0.80	R1	A			$ 1	$ 34,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,200.000	00005B	000009	000038	01	0.82	R1	A			$ 1	$ 34,200	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 72,41,71,40,										03/30/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,200.000	00005B	000009	000038	01	0.82	R1	A			$ 1	$ 34,200	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME IN PRIOR DEED BK 9447 PG 248										04/13/2021			TENHAVE JOHN	$ 29,700
34,200.000	00005B	000009	000038	01	0.82	R1	A			$ 1	$ 34,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,700
34,200.000	00005B	000009	000047	01	0.82	CUUO	A			$ 1	$ 34,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 26,000
34,300.000	00005B	000009	000062	01	0.59	R1	A			$ 1	$ 34,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,800
34,300.000	00005B	000009	000063	01	0.83	R1	A			$ 1	$ 34,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,800
34,400.000	00005B	000009	000054	01	0.92	R1	A			$ 1	$ 34,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 15,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
34,400.000	00005B	000009	000064	01	0.84	R1	A			$ 1	$ 34,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,800
34,400.000	00005B	000009	000065	01	0.84	R1	A			$ 1	$ 34,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,800
34,400.000	00005B	000009	000067	01	0.84	R1	A			$ 1	$ 34,400	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCEL INCLUDES MAP 5B 009 LOTS 72,41,71,40,70										03/30/2021			CHESTNUT HILL PROPERTI	$ 29,800
34,400.000	00005B	000009	000067	01	0.84	R1	A			$ 1	$ 34,400	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE FROM PRIOR DEEDD BK 9447 PG 2488										04/13/2021			TENHAVE JOHN	$ 29,800
34,400.000	00005B	000009	000067	01	0.84	R1	A			$ 1	$ 34,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,800
34,400.000	00005B	000009	000068	01	0.84	R1	A			$ 1	$ 34,400	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCEL INCLUDES MAP 5B 009 LOTS 72,41,71,40,70										03/30/2021			CHESTNUT HILL PROPERTI	$ 25,600
34,400.000	00005B	000009	000068	01	0.84	R1	A			$ 1	$ 34,400	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 25,600
34,400.000	00005B	000009	000068	01	0.84	R1	A			$ 1	$ 34,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,600
34,500.000	00005B	000009	000005	01	0.85	R1	A			$ 1	$ 34,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,900
34,500.000	00005B	000009	000006	01	0.86	R1	A			$ 1	$ 34,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOUCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 12,100
34,500.000	00005B	000009	000035	01	0.86	R1	A			$ 1	$ 34,500	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 72,41,71,40,										03/30/2021			CHESTNUT HILL PROPERTI	$ 29,900
34,500.000	00005B	000009	000035	01	0.86	R1	A			$ 1	$ 34,500	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 29,900
34,500.000	00005B	000009	000035	01	0.86	R1	A			$ 1	$ 34,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,900
34,500.000	00005B	000009	000036	01	0.85	R1	A			$ 1	$ 34,500	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 72,41,71,40,										03/30/2021			CHESTNUT HILL PROPERTI	$ 29,900
34,500.000	00005B	000009	000036	01	0.85	R1	A			$ 1	$ 34,500	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 29,900
34,500.000	00005B	000009	000036	01	0.85	R1	A			$ 1	$ 34,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,900
34,800.000	00005B	000009	000011	01	0.89	R1	A			$ 1	$ 34,800	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,100
34,800.000	00005B	000009	000042	01	0.90	R1	A			$ 1	$ 34,800	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,600
34,800.000	00005B	000009	000056	01	0.90	CUUW	A			$ 1	$ 34,800	V	U	EASEMENT/BOATSLIPS	
	EASEMENT RANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,800
34,900.000	00005B	000009	000055	01	0.91	R1	A			$ 1	$ 34,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
35,000.000	00005B	000009	000009	01	0.93	R1	A			$ 1	$ 35,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,200
35,000.000	00005B	000009	000039	01	0.93	R1	A			$ 1	$ 35,000	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDE MAP 5B 009 LOTS 72,41,71,40,7										03/30/2021			CHESTNUT HILL PROPERTI	$ 30,200
35,000.000	00005B	000009	000039	01	0.93	R1	A			$ 1	$ 35,000	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 30,200
35,000.000	00005B	000009	000039	01	0.93	R1	A			$ 1	$ 35,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,200
35,100.000	00005B	000009	000010	01	0.95	R1	A			$ 1	$ 35,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,300
35,100.000	00005B	000009	000040	01	0.69	R1	A			$ 1	$ 35,100	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS 5B 009 LOTS 72,41,71,40,70,39,38,37,36,35,68,34										03/30/2021			CHESTNUT HILL PROPERTI	$ 27,300
35,100.000	00005B	000009	000040	01	0.69	R1	A			$ 1	$ 35,100	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME IN PRIOR DEED BK 9447 PG 248										04/13/2021			TENHAVE JOHN	$ 27,300
35,100.000	00005B	000009	000040	01	0.69	R1	A			$ 1	$ 35,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,300
35,100.000	00005B	000009	000049	01	0.95	CUUW	A			$ 1	$ 35,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 18,900
35,200.000	00005B	000009	000013	01	0.96	R1	A			$ 1	$ 35,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,400
35,200.000	00005B	000009	000045	01	0.71	R1	A			$ 1	$ 35,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,200
35,300.000	00005B	000009	000007	01	0.99	R1	A			$ 1	$ 35,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EASEMENT										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,500
35,300.000	00005B	000009	000046	01	0.72	R1	A			$ 1	$ 35,300	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 69,500
35,300.000	00005B	000009	000046	01	0.72	R1	A			$ 1	$ 35,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 69,500
35,300.000	00005B	000009	000046	01	0.72	R1	A			$ 1	$ 35,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 69,500
35,300.000	00005B	000009	000072	01	0.72	R1	A			$ 1	$ 35,300	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PROP PARCELS INCLUDES MAP 5B 009 LOTS 72,41,71										03/30/2021			CHESTNUT HILL PROPERTI	$ 81,300
35,300.000	00005B	000009	000072	01	0.72	R1	A			$ 1	$ 35,300	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME ON PRIOR DEED BK 9447 PG 2										04/13/2021			TENHAVE JOHN	$ 81,300
35,300.000	00005B	000009	000072	01	0.72	R1	A			$ 1	$ 35,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 81,300
35,400.000	00005B	000009	000008	01	1.11	R1	A			$ 1	$ 35,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,100
35,500.000	00005B	000009	000021	01	1.03	CUUW	A			$ 1	$ 35,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
35,600.000	00005B	000009	000052	01	0.77	R1	A			$ 1	$ 35,600	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,100
35,700.000	00005B	000009	000037	01	0.77	R1	A			$ 1	$ 35,700	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PARCELS INCLUDES MAP 5B 009 LOTS 72,41,71,40,										03/30/2021			CHESTNUT HILL PROPERTI	$ 31,100
35,700.000	00005B	000009	000037	01	0.77	R1	A			$ 1	$ 35,700	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			TENHAVE JOHN	$ 31,100
35,700.000	00005B	000009	000037	01	0.77	R1	A			$ 1	$ 35,700	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,100
35,700.000	00005B	000009	000073	01	0.76	R1	A			$ 1	$ 35,700	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 25,700
35,800.000	00005B	000009	000041	01	0.78	R1	A			$ 1	$ 35,800	V	U	BUSIN AFFIL GRNTR/E	
	MULTI PROP PARCELS INCLUDES MAP 5B 009 LOTS 72,71,40										03/30/2021			CHESTNUT HILL PROPERTI	$ 32,800
35,800.000	00005B	000009	000041	01	0.78	R1	A			$ 1	$ 35,800	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9454 24										04/13/2021			TENHAVE JOHN	$ 32,800
35,800.000	00005B	000009	000041	01	0.78	R1	A			$ 1	$ 35,800	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 32,800
35,900.000	00005B	000009	000022	01	0.79	CUUW	A			$ 1	$ 35,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,200
35,900.000	00005B	000009	000069	01	1.11	R1	A			$ 1	$ 35,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,300
36,000.000	00005B	000009	000003	01	1.12	CUUW	A			$ 1	$ 36,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH/EVERSOURCE										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,200
36,000.000	00005B	000009	000023	01	0.80	CUUW	A			$ 1	$ 36,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,300
36,000.000	00005B	000009	000030	01	0.80	R1	A			$ 1	$ 36,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 26,700
36,000.000	00005B	000009	000031	01	0.80	R1	A			$ 1	$ 36,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,400
36,100.000	00005B	000009	000019	01	1.16	CUUW	A			$ 1	$ 36,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,300
36,100.000	00005B	000009	000024	01	0.82	CUUW	A			$ 1	$ 36,100	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,400
36,200.000	00005B	000009	000028	01	0.93	R1	A			$ 1	$ 36,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTET OT PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,900
36,300.000	00005B	000009	000066	01	0.84	R1	A			$ 1	$ 36,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,500
36,400.000	00005B	000009	000025	01	0.85	CUUW	A			$ 1	$ 36,400	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 27,000
36,500.000	00005B	000009	000029	01	0.89	R1	A			$ 1	$ 36,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,800

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
36,500.000	00005B	000009	000074	01	0.86	R1	A			$ 1	$ 36,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 28,400
36,500.000	00005B	000009	000075	01	0.87	R1	A			$ 1	$ 36,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,700
36,600.000	00005B	000009	000077	01	0.88	R1	A			$ 1	$ 36,600	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,700
36,700.000	00005B	000009	000016	01	1.05	R1	A			$ 1	$ 36,700	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,600
36,900.000	00005B	000009	000076	01	0.91	R1	A			$ 1	$ 36,900	V	U	BUSIN AFFIL GRNTR/E	
	TO CORRECT GRANTEE NAME FROM PRIOR DEED BK 9447 PG										04/13/2021			GROFF JOHN	$ 31,900
36,900.000	00005B	000009	000076	01	0.91	R1	A			$ 1	$ 36,900	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 31,900
37,000.000	00005B	000009	000043	01	0.94	R1	A			$ 1	$ 37,000	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 47,600
37,100.000	00007D	000079	000000	01	0.57	R1	F			$ 1	$ 37,100	V	U	EASEMENT/BOATSLIPS	
	SEWER & DRAINAGE EASEMENT GRANTED TO TOWN OF ME										03/29/2021			GOVERNORS HILL CORP	$ 2,700
37,100.000	00007D	000080	000000	01	0.57	R1	F			$ 1	$ 37,100	V	U	EASEMENT/BOATSLIPS	
	SEWER & DRAINAGE EASEMENT GRANTED TO TOWN OF ME										03/29/2021			GOVERNORS HILL CORP	$ 2,000
37,100.000	00007D	000081	000000	01	0.57	R1	F			$ 1	$ 37,100	V	U	EASEMENT/BOATSLIPS	
	SEWER & DRAINAGE EASEMENT GRANTED TO TOWN OF ME										03/29/2021			GOVERNORS HILL CORP	$ 2,000
37,300.000	00005B	000009	000026	01	1.01	CUUW	A			$ 1	$ 37,300	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 30,400
37,500.000	00005B	000009	000027	01	1.05	CUUW	A			$ 1	$ 37,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 32,500
37,500.000	00005B	000009	000050	01	1.05	CUUW	A			$ 1	$ 37,500	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 29,500
38,200.000	00005B	000009	000015	01	0.84	CUUW	A			$ 1	$ 38,200	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTED TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 26,900
38,600.000	00005B	000009	000012	01	0.89	R1	A			$ 1	$ 38,600	V	U	EASEMENT/BOATSLIPS	
	EASEMENT GRANTE TO PSNH										05/12/2021			CHESTNUT HILL PROPERTI	$ 16,700
52,800.000	00002C	000003	000000	01	0.46	R1W	E			$ 1	$ 52,800	V	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED PER DIVORCE										06/22/2021			CAMMAROTA CHRISTOPHER	$ 22,600
66,100.000	00002D	000038	00A-02	03	0.00	R1	R	MHS	A	$ 1	$ 66,100	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							915			04/12/2021			LEDUC ALLEN	$ 47,000
137,800.000	00002D	000038	00A-11	03	0.00	R1	R	MHD	A	$ 1	$ 137,800	I	U	FAMILY/RELAT GRNTR/E	
								1,503			01/25/2021			PETRAIN PAUL N &JUDY	$ 116,500
138,700.000	004D-4	000067	00EV6A	01	0.00	R1	Q	RCG	A	$ 1	$ 138,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							520			06/11/2021			MAFFEE ROBERT A	$ 85,000
138,900.000	00007E	000020	019-13	01	0.00	R1	Q	RCG	A	$ 1	$ 138,900	I	U	FAMILY/RELAT GRNTR/E	
								643			01/22/2021			BARTLETT MARYANNE & BA	$ 92,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
139,500.000	004D-4	000067	00C05A	01	0.00	R1	Q	RCG A	$ 1	$ 139,500	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							521		04/02/2021			NELSON TIFFANY M	$ 85,500
150,700.000	00004C	000463	000000	01	2.00	R1	E		$ 1	$ 150,700	V	U	FAMILY/RELAT GRNTR/E	
										12/08/2020			DOBBS OTTO & JEANNINE	$ 130,900
158,900.000	005D-2	000002	00065A	01	0.00	R1	Q	RCD D	$ 1	$ 158,900	I	U	FAMILY/RELAT GRNTR/E	
								1,238		12/02/2020			TARBOX GREGORY R & LIS	$ 105,100
164,000.000	00002B	000025	000000	01	0.50	R1	E		$ 1	$ 164,000	V	U	EASEMENT/BOATSLIPS	
	TEMPORARY CONSTRUCTION EASEMENT									11/05/2020			ROCKWELL BRIAN P	$ 133,800
175,500.000	00004A	000010	000001	01	2.31	CUUH	F		$ 1	$ 175,500	V	U	BUSIN AFFIL GRNTR/E	
										04/26/2021			VAUGHN BRETT W REVOCAB	$ 152,500
183,100.000	005D-2	000002	00117A	01	0.00	R1	Q	RCD F	$ 1	$ 183,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,839		05/17/2021			LINDNER DAVID	$ 123,800
185,300.000	00007E	000048	0B5-06	01	0.00	R1	Q	RCG A	$ 1	$ 185,300	I	U	FAMILY/RELAT GRNTR/E	
								900		12/30/2020			DILLON ROSEMARIE J	$ 123,100
186,100.000	005D-1	000003	000000	03	4.70	CI	E		$ 1	$ 186,100	V	U	EASEMENT/BOATSLIPS	
										12/21/2020			DOUBLE D HOLDINGS LLC	$ 211,300
194,800.000	00004A	000022	000000	01	5.38	R1	F		$ 1	$ 194,800	V	U	BUSIN AFFIL GRNTR/E	
										04/26/2021			VAUGHN BRETT W REVOCAB	$ 197,300
198,000.000	00007E	000048	0G2-27	01	0.00	R1	Q	RCG A	$ 1	$ 198,000	I	U	BUSIN AFFIL GRNTR/E	
								1,057		04/30/2021			KHANNA RANU S	$ 132,000
199,500.000	00007E	000048	0S2-37	01	0.00	R1	Q	RCG A	$ 1	$ 199,500	I	U	FAMILY/RELAT GRNTR/E	
	FIDUCIARY DEED							1,082		01/28/2021			HALLEE LAWRENCE ESTATE	$ 133,200
203,300.000	00007E	000046	0C7-13	01	0.00	R1	Q	RCG A	$ 1	$ 203,300	I	U	FAMILY/RELAT GRNTR/E	
								837		11/12/2020			MCARDLE ERIN & MAUREEN	$ 126,500
203,800.000	004D-4	000067	000E94	01	0.00	R1	Q	RCD D	$ 1	$ 203,800	I	U	FAMILY/RELAT GRNTR/E	
								1,337		05/06/2021			SINGH AMANDEEP	$ 146,300
211,800.000	005D-4	000016	000020	01	0.00	R1	Q	RCD D	$ 1	$ 211,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,499		02/12/2021			GEARIN WILLIAM J	$ 148,800
217,000.000	00007E	000020	000S67	01	0.00	R1	Q	RCD D	$ 1	$ 217,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,194		05/19/2021			RODRIGUE KARL DENIS	$ 144,900
219,100.000	00007E	000020	000K04	01	0.00	R1	Q	RCD D	$ 1	$ 219,100	I	U	DIVORCE PRTY GRNTR/E	
								1,232		05/12/2021			LOCONTE JOHN R REVOC L	$ 146,500
220,100.000	00007E	000020	000S46	01	0.00	R1	Q	RCD D	$ 1	$ 220,100	I	U	FAMILY/RELAT GRNTR/E	
								1,199		10/05/2020			WENGER JOHANNA H REVOC	$ 147,200
224,800.000	005D-4	000016	000019	01	0.00	R1	Q	RCD D	$ 1	$ 224,800	I	U	FAMILY/RELAT GRNTR/E	
	ALSO GRANTED TO: PATRICIA SPANKS & STEPHANIE BEVILA							1,499		06/09/2021			IMBORNONE CAROL A FAMI	$ 156,100
224,800.000	005D-4	000016	000019	01	0.00	R1	Q	RCD D	$ 1	$ 224,800	I	U	FAMILY/RELAT GRNTR/E	
								1,499		06/09/2021			DELUCA KILLINGER CAROL	$ 156,100
226,100.000	00007D	000166	00CH22	01	0.00	R1	Q	RCD D	$ 1	$ 226,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,347		02/11/2021			WERTHMAN DEBORAH L	$ 156,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
233,100.000	00005C	000478	000149	01	0.00	R1	Q	RCD	D	$ 1	$ 233,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,530			03/25/2021			WALLES PATRICIA A	$ 162,300
237,000.000	006A-1	000123	000000	01	0.23	R1A	D	RSA	A	$ 1	$ 237,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,204			05/07/2021			STEWART SUSAN	$ 183,900
237,700.000	00005B	000094	000011	01	6.25	R1	F	RSA	D	$ 1	$ 237,700	V	U	EASEMENT/BOATSLIPS	
	CLASS OF PROPERTY UPDATED TO BE IN LINE WITH GEGNERA							3,371			10/09/2020			DEPENASSE MOUWEN EDUAR	$ 428,200
237,800.000	00005C	000478	000051	01	0.00	R1	Q	RCD	D	$ 1	$ 237,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,530			04/28/2021			CERE DANIEL A	$ 165,700
237,800.000	00005C	000478	000062	01	0.00	R1	Q	RCD	D	$ 1	$ 237,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,530			04/05/2021			MASCIARELLI DAVID P	$ 165,700
239,600.000	00005C	000478	000117	01	0.00	R1	Q	RCD	D	$ 1	$ 239,600	I	U	UNCLASSFYD EXCLUSION	
	CORRECTIVE DEED TO COORECT THR TRUSTEE CERTIFICA							1,622			04/21/2021			BAUER TREVOR A	$ 167,300
239,800.000	00007D	000166	00CH04	01	0.00	R1	Q	RCD	E	$ 1	$ 239,800	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							1,653			06/17/2021			HARVEY ADAM T	$ 167,300
240,500.000	00007D	000166	000A12	01	0.00	R1	Q	RCD	E	$ 1	$ 240,500	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,667			05/25/2021			STEWART CHRISTOPHER M	$ 167,900
240,800.000	00006C	000383	000206	01	0.00	R1	Q	RCD	E	$ 1	$ 240,800	I	U	DIVORCE PRTY GRNTR/E	
								1,331			12/02/2020			GORGOL LAUREN E & BLIZ	$ 153,000
241,400.000	00007D	000166	00BL15	01	0.00	R1	Q	RCD	E	$ 1	$ 241,400	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,683			05/12/2021			FARQUHAR LANCE R	$ 168,500
242,300.000	00005C	000478	000121	01	0.00	R1	Q	RCD	D	$ 1	$ 242,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,609			06/11/2021			BREAULT DAVID	$ 169,200
243,200.000	00005C	000478	000015	01	0.00	R1	Q	RCD	D	$ 1	$ 243,200	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,660			06/29/2021			SCALES JENNIFER & MATT	$ 170,000
244,100.000	00001E	000001	000099	01	0.00	R1	Q	RCD	E	$ 1	$ 244,100	I	U	UNCLASSFYD EXCLUSION	
	CORRECTIVE DEED FROM PRIR DEED BK 9236 PG2674							1,670			02/11/2021			DREW-GEABER MELODY	$ 166,000
247,800.000	00006C	000349	000147	01	0.00	R1	Q	RCD	E	$ 1	$ 247,800	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							1,464			04/23/2021			RUIZ NAYIVE A	$ 156,300
247,900.000	00005C	000478	000030	01	0.00	R1	Q	RCD	D	$ 1	$ 247,900	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFE'S NAME							1,742			03/24/2021			PAGE CURT S	$ 173,500
248,200.000	00004C	000286	000A15	01	0.00	R1	Q	RCD	E	$ 1	$ 248,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,648			06/22/2021			JENKINS DAVID P	$ 171,000
249,200.000	00001E	000001	000092	01	0.00	R1	Q	RCD	E	$ 1	$ 249,200	I	U	FAMILY/RELAT GRNTR/E	
	RESERVING LIFE ESTATE TO DAVID R MACDONALD							1,760			05/17/2021			MACDONALD DAVID R	$ 169,800
251,000.000	00005C	000289	000008	01	0.00	R1	Q	RCD	E	$ 1	$ 251,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,498			06/25/2021			SMITH-HOLT PAMELA J	$ 160,300
252,400.000	006A-1	000087	000000	01	0.14	R1	D	RSA	D	$ 1	$ 252,400	I	U	FAMILY/RELAT GRNTR/E	
								1,724			11/02/2020			MIGNOGNA AND MANHECK F	$ 197,700
252,400.000	006A-1	000087	000000	01	0.14	R1	D	RSA	D	$ 1	$ 252,400	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							1,724			02/24/2021			MIGNOGNA AND MANHECK F	$ 197,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
252,400.000	006A-1	000087	000000	01	0.14	R1	D	RSA	D	$ 1	$ 252,400	I	U	FAMILY/RELAT GRNTR/E	
								1,724			06/29/2021			MIGNOGNA SCOTT T	$ 197,700
252,400.000	006A-1	000087	000000	01	0.14	R1	D	RSA	D	$ 1	$ 252,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,724			06/29/2021			MIGNOGNA SCOTT T	$ 197,700
253,100.000	00002E	000001	000000	03	0.30	R1	E	RSA	A	$ 1	$ 253,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,239			03/19/2021			PICARD MARY ANN	$ 181,800
253,700.000	00004C	000286	000P23	01	0.00	R1	Q	RCD	E	$ 1	$ 253,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,722			02/08/2021			SUTCH LYNN ANN	$ 173,800
255,800.000	00004C	000286	000L05	01	0.00	R1	Q	RCD	E	$ 1	$ 255,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,722			06/23/2021			BASSETT LAURA E	$ 177,900
256,600.000	00007D	000166	000W05	01	0.00	R1	Q	RCD	E	$ 1	$ 256,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,743			03/09/2021			HARRISON MELISSA	$ 178,800
256,900.000	00007D	000166	000R14	01	0.00	R1	Q	RCD	E	$ 1	$ 256,900	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED PER DIVORCE							1,827			06/21/2021			NAUGHTON MATTHEW	$ 180,400
257,300.000	00004C	000286	000P19	01	0.00	R1	Q	RCD	E	$ 1	$ 257,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,722			03/12/2021			VESPA WAYNE A	$ 176,400
260,200.000	00004C	000286	000A16	01	0.00	R1	Q	RCD	E	$ 1	$ 260,200	I	U	FAMILY/RELAT GRNTR/E	
								1,722			10/19/2020			WOODSIDE C MICHAEL	$ 178,600
262,200.000	00007D	000166	000R04	01	0.00	R1	Q	RCD	E	$ 1	$ 262,200	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,756			05/28/2021			ROENTSCH ALISON	$ 184,600
262,400.000	004D-3	000054	000000	01	0.27	R1	F	RSA	A	$ 1	$ 262,400	I	U	FAMILY/RELAT GRNTR/E	
	INTO TRUST							1,491			11/02/2020			HARDY JONATHAN J	$ 183,200
263,200.000	00004C	000286	00WR02	01	0.00	R1	Q	RCD	E	$ 1	$ 263,200	I	U	FAMILY/RELAT GRNTR/E	
								1,722			11/05/2020			JOINER DANIEL R	$ 180,900
274,500.000	004D-4	000017	000000	01	0.68	R1	E	RSA	A	$ 1	$ 274,500	I	U	FAMILY/RELAT GRNTR/E	
								1,395			01/26/2021			LAFONTAINE WILLIAM J J	$ 194,600
275,200.000	005D-3	000104	000000	01	0.23	R1	F	RSA	A	$ 1	$ 275,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,463			02/23/2021			GORDON RICHARD	$ 202,700
277,500.000	00005C	000572	000000	01	0.30	R1	E	RSA	B	$ 1	$ 277,500	I	U	DIVORCE PRTY GRNTR/E	
								1,437			10/06/2020			DAILEY ERIC M & MELISS	$ 202,200
281,700.000	00002C	000034	000000	05	0.21	R1A	E	RSA	A	$ 1	$ 281,700	I	U	FAMILY/RELAT GRNTR/E	
								1,916			06/11/2021			JAYNES STEVEN A	$ 193,900
282,700.000	00005C	000232	000000	01	0.37	R1	E	RSA	A	$ 1	$ 282,700	I	U	FAMILY/RELAT GRNTR/E	
	CORRECTIVE							1,555			02/01/2021			BOURBEAU MARC & KATHY	$ 203,800
283,900.000	006A-1	000140	000000	01	0.82	R1	D	RSA	A	$ 1	$ 283,900	I	U	FAMILY/RELAT GRNTR/E	
	ADDED HUSBAND TO DEED							1,079			02/18/2021			WHITCOMB JUDITH A	$ 211,700
283,900.000	006A-1	000140	000000	01	0.82	R1	D	RSA	A	$ 1	$ 283,900	I	U	FAMILY/RELAT GRNTR/E	
	TRANSFERED OWNERSHIP INTO BUSINESS NAME							1,079			02/18/2021			WHITCOMB JUDITH A	$ 211,700
287,400.000	005D-4	000030	000000	01	0.28	R1	E	RSA	A	$ 1	$ 287,400	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF DONALD LEWIS SR, PROBATE ORDER # 316 2020 E							1,756			05/12/2021			LEWIS DONALD SR ESTATE	$ 217,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
288,600.000	00007E	000048	00M125	01	0.00	R1	Q	RCD D	$ 1	$ 288,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUSTS							1,836		06/30/2021			MAZZOTTI LUCA M	$ 191,500
290,700.000	00005C	000013	000000	01	0.34	R1	F	RSA A	$ 1	$ 290,700	I	U	FAMILY/RELAT GRNTR/E	
								1,143		12/31/2020			MAYO STEVEN J	$ 222,500
292,100.000	00003C	000164	000000	01	0.34	R1	F	RSA A	$ 1	$ 292,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,251		03/04/2021			WESTHOLM LAWRENCE H	$ 212,600
292,800.000	00004C	000279	000000	01	0.37	R1	F	RSA A	$ 1	$ 292,800	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							1,497		03/26/2021			FROST SAMANTHA L	$ 213,500
295,800.000	005D-4	000019	000005	01	0.00	R1	Q	RCD F	$ 1	$ 295,800	I	U	FAMILY/RELAT GRNTR/E	
								1,896		12/23/2020			CROUCH MARGARET M	$ 199,200
296,000.000	006D-1	000112	000000	01	0.35	R1	F	RSA A	$ 1	$ 296,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,334		03/26/2021			WYMAN JOHN	$ 204,900
296,900.000	00002B	000118	000000	01	0.46	R1	F	RSA A	$ 1	$ 296,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,291		03/04/2021			BURNS KEVIN P	$ 209,100
298,200.000	004D-3	000093	000011	01	0.00	R1	Q	RCD E	$ 1	$ 298,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,827		04/15/2021			MACK RICHARD F	$ 215,400
299,200.000	00002B	000024	000000	01	0.40	R1	E	RSA B	$ 1	$ 299,200	I	U	EASEMENT/BOATSLIPS	
	DRAINAGE EASEMENT GRANTED TO TOWN OF MERRIMACK							1,401		05/14/2021			WELLS CONNOR DAVID	$ 220,200
299,400.000	00005C	000017	000000	01	0.36	R1	F	RSA C	$ 1	$ 299,400	I	U	FAMILY/RELAT GRNTR/E	
								1,581		10/26/2020			HIGGINS DAVID	$ 218,900
301,900.000	00007E	000017	000029	01	0.36	R1	F	RSA A	$ 1	$ 301,900	I	U	FAMILY/RELAT GRNTR/E	
	REMOVED/ADDED NAME							1,113		05/19/2021			NORCROSS PETERS M SR	$ 194,700
302,700.000	00002B	000202	000000	01	0.44	R1	F	RSA A	$ 1	$ 302,700	I	U	FAMILY/RELAT GRNTR/E	
								1,230		10/26/2020			SHEA DEREK A & JESSICA	$ 213,300
304,700.000	00005C	000046	000000	01	0.52	R1	E	RSA A	$ 1	$ 304,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,183		04/16/2021			MERCHANT JAMES R	$ 216,500
304,900.000	004D-3	000093	000022	01	0.00	R1	Q	RCD E	$ 1	$ 304,900	I	U	UNCLASSFYD EXCLUSION	
	CORRECTIVE DEED TO CORRECT LAST NAME FROM PRIOR D							1,827		02/08/2021			SUPRENANT WALTER C	$ 220,000
306,600.000	00005C	000505	000000	01	0.40	R1	F	RSA C	$ 1	$ 306,600	I	U	FAMILY/RELAT GRNTR/E	
	REMOVED JOHN S; ADDED RICHARD M SCHROLL							1,681		03/17/2021			GARFIELD-SCHROLL CARYN	$ 220,900
308,000.000	004D-3	000052	000000	01	0.29	R1	F	RSA A	$ 1	$ 308,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUST							1,614		05/06/2021			HIGGINS JACK Z SR	$ 210,700
310,000.000	00003C	000149	000000	01	0.34	R1	F	RSA A	$ 1	$ 310,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,644		06/01/2021			TAPLITSKY BERTHA	$ 227,900
310,800.000	00004C	000212	000000	01	0.34	R1	F	RSA A	$ 1	$ 310,800	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							2,051		05/21/2021			SUCHY DANIEL A	$ 231,000
310,800.000	00004C	000212	000000	01	0.34	R1	F	RSA A	$ 1	$ 310,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,051		05/21/2021			SUCHY DANIEL A	$ 231,000
312,100.000	006A-1	000013	000000	01	0.92	R1A	E	RSA A	$ 1	$ 312,100	I	U	FAMILY/RELAT GRNTR/E	
	CASE NUMBER 316-2019-ET-02332							1,495		12/03/2020			COOK THOMAS W JR	$ 254,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
312,100.000	006A-1	000013	000000	01	0.92	R1A	E	RSA	A	$ 1	$ 312,100	I	U	FAMILY/RELAT GRNTR/E	
								1,495			12/09/2020			COOK THOMAS R	$ 254,000
312,100.000	006A-1	000013	000000	01	0.92	R1A	E	RSA	A	$ 1	$ 312,100	I	U	FAMILY/RELAT GRNTR/E	
	REMOVED NAME							1,495			03/29/2021			COOK EARL R	$ 254,000
312,800.000	006E-1	000022	000000	01	0.34	R1	E	RSA	A	$ 1	$ 312,800	I	U	FAMILY/RELAT GRNTR/E	
								1,750			01/19/2021			FALK CARTER W & FALK L	$ 235,400
313,600.000	00005C	000056	000000	01	0.41	R1	F	RSA	A	$ 1	$ 313,600	I	U	FAMILY/RELAT GRNTR/E	
								1,300			12/24/2020			HUNT TIMOTHY P & MARIA	$ 221,800
313,600.000	006D-1	000109	000000	01	0.25	R1	F	RSA	A	$ 1	$ 313,600	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,943			03/15/2021			LANDRY ROBERT J	$ 221,200
315,200.000	003D-2	000008	000000	03	1.20	CI	E			$ 1	$ 315,200	V	U	BUSIN AFFIL GRNTR/E	
											12/28/2020			DONEGAN WILLIAM F	$ 247,500
316,800.000	00005C	000370	000000	01	0.34	R1	F	RSA	C	$ 1	$ 316,800	I	U	FAMILY/RELAT GRNTR/E	
								1,791			11/19/2020			DESGROSSEILLIERS MARK	$ 234,100
317,100.000	00002B	000196	000000	01	0.44	R1	F	RSA	A	$ 1	$ 317,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,334			02/17/2021			BJORNSON ROBERT CARL	$ 225,600
318,200.000	006D-1	000022	000000	02	0.72	R1	E	RSA	E	$ 1	$ 318,200	I	U	FAMILY/RELAT GRNTR/E	
	NAME ADDED							3,491			03/03/2021			MOREAU HENRY J	$ 220,900
319,800.000	00006D	000442	000000	01	0.51	R1	F	RSA	A	$ 1	$ 319,800	I	U	FAMILY/RELAT GRNTR/E	
								1,751			10/15/2020			BROWN DONNA	$ 221,600
323,900.000	00003C	000182	000000	01	0.34	R1	F	RSA	B	$ 1	$ 323,900	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,451			06/18/2021			PARENTEAU CHARLES	$ 237,800
324,400.000	00005C	000605	000036	01	0.34	R1	G	RSA	A	$ 1	$ 324,400	I	U	FAMILY/RELAT GRNTR/E	
	PAUL DECEASED, PUT INTO A TRUST							1,373			03/08/2021			GRUBENSKAS PAUL J	$ 231,200
324,700.000	00006D	000520	000026	01	0.36	R1	F	RSA	E	$ 1	$ 324,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,903			02/18/2021			TOBEY WILLIAM F	$ 238,600
326,400.000	00005C	000462	000000	01	0.29	R1	E	RSA	A	$ 1	$ 326,400	I	U	FAMILY/RELAT GRNTR/E	
								1,642			11/24/2020			LUCAS LARRY & MIGUEL T	$ 238,500
326,400.000	00005C	000462	000000	01	0.29	R1	E	RSA	A	$ 1	$ 326,400	I	U	UNCLASSFYD EXCLUSION	
	QUITCLAIM DEED							1,642			07/06/2021			LUCAS LARRY	$ 238,500
326,600.000	00007D	000203	000000	01	0.53	R1	F	RSA	A	$ 1	$ 326,600	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,354			06/01/2021			SERGEEVA VIKTORIA	$ 235,500
326,600.000	00007D	000203	000000	01	0.53	R1	F	RSA	A	$ 1	$ 326,600	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,354			07/13/2021			SERGEEVA VIKTORIA	$ 235,500
328,100.000	00004C	000137	000000	01	0.64	R1	F	RSA	A	$ 1	$ 328,100	I	U	FAMILY/RELAT GRNTR/E	
								1,606			12/24/2020			LEMERY CATHERINE A LON	$ 239,100
328,600.000	005D-4	000031	000000	01	0.36	R1	E	RSA	D	$ 1	$ 328,600	I	U	FAMILY/RELAT GRNTR/E	
								1,804			01/28/2021			GREENLAW COLLEEN & DAV	$ 241,000
329,700.000	00007D	000204	000000	01	0.55	R1	F	RSA	A	$ 1	$ 329,700	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,429			06/03/2021			ANIBAL AUSTIN R	$ 235,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
330,200.000	006E-2	000006	000000	02	0.50	R1	E	RSA	C	$ 1	$ 330,200	I	U	ESTATE SALE/FDCY COV	
	PROBATE ORDER, MYRNA MARTELOZE DOD 3/5/19							2,144			03/22/2021			MARTELOZE MYRNA L	$ 221,400
331,600.000	00007D	000117	000000	01	0.67	R1	F	RSA	A	$ 1	$ 331,600	I	U	FAMILY/RELAT GRNTR/E	
								1,572			12/14/2020			WELDON SMITH G	$ 238,700
332,900.000	00002B	000009	000000	01	0.90	R1	E	RSA	B	$ 1	$ 332,900	I	U	EASEMENT/BOATSLIPS	
	SLOPE EASEMENT							1,640			01/22/2021			HALL HIROKO LIVING TRU	$ 230,100
333,500.000	00005C	000326	000000	01	0.41	R1	E	RSA	A	$ 1	$ 333,500	I	U	UNCLASSFYD EXCLUSION	
	PROBATE ORDER # 316-2020-ET-00158							1,567			06/29/2021			QUIST SUSAN K	$ 232,900
334,200.000	00005C	000717	000000	01	0.46	R1	F	RSA	C	$ 1	$ 334,200	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFE'S NAME							1,578			04/23/2021			POIRIER DAVID A	$ 239,400
335,400.000	00005C	000015	000000	01	0.34	R1	F	RSA	A	$ 1	$ 335,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,709			06/16/2021			FAY CHRISTOPHER D	$ 243,300
339,600.000	00004B	000160	000000	01	0.92	R1	F	RSA	B	$ 1	$ 339,600	I	U	FAMILY/RELAT GRNTR/E	
								1,452			12/07/2020			LEBRUN KAREN	$ 243,700
341,700.000	00007E	000007	000006	01	0.00	R1	Q	RCD	D	$ 1	$ 341,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,961			02/25/2021			SOURIS NICHOLAS	$ 229,600
342,200.000	00002B	000074	000000	01	0.47	R1	F	RSA	A	$ 1	$ 342,200	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,733			05/17/2021			TANGUAY TRAVIS K	$ 234,000
342,300.000	00006C	000551	000000	01	0.41	R1	E	RSA	A	$ 1	$ 342,300	I	U	FAMILY/RELAT GRNTR/E	
								1,909			12/24/2020			BREAULT JOSEPH & DAWN	$ 240,500
342,300.000	004D-3	000076	000013	01	0.00	R1	Q	RCD	D	$ 1	$ 342,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST, STEPHEN DOD 11-12-20							1,863			04/12/2021			WAIBLE VALRIE	$ 224,100
343,000.000	00006C	000273	000000	01	0.46	R1	F	RSA	A	$ 1	$ 343,000	I	U	DIVORCE PRTY GRNTR/E	
								1,635			12/10/2020			POWELL DEBRA A	$ 238,400
343,200.000	00005C	000266	000000	01	0.47	R1	F	RSA	A	$ 1	$ 343,200	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							1,535			06/23/2021			PERRIER & ROBINSON FAM	$ 236,400
343,200.000	00005C	000266	000000	01	0.47	R1	F	RSA	A	$ 1	$ 343,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO TRUST							1,535			06/23/2021			PERRIER VINCENT E & R	$ 236,400
343,900.000	006E-2	000039	000000	01	1.30	R1	F	RSA	A	$ 1	$ 343,900	I	U	FAMILY/RELAT GRNTR/E	
	GRANTING JASON DUROCHER 16% INTEREST							1,427			06/21/2021			DUROCHER FAMILY REVOCA	$ 230,100
345,000.000	00006C	000068	000000	01	0.41	R1	F	RSA	C	$ 1	$ 345,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,075			05/17/2021			GOMES ERNANE G	$ 250,600
345,100.000	00004D	000064	000026	01	0.00	R1	Q	RCD	D	$ 1	$ 345,100	I	U	FAMILY/RELAT GRNTR/E	
								1,743			01/08/2021			BRIGHTMAN MILDRED	$ 228,300
345,500.000	00004C	000011	000000	01	0.95	R1	E	RSA	D	$ 1	$ 345,500	I	U	FAMILY/RELAT GRNTR/E	
								1,998			10/08/2020			BOULIA STEVEN	$ 250,600
346,300.000	00006D	000520	000029	01	0.51	R1	F	RSA	D	$ 1	$ 346,300	I	U	FAMILY/RELAT GRNTR/E	
								1,743			10/29/2020			MELANSON JAMES A III &	$ 246,800
346,900.000	00003C	000166	000000	01	0.34	R1	F	RSA	C	$ 1	$ 346,900	I	U	FAMILY/RELAT GRNTR/E	
								2,032			12/04/2020			BIBEAULT THOMAS M & CA	$ 252,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
349,400.000	00004D	000064	000035	01	0.00	R1	Q	RCD A	$ 1	$ 349,400	I	U	FAMILY/RELAT GRNTR/E	
								2,066		01/08/2021			SD CHAMBERLAIN REVOCAB	$ 211,700
349,400.000	00004D	000064	000035	01	0.00	R1	Q	RCD A	$ 1	$ 349,400	I	U	FAMILY/RELAT GRNTR/E	
								2,066		01/08/2021			CHAMBERLAIN SUSAN D	$ 211,700
349,500.000	00007E	000007	000020	01	0.00	R1	Q	RCD D	$ 1	$ 349,500	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFES NAME TO DEED							2,031		02/26/2021			CLOUTIER MARK	$ 237,200
350,600.000	005D-4	000043	000000	01	0.80	R1	F	RSA E	$ 1	$ 350,600	I	U	FAMILY/RELAT GRNTR/E	
	ALSO INCLUDES 5D-4 037							1,694		07/13/2021			HOAG SUSAN T	$ 233,800
350,700.000	00006B	000085	000055	01	1.33	R1	F	RSA A	$ 1	$ 350,700	I	U	DIVORCE PRTY GRNTR/E	
								1,631		10/28/2020			ROBERTS JUSTIN D & JEN	$ 249,900
351,100.000	00002C	000056	000000	01	11.06	R1	E	RSA C	$ 1	$ 351,100	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							1,573		03/22/2021			RYAN STEPHANIE	$ 254,900
351,700.000	00005D	000022	000000	01	0.47	R1	F	RSA A	$ 1	$ 351,700	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							1,685		03/30/2021			HOLT ROBERT JAMES REVO	$ 245,900
351,900.000	00007D	000172	000000	01	0.55	R1	F	RSA A	$ 1	$ 351,900	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFE							1,724		03/17/2021			DILORENZO DANIEL S	$ 244,800
352,500.000	00005C	000605	000002	01	0.33	R1	G	RSA A	$ 1	$ 352,500	I	U	FAMILY/RELAT GRNTR/E	
	IN TRUST							1,991		10/14/2020			FORSTER JAMES L	$ 256,500
355,000.000	00007D	000255	000000	01	0.48	R1	F	RSA A	$ 1	$ 355,000	I	U	FAMILY/RELAT GRNTR/E	
								1,479		10/26/2020			DUDLEY CHRISTOPHER S &	$ 247,500
355,300.000	00005B	000157	000000	01	0.50	R1	F	RSA A	$ 1	$ 355,300	I	U	DIVORCE PRTY GRNTR/E	
								1,739		10/30/2020			SCHEURICH SCOTT & AMY	$ 257,100
355,500.000	00004C	000262	000000	01	0.80	R1	F	RSA C	$ 1	$ 355,500	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							1,838		06/21/2021			LABRUM REVOCABLE TRUST	$ 262,300
355,500.000	00004C	000262	000000	01	0.80	R1	F	RSA C	$ 1	$ 355,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO TRUST							1,838		06/21/2021			LABRUM LINDA A	$ 262,300
356,200.000	005D-3	000053	000000	01	1.35	R1	E	RSA A	$ 1	$ 356,200	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED PER DIVORCE							1,957		04/27/2021			BAILEY PETER R JR	$ 262,400
356,500.000	00006C	000124	000000	01	0.51	R1	E	RSA A	$ 1	$ 356,500	I	U	FAMILY/RELAT GRNTR/E	
								1,905		11/12/2020			CHRISTIANSEN EDWARD J	$ 240,900
356,500.000	00006C	000124	000000	01	0.51	R1	E	RSA A	$ 1	$ 356,500	I	U	FAMILY/RELAT GRNTR/E	
								1,905		11/12/2020			CHRISTIANSEN EDWARD J	$ 240,900
356,600.000	00006B	000213	000000	01	4.60	R1	E	RSA A	$ 1	$ 356,600	I	U	FAMILY/RELAT GRNTR/E	
	ADD OVER GARAGE AFTER SALE							1,907		12/11/2020			FARLAND CORD ROGERS	$ 253,300
356,900.000	00005B	000189	000000	01	0.48	R1	F	RSA C	$ 1	$ 356,900	I	U	ESTATE SALE/FDCY COV	
								2,229		04/14/2021			GANNON MOLLIE A REVOCA	$ 257,800
357,100.000	00005C	000404	000000	01	0.43	R1	F	RSA A	$ 1	$ 357,100	I	U	ESTATE SALE/FDCY COV	
	PROBATE ORDER 316 2020 ET 02312							1,951		04/01/2021			LALMOND RICHARD G ESTA	$ 259,000
358,000.000	00002B	000327	000000	01	0.46	R1	F	RSA D	$ 1	$ 358,000	I	U	FAMILY/RELAT GRNTR/E	
								1,903		11/25/2020			RAWNSLEY WILLIAM M & P	$ 250,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
359,100.000	00002C	000079	000000	01	1.38	R1	E	RSA	C	$ 1	$ 359,100	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							1,727			06/22/2021			CAMMAROTA CHRISTOPHER	$ 259,600
361,400.000	00004B	000045	000000	01	0.92	R1	F	RSA	D	$ 1	$ 361,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUST							1,845			04/13/2021			FIRTH FRED R	$ 264,900
362,700.000	005D-2	000004	000032	01	0.00	R1	Q	RCD	B	$ 1	$ 362,700	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							2,221			04/28/2021			BEAVER ROBERT E	$ 271,200
363,000.000	00006C	000299	000000	01	0.95	R1	F	RSA	A	$ 1	$ 363,000	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFE'S NAME							1,666			03/19/2021			COMOLLI BRIAN S	$ 269,400
363,900.000	005D-2	000004	000056	01	0.00	R1	Q	RCD	B	$ 1	$ 363,900	I	U	FAMILY/RELAT GRNTR/E	
								2,224			02/01/2021			TYKESON TERRY N & JULI	$ 272,900
364,100.000	00002B	000094	000000	01	0.48	R1	F	RSA	D	$ 1	$ 364,100	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							1,763			07/14/2021			HODGE WILLIAM R	$ 255,700
364,100.000	00005C	000114	000000	01	0.30	R1	F	RSA	A	$ 1	$ 364,100	I	U	FAMILY/RELAT GRNTR/E	
	NAME CHANGE DUE TO MARRIAGE							1,508			06/07/2021			DIORIO NICHOLAS J	$ 226,800
365,000.000	00007E	000017	000035	01	0.25	R1	F	RSA	A	$ 1	$ 365,000	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							2,075			04/07/2021			CHARTER MAUREEN J	$ 227,400
365,300.000	00006C	000563	000000	01	0.57	R1	E	RSA	D	$ 1	$ 365,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,128			05/27/2021			SOPHOS DAVID G	$ 257,700
365,400.000	005D-2	000004	000004	01	0.00	R1	Q	RCD	B	$ 1	$ 365,400	I	U	FAMILY/RELAT GRNTR/E	
								2,231			10/08/2020			DENTON MICHAEL R REVOC	$ 273,300
366,100.000	00006B	000188	000000	01	1.64	R1	F	RSA	D	$ 1	$ 366,100	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							1,784			03/31/2021			HONKALA TINA M	$ 265,900
367,300.000	00005C	000617	000000	01	1.61	R1W	F	RSA	A	$ 1	$ 367,300	I	U	FAMILY/RELAT GRNTR/E	
								2,170			10/21/2020			STRINGER FAMILY TRUST	$ 291,300
367,900.000	00005C	000664	000000	01	1.11	R1	F	RSA	D	$ 1	$ 367,900	I	U	FAMILY/RELAT GRNTR/E	
								1,766			10/06/2020			HUGHES NICHOLAS J	$ 266,200
368,200.000	00006D	000363	000000	01	0.34	R2	F	RSA	A	$ 1	$ 368,200	I	U	FAMILY/RELAT GRNTR/E	
	CORRECTIVE QUITCLAIM							2,393			01/25/2021			NAYLOR ANTHONY & GANDY	$ 258,700
370,100.000	00004C	000166	000001	01	1.98	R1	E	RSA	A	$ 1	$ 370,100	I	U	FAMILY/RELAT GRNTR/E	
								2,091			06/07/2021			EMOND MELISSA D	$ 260,500
371,900.000	00005C	000443	000000	01	0.34	R1	F	RSA	D	$ 1	$ 371,900	I	U	FAMILY/RELAT GRNTR/E	
								2,413			01/21/2021			FIORE CHRISTIAN E II	$ 272,800
372,900.000	006D-1	000103	000000	02	0.26	R1	E	RSA	C	$ 1	$ 372,900	I	U	FAMILY/RELAT GRNTR/E	
								2,597			01/27/2021			MCCLINTICK PETER G & K	$ 262,200
373,400.000	006A-1	000077	000000	01	0.97	R1A	E	RSA	A	$ 1	$ 373,400	I	U	FAMILY/RELAT GRNTR/E	
	ADDED HUSBAND'S NAME							2,009			04/14/2021			COSTA BARBOSA JAQUELIN	$ 283,100
373,500.000	00005C	000362	000000	01	0.39	R1	F	RSA	D	$ 1	$ 373,500	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							2,370			06/28/2021			BLANCHARD WENDY L	$ 275,300
374,100.000	00005C	000432	000000	01	0.34	R1	F	RSA	D	$ 1	$ 374,100	I	U	FAMILY/RELAT GRNTR/E	
								2,284			02/01/2021			STATZ PAUL D SANDRA	$ 270,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
374,500.000	006D-1	000080	000000	01	0.23	R1	F	RSA	D	$ 1	$ 374,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,875			07/08/2021			RAYMOND JOHN M	$ 278,400
374,900.000	006A-1	000083	000000	01	0.93	R1A	E	RSA	A	$ 1	$ 374,900	I	U	FAMILY/RELAT GRNTR/E	
								2,210			11/03/2020			DEZULUETA JULIAN A	$ 282,400
375,300.000	00001E	000004	000002	03	2.16	CI	E	CMH	A	$ 1	$ 375,300	V	U	EASEMENT/BOATSLIPS	
	CONSOLIDATED COMM AND PSNH ESMT							1,512			10/28/2020			EDGEBROOK HEIGHTS LLC	$ 192,400
375,900.000	00006C	000163	000000	01	0.90	R1	F	RSA	A	$ 1	$ 375,900	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							2,006			03/24/2021			SUNSTROM DEBRA	$ 271,900
377,300.000	00006C	000382	000000	01	0.88	R1	E	RSA	C	$ 1	$ 377,300	I	U	FAMILY/RELAT GRNTR/E	
	NAME ADDED							2,382			05/17/2021			TROTTER MATTHEW	$ 284,800
377,300.000	00006D	000556	000000	01	0.69	R1	F	RSA	A	$ 1	$ 377,300	I	U	FAMILY/RELAT GRNTR/E	
								1,842			02/03/2021			MURRAY KATHERINE F IRR	$ 266,000
377,300.000	00006D	000556	000000	01	0.69	R1	F	RSA	A	$ 1	$ 377,300	I	U	FAMILY/RELAT GRNTR/E	
								1,842			02/03/2021			MURRAY KATHERINE F	$ 266,000
377,800.000	00003C	000044	000002	01	2.67	R1	E	RSA	C	$ 1	$ 377,800	I	U	FAMILY/RELAT GRNTR/E	
								2,288			12/10/2020			MORAN WESTON & LAURA	$ 274,000
378,400.000	006D-1	000097	000000	01	0.44	R2	F	RSA	C	$ 1	$ 378,400	I	U	FAMILY/RELAT GRNTR/E	
								2,421			01/22/2021			JENKINS ALEX J & JENKI	$ 262,200
380,100.000	006E-2	000033	000000	01	0.52	R1	F	RSA	A	$ 1	$ 380,100	I	U	FAMILY/RELAT GRNTR/E	
								2,172			11/19/2020			DESGROSSEILLIERS MARK	$ 244,500
380,200.000	00005C	000085	000000	01	1.26	R1	F	RSA	A	$ 1	$ 380,200	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,827			05/25/2021			BROUGH TRACY A	$ 264,300
380,800.000	00006B	000108	000000	01	0.92	R1	E	RSA	A	$ 1	$ 380,800	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							1,968			06/28/2021			HAUVER RUSSELL F III	$ 266,200
381,100.000	00006B	000171	000000	01	0.92	R1	F	RSA	A	$ 1	$ 381,100	I	U	LESS THAN 100% INT	
								2,272			12/29/2020			MCCULLOUGH DAVID J & W	$ 278,000
381,100.000	00006B	000171	000000	01	0.92	R1	F	RSA	A	$ 1	$ 381,100	I	U	FAMILY/RELAT GRNTR/E	
								2,272			12/29/2020			FORTIER SOMER ANN	$ 278,000
381,200.000	00006C	000581	000000	01	0.91	R2	E	RSA	A	$ 1	$ 381,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,080			02/22/2021			FORTE VINCENT	$ 264,300
381,200.000	00006C	000581	000000	01	0.91	R2	E	RSA	A	$ 1	$ 381,200	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							2,080			06/29/2021			FORTE VINCENT A REVOCA	$ 264,300
381,200.000	00006C	000581	000000	01	0.91	R2	E	RSA	A	$ 1	$ 381,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUST							2,080			06/29/2021			FORTE VINCENT	$ 264,300
381,500.000	00004C	000331	000000	01	0.46	R1	F	RSA	A	$ 1	$ 381,500	I	U	DIVORCE PRTY GRNTR/E	
	PER DIVORCE							1,663			03/26/2021			BOISVERT GAIL D	$ 265,100
382,400.000	00004C	000147	000000	01	0.51	R1	F	RSA	D	$ 1	$ 382,400	I	U	FAMILY/RELAT GRNTR/E	
								2,201			11/04/2020			GREEN RYAN	$ 274,900
383,000.000	00002B	000069	000000	01	0.46	R1	F	RSA	A	$ 1	$ 383,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,098			03/10/2021			DIVENUTI GEORGE	$ 269,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
383,300.000	00007E	000010	000000	01	1.00	R1	F	RSA C	$ 1	$ 383,300	I	U	FAMILY/RELAT GRNTR/E	
								2,109		11/30/2020			PARZYCH CHRISTIAN J	$ 276,100
383,700.000	00006D	000048	000000	01	0.51	R1	F	RSA C	$ 1	$ 383,700	I	U	FAMILY/RELAT GRNTR/E	
								2,516		12/24/2020			BATT DAVID R & BONNIE	$ 277,100
386,400.000	00001D	0001-3	000050	03	0.00	R1	Q	RCD D	$ 1	$ 386,400	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED PER DIVORCE							2,271		07/08/2021			OSBORNE STEPHEN A	$ 288,800
386,700.000	00004C	000028	000000	01	1.05	R1	E	RSA A	$ 1	$ 386,700	I	U	FAMILY/RELAT GRNTR/E	
								2,223		10/02/2020			MCKILLOP JOHN	$ 286,000
386,800.000	00005C	000442	000000	01	0.34	R1	F	RSA D	$ 1	$ 386,800	I	U	FAMILY/RELAT GRNTR/E	
								2,813		01/19/2021			MCCORMICK SCOTT & MCCO	$ 286,500
386,900.000	00001D	0001-3	000056	03	0.00	R1	Q	RCD D	$ 1	$ 386,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,322		06/09/2021			SNYDER MICHELLE	$ 284,900
386,900.000	00005C	000759	000000	01	0.50	R1	F	RSA A	$ 1	$ 386,900	I	U	FAMILY/RELAT GRNTR/E	
								1,916		10/06/2020			GRIFFIN EDWARD F IV R	$ 267,700
386,900.000	00005C	000759	000000	01	0.50	R1	F	RSA A	$ 1	$ 386,900	I	U	FAMILY/RELAT GRNTR/E	
								1,916		10/06/2020			GRIFFIN EDWARD F IV	$ 267,700
387,300.000	00006C	000287	000000	01	0.93	R1	E	RSA E	$ 1	$ 387,300	I	U	FAMILY/RELAT GRNTR/E	
	NAME ADDED							2,371		05/17/2021			MILLER A DANIEL	$ 280,600
389,400.000	00003B	000243	000000	01	0.75	R1	F	RSA D	$ 1	$ 389,400	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							2,204		06/30/2021			GUSTAFSON FAMILY REVOC	$ 298,200
389,800.000	00004C	000442	000000	01	1.33	R1	F	RSA A	$ 1	$ 389,800	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							2,001		04/19/2021			MILLER RICHARD G JR	$ 270,200
390,100.000	00005B	000085	000000	01	0.73	R1	F	RSA A	$ 1	$ 390,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,180		02/16/2021			RIVARD TANYA C	$ 272,900
390,800.000	006A-2	000014	000000	01	0.12	R1W	D	RSA A	$ 1	$ 390,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							751		03/05/2021			WARNER TRAVIS HALL	$ 261,800
391,200.000	00006C	000266	000000	01	0.49	R1	F	RSA D	$ 1	$ 391,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,056		04/13/2021			MURRAY KEVIN P	$ 280,100
392,900.000	00001D	0001-3	000042	03	0.00	R1	Q	RCD D	$ 1	$ 392,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,371		04/28/2021			KELKAR YOGESH SHRIKANT	$ 294,200
394,100.000	00002C	000062	000000	01	0.90	CI	F	CMF E	$ 1	$ 394,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,452		05/24/2021			BARRY DENISE	$ 293,000
394,600.000	00003C	000150	000000	01	0.34	R1	F	RSA A	$ 1	$ 394,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,695		04/29/2021			MOORE JOHN S	$ 290,200
398,400.000	00004C	000471	000000	01	1.95	R1	F	RSA D	$ 1	$ 398,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,085		04/12/2021			SKIANES NICHOLAS	$ 293,200
400,000.000	00006B	000030	000000	01	1.09	R1	F	RSA A	$ 1	$ 400,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,987		03/18/2021			TARDIE JARED	$ 285,400
404,600.000	00006C	000024	000000	01	0.43	R1	F	RSA D	$ 1	$ 404,600	I	U	FAMILY/RELAT GRNTR/E	
								2,365		02/04/2021			STOPYRA NATALIE J & PE	$ 296,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
406,100.000	00007D	000314	000000	01	0.98	R1	F	RSA A	$ 1	$ 406,100	I	U	FAMILY/RELAT GRNTR/E	
								2,444		12/24/2020			MARDEN DONALD P & MONI	$ 299,000
406,600.000	00005C	000721	000000	01	0.55	R1	F	RSA C	$ 1	$ 406,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,442		03/04/2021			MCINTYRE RUSSELL P	$ 291,400
406,600.000	00006D	000173	000000	01	4.07	R1	F	RSA A	$ 1	$ 406,600	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF RONALD J FISHER							2,093		03/04/2021			FISHER RONALD J	$ 295,800
407,100.000	00005C	000166	000000	01	0.56	R1	F	RSA D	$ 1	$ 407,100	I	U	FAMILY/RELAT GRNTR/E	
								2,532		12/18/2020			PHANEUF MARLA R	$ 296,900
408,400.000	00006B	000195	000000	01	1.06	R1	F	RSA D	$ 1	$ 408,400	I	U	FINANCIAL CO GRNTR/E	
								2,161		12/18/2020			BOND CAROLINE J REV TR	$ 292,100
408,900.000	00005C	000747	000000	01	0.36	R1	F	RSA A	$ 1	$ 408,900	I	U	FAMILY/RELAT GRNTR/E	
								2,394		12/21/2020			MACDONALD WILLIAM K	$ 298,200
409,400.000	00003D	000027	000002	01	0.93	R1	E	RSA D	$ 1	$ 409,400	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED & NAME ADDED							1,940		04/05/2021			ROWE WINSTON L JR	$ 267,800
411,300.000	00006B	000110	000000	01	1.11	R1	F	RSA A	$ 1	$ 411,300	I	U	FAMILY/RELAT GRNTR/E	
								2,467		05/03/2021			BOLES FAMILY IRREV TRU	$ 296,800
411,600.000	00006D	000237	000000	01	1.05	R1	F	RSA D	$ 1	$ 411,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,367		06/07/2021			RANIERI JOHN	$ 303,900
411,800.000	00006A	000045	000000	01	1.29	R1	F	RSA C	$ 1	$ 411,800	I	U	FAMILY/RELAT GRNTR/E	
								2,481		11/03/2020			WRIGHT JASON G	$ 294,900
412,400.000	00003C	000051	000000	01	0.92	R1	F	RSA D	$ 1	$ 412,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,625		06/03/2021			JONES ROBERT K	$ 301,300
412,600.000	00005A	000017	000000	01	1.52	R1	F	RSA C	$ 1	$ 412,600	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED, PER DIVORCE							2,499		03/17/2021			WHITNEY JOSEPH D	$ 304,400
413,200.000	00006D	000529	000007	01	0.32	R1	G	RSA A	$ 1	$ 413,200	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							1,811		04/01/2021			SNOW JESSE A	$ 251,500
413,600.000	00006B	000220	000000	01	3.80	R1	F	RSA A	$ 1	$ 413,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,441		03/22/2021			CHUCHUL NORMAN E	$ 303,400
413,800.000	00005C	000519	000000	01	0.90	R1	F	RSA C	$ 1	$ 413,800	I	U	FAMILY/RELAT GRNTR/E	
	REMOVED/ADDED NAME							2,418		05/26/2021			CROSS HELEN C	$ 298,500
414,100.000	00003A	000072	000000	01	5.00	R1	F	RSA B	$ 1	$ 414,100	I	U	FAMILY/RELAT GRNTR/E	
	ADDED NAME							2,609		06/29/2021			CLEMONS SHIRLEY	$ 308,200
414,100.000	00004C	000227	000042	01	0.24	R1	G	RSA D	$ 1	$ 414,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUST							2,468		03/03/2021			FRITZ KENNETH	$ 308,300
414,200.000	00005B	000029	000000	01	2.00	R1	G	RSA C	$ 1	$ 414,200	I	U	FAMILY/RELAT GRNTR/E	
								2,032		12/11/2020			WILEY DENNIS & DOROTHY	$ 300,000
414,500.000	00006B	000029	000000	01	1.12	R1	F	RSA A	$ 1	$ 414,500	I	U	FAMILY/RELAT GRNTR/E	
								2,316		01/28/2021			FREEMAN GARY R	$ 297,300
418,000.000	004D-4	000047	000000	01	0.30	CI	E	CMF E	$ 1	$ 418,000	I	U	UNCLASSFYD EXCLUSION	
	QUITCLAIM DEED TO CORRECT EXACT DAY OF MARCH 2018							4,108		07/01/2021			331 DW HIGHWAY LLC	$ 256,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
418,100.000	00005B	000097	000009	01	0.30	R1	G	RSA D	$ 1	$ 418,100	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							2,068		06/30/2021			WESINGER JACKIE D	$ 312,700
420,900.000	00003C	000116	000000	01	0.57	R1	F	RSA A	$ 1	$ 420,900	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							2,395		03/29/2021			ROHACIK AMY N & GREGOR	$ 297,000
423,700.000	00007C	000052	000000	01	1.00	R1	F	RSA D	$ 1	$ 423,700	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							2,686		02/12/2021			GARDENOUR JEFFREY M	$ 307,300
423,900.000	00007E	000046	000016	01	0.17	R1	G	RSA D	$ 1	$ 423,900	I	U	FAMILY/RELAT GRNTR/E	
								2,559		01/13/2021			MOCHRIE BRYCE & HARRIM	$ 312,300
423,900.000	00007E	000046	000016	01	0.17	R1	G	RSA D	$ 1	$ 423,900	I	U	FAMILY/RELAT GRNTR/E	
	CHANGED TRUST NAME							2,559		03/02/2021			MOCHRIE BRYCE LIVING T	$ 312,300
424,200.000	00003A	000093	000000	01	1.45	R1	G	RSA A	$ 1	$ 424,200	I	U	FAMILY/RELAT GRNTR/E	
								2,442		01/11/2021			WHITE BARRY J	$ 311,700
425,300.000	00005C	000324	000000	01	0.41	R1	E	RSA A	$ 1	$ 425,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,045		07/01/2021			VON DADELSZEN MICHAEL	$ 299,200
425,800.000	00004C	000128	000000	01	0.50	R1	F	RSA A	$ 1	$ 425,800	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED PER DIVORCE							2,741		05/28/2021			MARSHALL MATTHEW L	$ 303,500
425,800.000	00005C	000472	000036	01	0.27	R1	G	RSA D	$ 1	$ 425,800	I	U	DIVORCE PRTY GRNTR/E	
	NAME REMOVED							2,689		03/11/2021			LURVEY SCOTT	$ 314,600
426,000.000	00006C	000255	000000	01	0.47	R1	F	RSA D	$ 1	$ 426,000	I	U	FAMILY/RELAT GRNTR/E	
								3,134		12/22/2020			LO SQUADRO PATRICK T &	$ 309,200
426,600.000	00006B	000202	000000	01	0.99	R1	E	RSA D	$ 1	$ 426,600	I	U	FAMILY/RELAT GRNTR/E	
								2,649		12/15/2020			ROCHELEAU LIONEL & JEN	$ 316,700
427,000.000	00001E	000004	000000	03	18.30	EX-S	E		$ 1	$ 427,000	V	U	UNCLASSFYD EXCLUSION	
	RELEASE OF SEWER EASEMENT FROM PRIOR DEED BK 5058 P									04/19/2021			STATE OF NH - DOT	$ 414,300
428,300.000	00004B	000173	000000	01	0.92	R1	F	RSA A	$ 1	$ 428,300	I	U	ESTATE SALE/FDCY COV	
	ESTATE OF RONALD F COSSETTE III PER PROBATE ORDER							2,788		11/16/2020			COSSETTE ROLAND F III	$ 316,100
430,000.000	004D-3	000079	000000	01	1.50	R1	F	RSA C	$ 1	$ 430,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,327		02/22/2021			NADEAU RICHARD A	$ 289,900
431,200.000	005D-4	000053	000000	04	0.20	R2	E	RSA D	$ 1	$ 431,200	I	U	FAMILY/RELAT GRNTR/E	
								2,976		01/21/2021			MCCLINTICK KAREN E	$ 344,700
431,200.000	005D-4	000053	000000	04	0.20	R2	E	RSA D	$ 1	$ 431,200	I	U	FAMILY/RELAT GRNTR/E	
								2,976		01/21/2021			MCLINTICK PETER ANDREW	$ 344,700
434,300.000	00005C	000338	000000	01	0.45	R1	F	RSA D	$ 1	$ 434,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,894		05/28/2021			MORANO DANIELLE I	$ 320,800
434,400.000	00004B	000134	000000	01	1.25	R1	F	RSA A	$ 1	$ 434,400	I	U	FAMILY/RELAT GRNTR/E	
								2,317		11/30/2020			DOHERTY PAUL J & BOUTI	$ 327,000
434,700.000	00004C	000227	000066	01	0.25	R1	G	RSA D	$ 1	$ 434,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,778		03/15/2021			AREVALO DEBRA	$ 323,700
434,800.000	00004C	000074	000000	01	1.97	R1	F	RSA A	$ 1	$ 434,800	I	U	UNCLASSFYD EXCLUSION	
	RELEASE OF EASEMENT, TO RELEASE & EXTINGUISH WHATE							2,505		04/20/2021			AMADEO REVOCABLE TRUST	$ 314,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
434,800.000	00004C	000074	000000	01	1.97	R1	F	RSA	A	$ 1	$ 434,800	I	U	EASEMENT/BOATSLIPS	
	20' DRAINAGE EASEMENT GRANTED TO TOWN OF MERRIMAC								2,505		04/20/2021			AMADEO REVOCABLE TRUST	$ 314,100
435,300.000	00006D	000191	000000	01	1.60	R2	F	RSA	A	$ 1	$ 435,300	I	U	FAMILY/RELAT GRNTR/E	
									2,566		02/01/2021			GOLIO FRANK & LETOURNE	$ 305,700
436,300.000	00006B	000085	000044	01	0.92	R1	F	RSA	C	$ 1	$ 436,300	I	U	DIVORCE PRTY GRNTR/E	
									2,553		11/09/2020			TAYLOR JASON M & CHRIS	$ 321,400
438,200.000	00004C	000100	000000	01	1.31	R1	F	RSA	D	$ 1	$ 438,200	I	U	FAMILY/RELAT GRNTR/E	
									2,417		10/26/2020			TREPANEY PAUL A	$ 332,400
442,000.000	00003B	000365	000022	01	1.41	R1	G	RSA	D	$ 1	$ 442,000	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST								2,507		02/11/2021			FILLIP JUSTIN & JILLIA	$ 319,300
442,000.000	00003B	000365	000022	01	1.41	R1	G	RSA	D	$ 1	$ 442,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST								2,507		02/12/2021			FILLIP JUSTIN E	$ 319,300
442,500.000	00005A	000034	000000	01	1.43	R1	F	RSA	D	$ 1	$ 442,500	I	U	FAMILY/RELAT GRNTR/E	
									2,686		11/24/2020			LABRIE PAUL ROBERT REV	$ 329,600
443,900.000	00006B	000018	000038	01	4.23	R1	G	RSA	D	$ 1	$ 443,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST								2,490		06/11/2021			MCLAUGHLIN RICHARD A	$ 324,400
444,500.000	00005A	000043	000000	01	1.73	R1	F	RSA	E	$ 1	$ 444,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST								2,952		04/15/2021			CUSHING REYNOLDS P JR	$ 324,400
448,800.000	00006A	000019	000000	01	2.00	R1	E	RSA	A	$ 1	$ 448,800	I	U	FAMILY/RELAT GRNTR/E	
									2,517		12/15/2020			STEWART MARIANNE & LEW	$ 334,700
449,400.000	00004C	000227	000004	01	0.26	R1	G	RSA	D	$ 1	$ 449,400	I	U	FAMILY/RELAT GRNTR/E	
									2,431		11/18/2020			MAYO WILLIAM J & LINDA	$ 341,900
450,200.000	00005C	000093	000000	01	0.48	R2	F	RSA	A	$ 1	$ 450,200	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED & ADDED								2,656		04/30/2021			SEIBERTH DAVID P	$ 312,700
451,100.000	00003B	000034	000000	01	0.90	R1	G	RSA	A	$ 1	$ 451,100	I	U	FAMILY/RELAT GRNTR/E	
									2,389		12/18/2020			WILLIAMS JEFFREY & LOR	$ 309,000
454,400.000	00005B	000097	000003	01	0.39	R1	G	RSA	D	$ 1	$ 454,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST								2,342		04/15/2021			COUTOUMAS ROBERT B	$ 334,500
454,400.000	00007E	000046	000029	01	0.15	R1	G	RSA	D	$ 1	$ 454,400	I	U	FAMILY/RELAT GRNTR/E	
									2,858		06/11/2021			JOHNSON PAMELA A	$ 337,300
454,600.000	00005B	000220	000000	01	2.51	R1	F	RSA	C	$ 1	$ 454,600	I	U	FAMILY/RELAT GRNTR/E	
									2,489		10/21/2020			GRASSETT SCOTT A & STE	$ 326,500
455,300.000	00005C	000820	000000	01	0.27	R1	G	RSA	D	$ 1	$ 455,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST								2,498		06/15/2021			MELKER PER G	$ 343,300
456,200.000	00005B	000024	000000	01	4.30	R1	G	RSA	D	$ 1	$ 456,200	I	U	FAMILY/RELAT GRNTR/E	
									2,787		11/09/2020			KRYSKOW ERICKA K & JUS	$ 339,800
457,800.000	006A-1	000131	000000	01	3.86	R1A	D	RSA	D	$ 1	$ 457,800	I	U	FAMILY/RELAT GRNTR/E	
									2,723		11/25/2020			BOISVERT PETER T & JOD	$ 351,300
457,900.000	00006B	000085	000040	01	0.97	R1	G	RSA	D	$ 1	$ 457,900	I	U	FAMILY/RELAT GRNTR/E	
									2,867		11/16/2020			BICKERT DALE J SR & CA	$ 338,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
459,800.000	00005C	000005	000000	01	4.57	R1	E	RSA	B	$ 1	$ 459,800	I	U	FAMILY/RELAT GRNTR/E	
								2,684			12/22/2020			BARRETT EVELYN C IRREV	$ 362,200
459,800.000	00005C	000005	000000	01	4.57	R1	E	RSA	B	$ 1	$ 459,800	I	U	FAMILY/RELAT GRNTR/E	
								2,684			12/22/2020			BARRETT JAMES	$ 362,200
461,300.000	00003B	000182	000000	01	1.97	R1	G	RSA	D	$ 1	$ 461,300	I	U	FAMILY/RELAT GRNTR/E	
								2,488			03/03/2021			STALL BRIAN K	$ 327,200
461,900.000	00003B	000091	000000	01	0.92	R1	F	RSA	C	$ 1	$ 461,900	I	U	FAMILY/RELAT GRNTR/E	
	QUITCLAIM DEED/ UNMARRIED							3,045			03/19/2021			GRIFFIN JENNIFER R	$ 336,900
465,700.000	00001D	0001-3	000078	03	0.00	R1	Q	RCD	A	$ 1	$ 465,700	I	U	FAMILY/RELAT GRNTR/E	
								1,993			11/20/2020			CORDOVA RONALD J JR &	$ 336,600
465,800.000	00003C	000038	000023	01	0.34	R1	G	RSA	D	$ 1	$ 465,800	I	U	DIVORCE PRTY GRNTR/E	
								2,513			11/17/2020			HOULIHAN PT 2017 TRUST	$ 352,400
465,800.000	00003C	000038	000023	01	0.34	R1	G	RSA	D	$ 1	$ 465,800	I	U	FAMILY/RELAT GRNTR/E	
								2,513			12/22/2020			HOULIHAN PT 2017 TRUST	$ 352,400
466,500.000	00007D	000005	000000	01	5.25	R1	E	RSA	D	$ 1	$ 466,500	I	U	ESTATE SALE/FDCY COV	
								2,948			02/22/2021			TUTTLE JANET A ESTATE	$ 353,000
466,500.000	00007D	000005	000000	01	5.25	R1	E	RSA	D	$ 1	$ 466,500	I	U	FAMILY/RELAT GRNTR/E	
								2,948			02/22/2021			TUTTLE JEFFREY P REVOC	$ 353,000
468,200.000	00006D	000523	000000	01	1.16	R1	F	RSA	C	$ 1	$ 468,200	I	U	FAMILY/RELAT GRNTR/E	
								3,161			12/21/2020			DOYON CARL	$ 341,900
471,500.000	00004C	000515	000000	01	1.25	R1	F	RSA	D	$ 1	$ 471,500	I	U	FAMILY/RELAT GRNTR/E	
								3,273			01/19/2021			ABBOTT ROBIN K & ABBOT	$ 343,000
471,600.000	00005C	000788	000000	01	0.41	R1	F	RSA	D	$ 1	$ 471,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,566			03/01/2021			LIBBY LAURIE J	$ 351,600
472,000.000	00006B	000177	000000	01	0.92	R1	F	RSA	A	$ 1	$ 472,000	I	U	FAMILY/RELAT GRNTR/E	
								3,055			02/04/2021			MASSUA VINCENT E & LAU	$ 329,900
472,900.000	00005B	000215	000003	01	1.39	R1	G	RSA	D	$ 1	$ 472,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,985			03/09/2021			O'GRADY ROBERT	$ 345,200
473,500.000	00003A	000041	000000	01	3.11	R1	F	RSA	D	$ 1	$ 473,500	I	U	FAMILY/RELAT GRNTR/E	
								2,847			01/21/2021			BRISK CHARLES	$ 356,400
474,400.000	00001D	0001-3	000120	03	0.00	R1	Q	RCD	A	$ 1	$ 474,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,103			05/10/2021			DUFFETT ALBERT E	$ 343,100
479,000.000	00004C	000227	000048	01	0.27	R1	G	RSA	D	$ 1	$ 479,000	I	U	FAMILY/RELAT GRNTR/E	
	NAME REMOVED							2,875			04/30/2021			LI BINGBING	$ 364,200
480,000.000	00001D	0001-4	000023	03	0.00	R1	Q	RCD	A	$ 1	$ 480,000	I	U	DEED TO QUIET TITLE	
								2,114			01/14/2021			BOWERS LANDING OF MERR	$ 212,100
481,400.000	00003B	000059	000000	01	1.09	R1	G	RSA	D	$ 1	$ 481,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,040			05/06/2021			HERRMANN BENJAMIN	$ 340,900
481,500.000	00004C	000039	000019	01	0.30	R1	G	RSA	D	$ 1	$ 481,500	I	U	FAMILY/RELAT GRNTR/E	
								2,716			03/02/2021			PATTEN SCOTT T	$ 348,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
482,400.000	00006D	000509	000000	01	0.99	R1	F	RSA	C	$ 1	$ 482,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,975			04/06/2021			SMITH SHANE P	$ 345,400
482,700.000	00001D	0001-3	000104	03	0.00	R1	Q	RCD	A	$ 1	$ 482,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,219			07/01/2021			PERROTTA FRANCIS A	$ 352,000
485,100.000	00001D	0001-3	000109	03	0.00	R1	Q	RCD	A	$ 1	$ 485,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,249			02/08/2021			MUSTER JEFFREY J	$ 354,000
485,200.000	00006D	000031	000000	01	0.95	R1	F	RSA	D	$ 1	$ 485,200	I	U	FAMILY/RELAT GRNTR/E	
								3,427			11/12/2020			MATTHEWS MARTIN C & TE	$ 360,500
499,000.000	00005B	000215	000004	01	0.92	R1	G	RSA	D	$ 1	$ 499,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,226			07/01/2021			MACPHEE DANIEL K	$ 371,500
499,100.000	00004C	000049	000000	01	6.10	R2	E	RSA	A	$ 1	$ 499,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							580			02/22/2021			PINET ALBERT A JR	$ 370,400
504,700.000	00003C	000038	000032	01	0.48	R1	G	RSA	D	$ 1	$ 504,700	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO TRUST							2,531			03/03/2021			ANTAL STEVEN	$ 382,700
509,900.000	00005B	000026	000000	01	2.80	R1	G	RSA	D	$ 1	$ 509,900	I	U	FAMILY/RELAT GRNTR/E	
	ADDED WIFE TO DEED							3,479			06/30/2021			SILLICH STEVEN W	$ 373,900
510,600.000	00005C	000839	000000	01	0.36	R1	G	RSA	D	$ 1	$ 510,600	I	U	FAMILY/RELAT GRNTR/E	
								2,990			10/02/2020			CIRILLO BRENDAN P & LA	$ 380,300
511,000.000	00002D	000004	002-34	01	0.33	R1	Q	RCD	A	$ 1	$ 511,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,523			04/13/2021			JONES ROBERT A	$ 393,700
511,300.000	00004C	000039	000018	01	0.30	R1	G	RSA	D	$ 1	$ 511,300	I	U	FAMILY/RELAT GRNTR/E	
								2,922			10/30/2020			O'TOOLE JAMES R & JILL	$ 372,700
517,400.000	00007D	000010	000015	01	0.23	R1	I	RSA	D	$ 1	$ 517,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,828			05/27/2021			HAERINCK SHAUN M	$ 370,700
518,300.000	00004C	000030	000000	01	3.08	R2	E	RSA	C	$ 1	$ 518,300	I	U	FAMILY/RELAT GRNTR/E	
								4,489			10/01/2020			DEMANCHE MICHAEL D & D	$ 392,300
518,300.000	00006C	000178	000000	01	1.36	R1	F	RSA	D	$ 1	$ 518,300	I	U	FAMILY/RELAT GRNTR/E	
								3,570			02/02/2021			MURPHY JOHN J K & NANC	$ 397,100
521,400.000	00003B	000138	000004	01	2.75	R1	G	RSA	D	$ 1	$ 521,400	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							3,339			02/26/2021			CAGGIULA FIRST FAMILY	$ 388,900
521,400.000	00003B	000138	000004	01	2.75	R1	G	RSA	D	$ 1	$ 521,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO A TRUST							3,339			02/26/2021			CAGGIULA CHRISTOPHER A	$ 388,900
525,900.000	00006A	000026	000000	01	4.90	R1	G	RSA	D	$ 1	$ 525,900	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,464			02/08/2021			RILEY THOMAS L	$ 371,400
526,000.000	00005B	000097	000027	01	0.39	R2	G	RSA	C	$ 1	$ 526,000	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							2,685			06/25/2021			ADAMS FAMILY REVOCABLE	$ 390,900
526,000.000	00005B	000097	000027	01	0.39	R2	G	RSA	C	$ 1	$ 526,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO A TRUST							2,685			06/25/2021			ADAMS GREGORY J & JENN	$ 390,900
527,000.000	006A-2	000172	000000	01	0.21	R1W	D	RSA	D	$ 1	$ 527,000	I	U	LESS THAN 100% INT	
	TRANSFER OF 1/5 FROM ESTATE TO ANOTHER FAMILY MEMB							1,145			02/02/2021			FITCH DANIEL ARLENE &	$ 320,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
529,500.000	00005B	000020	000000	01	2.50	R1	G	RSA D	$ 1	$ 529,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,728		03/01/2021			BRADFORD DANIEL A	$ 395,800
530,800.000	00002D	000004	002-30	01	0.26	R1	Q	RCD A	$ 1	$ 530,800	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							2,721		06/22/2021			LILLEY FIRST RG FAMILY	$ 417,200
530,800.000	00002D	000004	002-30	01	0.26	R1	Q	RCD A	$ 1	$ 530,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO TRUST							2,721		06/22/2021			LILLEY ROBERT G	$ 417,200
532,600.000	00004C	000047	000001	01	0.38	R1	G	RSA D	$ 1	$ 532,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,070		06/09/2021			QUINTAL JORGE M	$ 414,900
533,800.000	00003D	000027	000058	01	0.33	R1	G	RSA D	$ 1	$ 533,800	I	U	FAMILY/RELAT GRNTR/E	
								3,385		12/24/2020			WATSON JACK E	$ 389,600
537,400.000	00003A	000045	000010	01	1.95	R1	G	RSA D	$ 1	$ 537,400	I	U	FAMILY/RELAT GRNTR/E	
								3,399		01/29/2021			MCGEE SARA A	$ 393,900
538,400.000	00005B	000096	000027	01	0.98	R1	G	RSA E	$ 1	$ 538,400	I	U	FAMILY/RELAT GRNTR/E	
								3,575		11/09/2020			JOBIN PAUL D & JENNIFE	$ 387,900
541,100.000	00005B	000049	000000	01	0.92	R2	F	RSA A	$ 1	$ 541,100	I	U	FAMILY/RELAT GRNTR/E	
	REMOVED NAMES,							3,795		03/19/2021			SANDER JOSEPH A & LORR	$ 394,900
545,500.000	00007D	000010	000020	01	0.23	R1	I	RSA D	$ 1	$ 545,500	I	U	FAMILY/RELAT GRNTR/E	
	NAME ADDED							3,007		03/04/2021			SIMPSON DONALD K	$ 391,300
550,400.000	004D-2	000015	000000	01	0.50	R1W	F	RSA A	$ 1	$ 550,400	I	U	FAMILY/RELAT GRNTR/E	
	CORRECTIVE DEED							3,677		12/07/2020			CARDINAL P & D REVOCAB	$ 354,400
556,400.000	00007B	000018	000000	01	2.43	R1	H	RSA E	$ 1	$ 556,400	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,972		07/02/2021			CHIASSON MARK	$ 436,400
556,800.000	00004B	000114	000003	01	3.86	R1	F	RSA D	$ 1	$ 556,800	I	U	FAMILY/RELAT GRNTR/E	
								2,668		10/21/2020			PARNELL KEVIN & SUZANN	$ 417,800
557,500.000	00003C	000094	000001	01	2.28	R1	G	RSA D	$ 1	$ 557,500	I	U	FAMILY/RELAT GRNTR/E	
	HUSBAND'S NAME REMOVED							3,169		04/21/2021			CYR LISA M	$ 418,000
562,100.000	00007D	000012	000018	01	0.52	R1	G	RSA E	$ 1	$ 562,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,230		06/17/2021			QUINLAN GARY J	$ 385,600
565,100.000	00002B	000012	000000	01	1.96	R1	G	RSA E	$ 1	$ 565,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							4,141		04/05/2021			HARRINGTON CHRISTINE	$ 417,100
566,200.000	006A-1	000103	000000	01	0.10	R1W	D	RSA A	$ 1	$ 566,200	I	U	FAMILY/RELAT GRNTR/E	
								2,234		10/21/2020			WHEELER CURTIS M JR	$ 381,200
567,500.000	00004B	000009	0001-1	01	1.09	R1	H	RSA A	$ 1	$ 567,500	I	U	FAMILY/RELAT GRNTR/E	
	IN TRUST							2,982		01/25/2021			ANNUTTO JOSEPH+MARGARE	$ 426,700
570,700.000	00004A	000004	000022	01	1.45	R1	H	RSA D	$ 1	$ 570,700	I	U	FAMILY/RELAT GRNTR/E	
								3,371		01/12/2021			DUGGAN MARK	$ 437,600
572,000.000	00004A	000004	000069	01	1.02	R1	H	RSA D	$ 1	$ 572,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,256		05/14/2021			REID MELISSA DAWN	$ 450,800
574,100.000	00007C	000030	000046	01	0.38	R1	H	RSA D	$ 1	$ 574,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							2,929		04/30/2021			WEST SEAN P	$ 149,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
576,500.000	00003C	000044	0002-2	01	4.91	R1	E	RSA D	$ 1	$ 576,500	I	U	FAMILY/RELAT GRNTR/E	
								4,083		06/03/2021			HEPBURN FAMILY REVOC T	$ 424,200
581,500.000	00004A	000004	000020	01	1.06	R1	H	RSA D	$ 1	$ 581,500	I	U	FAMILY/RELAT GRNTR/E	
								3,522		10/16/2020			EBRIGHT BRUCE H	$ 461,100
583,600.000	00006B	000084	000001	01	7.02	R1	F	RSA D	$ 1	$ 583,600	I	U	FAMILY/RELAT GRNTR/E	
								3,474		10/21/2020			WEICK DOUGLAS & HOLMES	$ 456,600
584,900.000	00006A	000013	000007	01	2.49	R1	G	RSA E	$ 1	$ 584,900	I	U	FAMILY/RELAT GRNTR/E	
								3,654		01/05/2021			HUNT HUE T	$ 452,800
605,500.000	00005C	000838	000000	01	0.35	R1	G	RSA E	$ 1	$ 605,500	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							3,829		07/14/2021			MOTYL NATHAN & JENNIFE	$ 459,900
605,500.000	00005C	000838	000000	01	0.35	R1	G	RSA E	$ 1	$ 605,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							3,829		07/14/2021			MOTYL NATHAN & JENNIFE	$ 459,900
613,500.000	00003A	000029	000000	01	3.69	R3	E	RMF D	$ 1	$ 613,500	I	U	FAMILY/RELAT GRNTR/E	
								2,538		02/23/2021			SANDERSON DAVID D	$ 465,600
616,500.000	00006B	000085	000063	01	2.35	R2	G	RSA D	$ 1	$ 616,500	I	U	DIVORCE PRTY GRNTR/E	
								5,044		12/14/2020			HILL BENJAMIN DURIN JA	$ 465,500
616,500.000	00006B	000085	000063	01	2.35	R2	G	RSA D	$ 1	$ 616,500	I	U	FAMILY/RELAT GRNTR/E	
								5,044		02/23/2021			HILL BENJAMIN J	$ 465,500
617,700.000	00006A	000013	000008	01	2.71	R1	G	RSA D	$ 1	$ 617,700	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							3,840		03/22/2021			DIMARZIO MARK & DONOVA	$ 473,500
631,100.000	00004B	000009	0001-2	01	1.01	R1	H	RSA D	$ 1	$ 631,100	I	U	FAMILY/RELAT GRNTR/E	
								3,345		02/05/2021			LIBA FAMILY REVOCABLE	$ 471,200
648,800.000	00003A	000065	000000	01	6.23	R1W	F	RSA D	$ 1	$ 648,800	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							5,232		04/13/2021			CURRY ROBERT A	$ 467,200
669,900.000	00004C	000048	000023	01	3.97	R1	H	RSA B	$ 1	$ 669,900	I	U	FAMILY/RELAT GRNTR/E	
	QUITCLAIM DEED FROM PRIOR DEED BK8682 PG 663							3,996		04/20/2021			MAYO STEVEN J	$ 506,000
689,500.000	00005B	000243	000000	01	3.60	R1	H	RSA D	$ 1	$ 689,500	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							4,130		06/18/2021			MEYER DAVID A JR	$ 520,700
701,300.000	00006C	000147	000010	01	7.98	R1	H	RSA D	$ 1	$ 701,300	I	U	FAMILY/RELAT GRNTR/E	
								4,366		12/15/2020			BOLDEIA FAMILY REVOCAB	$ 541,700
701,300.000	00006C	000147	000010	01	7.98	R1	H	RSA D	$ 1	$ 701,300	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							4,366		04/05/2021			BOLDEIA MARK C	$ 541,700
701,400.000	003D-2	000009	000000	03	1.00	CI	E	COF D	$ 1	$ 701,400	I	U	OTHR SALE OF CONVENC	
								3,968		12/28/2020			DONEGAN WILLIAM F	$ 466,100
704,100.000	00002B	000030	000005	01	2.77	R1	H	RSA D	$ 1	$ 704,100	I	U	FAMILY/RELAT GRNTR/E	
	TAKEN OUT OF TRUST							4,122		06/21/2021			DADDONA FAMILY REVOCAB	$ 520,500
704,100.000	00002B	000030	000005	01	2.77	R1	H	RSA D	$ 1	$ 704,100	I	U	FAMILY/RELAT GRNTR/E	
	PUT BACK INTO TRUST							4,122		06/21/2021			DADDONA FAMILY REVOCAB	$ 520,500
802,500.000	00003B	000138	000001	01	2.30	R1	F	RSA D	$ 1	$ 802,500	I	U	FAMILY/RELAT GRNTR/E	
	CORRECTED LAST NAME							6,389		03/03/2021			CHONIERE MICHAEL J	$ 614,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
904,700.000	00006B	000264	000000	01	2.35	R1	I	RSA D	$ 1	$ 904,700	I	U	NO STAMP PER DEED	
								5,499		01/29/2021			SABENS SCOTT R & SABEN	$ 730,100
936,300.000	00002C	000009	000012	01	5.08	R1W	J	RSA D	$ 1	$ 936,300	I	U	FAMILY/RELAT GRNTR/E	
								5,046		12/22/2020			WOZNIAK JAMES M & JOHN	$ 726,500
975,000.000	00003B	000259	000006	01	6.56	R1	H	RSA E	$ 1	$ 975,000	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							5,555		02/11/2021			TANGUAY CHAD C	$ 755,200
1,018,000.000	004D-3	000001	000001	04	0.80	CI	E	CST A	$ 1	$ 1,018,000	I	U	EASEMENT/BOATSLIPS	
								4,924		01/22/2021			MVC HOLDINGS LLC	$ 742,900
1,018,200.000	00002B	000032	000000	01	5.98	CI	E	CAU A	$ 1	$ 1,018,200	I	U	EASEMENT/BOATSLIPS	
								2,184		12/28/2020			HELIOS INVESTMENTS LLC	$ 716,800
1,040,600.000	00006C	000144	000005	01	12.64	R1	I	RSA D	$ 1	$ 1,040,600	I	U	FAMILY/RELAT GRNTR/E	
	PUT INTO A TRUST							5,800		03/10/2021			LAVOIE ROBERT C	$ 836,900
1,123,400.000	00002B	000003	000000	04	0.59	CI	E	CFF A	$ 1	$ 1,123,400	I	U	UNCLASSFYD EXCLUSION	
	NOTICE OF CONDEMNATION, .023 ACRES TO STATE OF NEW H							4,227		06/01/2021			STEELE T GARRICK	$ 936,900
1,225,500.000	00004A	000023	000000	01	27.78	R1	I	RSA C	$ 1	$ 1,225,500	I	U	EASEMENT/BOATSLIPS	
								6,499		12/01/2020			CLARK CHAD R	$ 1,030,400
1,405,000.000	003D-2	000009	000002	03	1.95	CI	E	CWS A	$ 1	$ 1,405,000	I	U	BOUNDARY ADJUSTMT	
								24,087		12/28/2020			DONEGAN WILLIAM F	$ 1,239,200
1,544,100.000	00002B	000001	000000	04	1.10	CI	E	CMA A	$ 1	$ 1,544,100	I	U	GOV REL ENT/NHH/FNMA	
	GRANTED STATE OF NH .021 ACRE OF LAND							8,873		04/21/2021			D J SQUARE ASSOCIATES	$ 1,061,800
2,234,200.000	00002B	000004	000001	04	2.00	CI	E	CWD A	$ 1	$ 2,234,200	I	U	UNCLASSFYD EXCLUSION	
	PORTION OF LAND (0.001) OF AN ACRE THAT COMES W/IN 50 F							16,828		03/10/2021			NEW ENGLAND INDUSTRIAL	$ 1,675,400
2,366,800.000	00002B	000004	000002	04	0.93	CI	E	CDC A	$ 1	$ 2,366,800	I	U	UNCLASSFYD EXCLUSION	
	CONDEMNATION DEED, TAKING .035 ACRE GRANTED TO ST							9,897		05/21/2021			PILAR 3 LLC	$ 1,939,900
2,803,400.000	00001E	000004	000001	03	26.55	CI	E		$ 1	$ 2,803,400	V	U	EASEMENT/BOATSLIPS	
										11/05/2020			SMC RESIDENCES AT EDGE	$ 222,600
4,677,600.000	00002A	000009	000000	01	7.85	CI	E	CHU D	$ 1	$ 4,677,600	I	U	EASEMENT/BOATSLIPS	
	DRAINAGE EASEMENT GRANTED TO STATE OF NH							38,024		02/19/2021			MERRIMACK VALLEY BAPTI	$ 3,762,000
4,677,600.000	00002A	000009	000000	01	7.85	CI	E	CHU D	$ 1	$ 4,677,600	I	U	EASEMENT/BOATSLIPS	
	HIGHWAY EASEMENT GRANTED TO TOWN OF MERRIMACK							38,024		06/08/2021			MERRIMACK VALLEY BAPTI	$ 3,762,000

SECTION 7

SPREADSHEETS ANALYSIS

SPREADSHEET ANALYSIS

The following pages show the spreadsheets used to develop base values for land and buildings.

Land only sales were used when available and adjusted for location, excess acreage and road frontage leaving a residual value of the base undeveloped site. Land only sales similar in size to the zone minimum are selected when available, to help eliminate any bias of excess acreage or excess road frontage as the value associated with them has yet to be determined and has to be estimated at this time.

When enough sales are available, and a base undeveloped site value can be established, then excess acreage and road frontage values can be developed by using other sales and deducting the base undeveloped site to extract an indicated preliminary value for acreage above the minimum lot size required for development. This can also be done for excess road frontage.

Once land values are determined, we can then establish the developed site value by using improved sales with relatively new homes, if available.

Then a spreadsheet can be developed, using all the prior developed values for the developed site, excess land and excess road frontage and confirm or alter the estimated building square foot cost to reflect the very specific local market.

Now with land and building values developed using the following spreadsheets, we can begin to analyze the impact of waterfront, water access, views, or any other amenity, if any exist.

All this information is further tested via the final town wide sales analysis module for the CAMA system. Final values may vary slightly from those originally developed and are generally noted as such. The sales results are found in *Section 9B* of this manual and the final cost tables are found in *Section 9C*.

MERRIMACK

UNDEVELOPED SITE

Annual Trend:	6.57% < 04/01/21 > 0.00%	Acreage Discount Minimum Acreage:	10.00	Excess Foot Frontage:	$200.00
Site Acreage:	0.920	Acreage Discount Maximum Acreage:	250.00		
Est. Excess Acreage Value:	$5,000	Acreage Discount Maximum Percentage:	50.00%		

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	Zn	Acres	Excess Ac Value	Excess FF Value	Site Value	Nhbd	Site	DWay	Road	Topo	Cond	Indicated Site Value
258 BABOOSIC LAKE R 00006A 000029 000001	05/17/19 685	$160,000 $179,728	01	4.455	$16,791	$0	$162,937	1.00	1.00	1.00	1.00	1.00	1.00	$162,937
135 WILSON HILL RD 00004A 000010 000000	05/30/19 672	$185,000 $207,378	01	2.299	$6,550	$0	$200,828	1.10	1.00	1.00	1.00	0.95	1.00	$192,180
8 FULLER MILL RD 00004B 000153 000000	10/09/19 540	$148,000 $162,386	01	2.860	$9,215	$0	$153,171	1.10	1.00	1.00	0.95	1.00	1.00	$146,575
1 PATRIOT PL 00005C 000469 000002	11/27/19 491	$189,000 $205,704	01	2.250	$6,650	$0	$199,054	1.20	1.00	1.00	1.00	1.00	1.00	$165,878
122 WILSON HILL RD 00004A 000004 000002	01/31/20 426	$160,000 $172,269	01	2.986	$9,814	$0	$162,455	1.10	0.90	0.95	1.00	0.95	0.95	$191,393
4 COUNTY RD 00003A 000065 000001	03/06/20 391	$156,000 $166,979	01	3.128	$11,040	$0	$155,939	1.10	1.00	1.00	1.00	1.00	1.00	$141,763
2 BAILEY COURT 00002B 000293 0014-3	04/10/20 356	$155,000 $164,932	01	3.020	$9,975	$0	$154,957	1.20	1.00	1.00	1.00	0.95	0.95	$143,081
1 BAILEY COURT 00002B 000293 0014-4	08/12/20 232	$168,000 $175,016	01	2.741	$8,650	$0	$166,366	1.20	1.00	1.00	1.00	0.95	0.95	$153,616
18 WHITETAIL RIDGE 00004A 000023 000007	01/06/21 85	$230,000 $233,519	01	2.653	$7,799	$0	$225,720	1.40	0.90	0.90	1.00	0.95	1.00	$209,524

Average Indicated Site Value: $167,439

Median Indicated Site Value: $162,937

The median indicated value of $162,000 was relied upon for undeveloped land. With an improved land value of $200,000 the indicated undeveloped factor is .81. With an undeveloped driveway factor of .90 as a constant, the undeveloped wooded factor was determined to be .90. (.81/.90=.90)

MERRIMACK

DEVELOPED SITE

Annual Trend:	6.57% < 04/01/21 > 0.00%	Site Acreage:	0.920	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2021/1.25	Est. Excess Acreage Value:	$5,000	Acreage Discount Maximum Acreage:	250.00
Est. Building Square Foot Cost:	$96.00	Excess Foot Frontage:	$200.00	Acreage Discount Maximum Percentage:	50.00%

Location	Sale			Bldg	Year		Depreciation		Bldg	Building	Features	Excess	Excess Ac	Excess FF	Residual							Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Rate	Built	Cond*	Age	Other	Sq. Ft.	Value	Value	Acres	Value	Value	Value	Nhbd	Site	Dway	Road	Topo	Cond	Site Value
15 VALLEYVIEW DR	05/12/20	$463,000	01	1.1246	2019	2.50	3	0	2,421	$253,534	$3,000	1.085	$4,611	$0	$228,857	1.20	1.00	1.00	1.00	0.85	0.95	$236,179
00005C 000142 000001	324	$490,002																				
13 BRENDA LN	06/25/20	$499,000	01	1.2509	2019	2.50	3	0	2,823	$328,834	$3,000	0.380	$162	$0	$192,154	1.10	1.00	1.00	1.00	0.90	1.00	$194,095
00006D 000037 000001	280	$524,150																				
11 ORCHARD DR	07/27/20	$492,600	01	1.1692	2020	2.50	1	0	2,863	$318,139	$35,300	0.000	$0	$0	$161,151	1.30	1.00	1.00	1.00	1.00	1.00	$123,962
00007C 000030 000018	248	$514,590																				
7 WINDY HOLLOW CI	10/01/20	$660,000	01	1.2301	2016	2.50	6	0	3,860	$428,476	$8,000	0.610	$2,898	$0	$242,248	1.40	1.00	1.00	1.00	1.00	1.00	$173,034
00004B 000009 001-14	182	$681,622																				
27 SARAH DR	10/01/20	$511,800	01	1.1075	1997	1.50	9	0	2,571	$248,747	$3,000	0.200	$950	$0	$275,870	1.30	1.00	1.00	1.00	0.95	1.00	$223,377
00004C 000048 000006	182	$528,567																				
8 CRAIG DR	10/02/20	$400,000	01	0.9740	1978	2.00	16	1	2,589	$200,928	$3,000	0.014	$70	$0	$209,034	1.10	1.00	1.00	1.00	1.00	1.00	$190,031
00004C 000078 000000	181	$413,032																				
4 GERARD DR	10/13/20	$450,000	01	0.9932	1977	1.50	13	0	2,701	$224,054	$6,300	0.380	$1,625	$0	$231,791	1.10	1.00	1.00	1.00	0.95	1.00	$221,810
00003C 000047 000000	170	$463,770																				
35 TINKER RD	10/30/20	$634,900	01	1.2159	1978	1.50	13	0	3,713	$377,062	$14,500	3.640	$17,290	$0	$243,533	1.00	1.10	1.00	1.00	0.95	1.00	$233,046
00002C 000014 000000	153	$652,385																				
18 POWERS CR	11/06/20	$595,000	01	1.0162	2004	2.00	10	0	4,048	$355,413	$22,300	1.077	$4,604	$0	$228,320	1.30	1.00	1.00	1.00	0.95	1.00	$184,874
00007B 000018 000002	146	$610,637																				
51 MARTY DR	11/20/20	$440,000	01	0.9964	1988	2.00	14	0	2,200	$180,978	$3,000	1.367	$6,493	$0	$259,983	1.20	1.00	1.00	1.00	0.95	1.00	$228,055
00006B 000241 000000	132	$450,454																				
16 MERRILL RD	11/20/20	$647,000	01	1.1131	2001	2.00	11	0	4,244	$403,618	$5,800	0.581	$2,760	$0	$250,195	1.30	1.00	1.00	1.00	0.95	1.00	$202,587
00004C 000451 000009	132	$662,373																				
38 MCQUESTION RD	12/01/20	$700,000	01	1.2151	2004	2.00	10	0	4,376	$459,413	$3,000	1.902	$9,035	$0	$243,798	1.00	1.05	1.00	1.00	1.00	1.00	$232,189
00005B 000095 000003	121	$715,246																				
46 WOODWARD RD	12/01/20	$450,000	01	0.9458	1984	2.00	15	2	3,068	$231,209	$4,600	0.101	$480	$0	$223,512	1.10	1.00	1.00	1.00	1.00	1.00	$203,193
00006B 000085 000045	121	$459,801																				
17 BRIEANN DR	12/03/20	$790,000	01	1.1262	2011	2.00	8	0	5,677	$564,668	$8,600	7.105	$20,782	$0	$212,872	1.40	1.05	1.00	1.00	0.95	1.00	$152,433
00006B 000274 000000	119	$806,922																				
11 MARTY DR	12/07/20	$440,000	01	1.0690	1978	2.00	16	1	2,830	$241,054	$3,000	0.014	$70	$0	$204,984	1.10	1.00	1.00	1.00	1.00	1.00	$186,349
00005B 000046 000000	115	$449,108																				
257 BABOOSIC LAKE R	12/15/20	$425,000	01	0.9872	1985	2.00	15	0	2,456	$197,844	$5,600	0.000	$0	$0	$229,742	1.00	1.00	1.00	1.00	0.95	1.00	$241,834
00006A 000018 000007	107	$433,186																				
9 KYLE RD	12/30/20	$442,000	01	1.0124	1982	2.00	15	0	2,414	$199,425	$1,300	0.000	$0	$0	$248,595	1.10	1.00	1.00	1.00	0.95	1.00	$237,890
00003B 000105 000000	92	$449,320																				
120 WILSON HILL RD	12/31/20	$692,533	01	1.3201	2017	2.50	5	0	4,032	$485,425	$3,000	1.456	$6,916	$0	$208,536	1.10	1.00	1.00	1.00	0.95	1.00	$199,556
00004A 000004 000003	91	$703,877																				

Average Indicated Improved Site Value: $203,583

Median Indicated Improved Site Value: $202,890

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

Location	Sale			Bldg	Year		Depreciation		Bldg	Building	Features	Excess	Excess Ac	Excess FF	Residual							Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Rate	Built	Cond*	Age	Other	Sq. Ft.	Value	Value	Acres	Value	Value	Value	Nhbd	Site	Dway	Road	Topo	Cond	Site Value

The indicated .92 acre developed site value was determined to be $200,000

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

MERRIMACK

EXCESS ACREAGE

Annual Trend:	6.57% < 04/01/21 > 0.00%	Acreage Discount Minimum Acreage:	10.00	Excess Foot Frontage:	$200.00
Buildable Site Value:	$200,000	Acreage Discount Maximum Acreage:	250.00		
		Acreage Discount Maximum Percentage:	50.00%		

Location	Sale									Site	Bldg/Feat	Excess FF	Residual	Excess	Per Acre	Size			Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Acres	Nhbd	Site	Dway	Road	Cond	Value	Value	Value	Value	Acres	Value	Adj.	Topo	Cond	Acre Value
303 BABOOSIC LAKE R	12/01/20	$484,500	01	13.396	1.00	1.00	0.95	1.00	1.00	$190,000	$256,300	$0	$48,752	12.476	$3,908	0.95	0.95	0.90	$4,811
00006A 000012 000000	121	$495,052																	

Average Indicated Excess Acreage Value: $4,811

Median Indicated Excess Acreage Value: $4,811

There have been limited large acre sales that are not otherwise affected by something else. The excess acreage rate before analysis was at $5,000/acre and for preliminary analysis we started there. In final testing we determined that $5,000/acre was the best fit

MERRIMACK

BUILDING SF COST

Annual Trend:	6.57% < 04/01/21 > 0.00%	Site Acreage:	0.920	Acreage Discount Minimum Acreage:	10.00
Building Base Year/Depreciation:	2021/1.25	Est. Excess Acreage Value:	$5,000	Acreage Discount Maximum Acreage:	250.00
Buildable Site Value:	$200,000	Excess Foot Frontage:	$200.00	Acreage Discount Maximum Percentage:	50.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Adj Site Value	Features Value	Excess Ac Value	Excess FF Value	Bldg Residual Value	Bldg Rate	Year Built	Cond*	Depreciation Age	Depreciation Other	Bldg Sq Ft	Indicated Sq Ft Value
134 WILSON HILL RD 00004A 000022 000001	06/29/20 276	$670,000 $703,286	01	1.10	1.00	1.00	1.00	0.95	1.00	$209,000	$5,000	$6,584	$0	$482,702	1.3276	2018	2.50	4	0	4,114	$92.06
163 TURKEY HILL RD 00004D 000005 000001	10/02/20 181	$365,000 $376,892	01	1.00	1.00	1.00	1.00	1.00	1.00	$200,000	$0	$677	$0	$176,215	1.0158	2000	2.50	14	0	2,131	$94.66
18 PROFILE DR 00006B 000170 000000	12/18/20 104	$455,000 $463,518	01	1.10	1.00	1.00	1.00	1.00	1.00	$220,000	$5,300	$0	$0	$238,218	1.0040	1976	2.00	16	0	2,585	$109.27
19 ACACIA ST 00004C 000106 000000	11/23/20 129	$455,000 $465,565	01	1.10	1.00	1.00	1.00	1.00	1.00	$220,000	$4,300	$1,785	$0	$239,480	0.9680	1996	2.00	13	0	2,549	$111.56
22 BREK DR 00003B 000070 000000	01/06/21 85	$570,000 $578,721	01	1.10	1.00	1.00	1.00	0.95	1.00	$209,000	$23,400	$1,781	$0	$344,540	0.9297	1978	2.00	16	0	4,593	$96.06
223 BABOOSIC LAKE R 00006B 000074 000000	12/14/20 108	$390,000 $397,582	01	1.00	1.00	1.00	1.00	1.00	1.00	$200,000	$25,600	$0	$0	$171,982	1.0808	1974	2.00	18	0	2,051	$94.61
3 GREENLEAF ST 00002A 000052 000000	12/30/20 92	$336,933 $342,513	01	1.10	1.00	0.95	1.00	0.95	1.00	$198,550	$3,000	$1,615	$0	$139,348	1.1352	1975	2.00	18	0	1,600	$93.56
30 BRIEANN DR 00006B 000258 000000	11/19/20 133	$810,000 $829,391	01	1.40	1.05	1.00	1.00	1.00	1.00	$294,000	$27,500	$6,598	$0	$501,293	1.0517	2006	2.00	10	1	5,361	$99.90
31 OLD BLOOD RD 00005B 000090 000001	11/02/20 150	$377,500 $387,693	01	1.10	1.00	1.00	1.00	1.00	1.00	$220,000	$1,100	$9,115	$0	$157,478	0.9691	1984	1.50	11	1	2,017	$91.55
42 CRAIG DR 00004C 000048 000013	11/25/20 127	$481,000 $491,996	01	1.30	1.00	1.00	1.00	1.00	1.00	$260,000	$11,200	$0	$0	$220,796	1.0893	1997	2.00	13	0	2,643	$88.15
5 BRIEANN DR 00006C 000144 000001	11/04/20 148	$690,000 $708,382	01	1.40	1.00	1.00	1.00	1.00	1.00	$280,000	$3,000	$41,818	$0	$383,564	1.0172	2007	2.00	9	0	3,590	$115.42
6 EVEREST DR 00003B 000138 000023	11/24/20 128	$535,000 $547,326	01	1.20	1.00	1.00	1.00	0.95	1.00	$228,000	$3,000	$6,318	$0	$310,008	0.9749	1993	2.00	14	0	3,877	$95.37
63 NATICOOK RD 00003C 000260 000008	11/20/20 132	$370,000 $378,791	01	1.00	1.00	1.00	1.00	0.95	1.00	$190,000	$4,500	$5,781	$0	$178,510	1.0254	1984	2.00	15	0	2,389	$85.73
71 BEDFORD RD 00006D 000090 000000	10/20/20 163	$579,000 $595,988	01	1.00	1.00	1.00	1.00	0.95	1.00	$190,000	$0	$48	$0	$405,940	1.0822	2019	2.50	3	0	3,401	$113.70
8 EAGLE DR 00006C 000305 000000	08/07/20 237	$428,000 $446,258	01	1.10	1.00	1.00	1.00	1.00	1.00	$220,000	$3,000	$48	$0	$223,210	1.0140	1995	2.50	16	0	3,028	$86.54
9 DANBURY DR 00005B 000126 000000	11/24/20 128	$375,000 $383,640	01	1.10	1.00	1.00	1.00	0.95	1.00	$209,000	$4,100	$10	$0	$170,530	0.9114	1971	2.50	23	0	2,632	$92.32
9 RIVERSIDE DR 00004B 000077 000000	10/14/20 169	$327,500 $337,463	01	1.10	1.00	1.00	1.00	1.00	1.00	$220,000	$3,000	$0	$0	$114,463	1.1056	1975	1.50	13	0	1,729	$68.83

Average Indicated Square Foot Value: $95.84

Median Indicated Square Foot Value: $94.61

The preliminary indications were a median of $95 (rounded) and an average of $96 (rounded). In final testing with

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

Location	Sale									Adj Site	Features	Excess Ac	Excess FF	Bldg Residual	Bldg	Year		Depreciation	Bldg	Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Value	Value	Value	Value	Value	Rate	Built	Cond*	Age Other	Sq Ft	Sq Ft Value

inclusion of all sales $96/SF was found to be the best fit.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

MERRIMACK

DOUBLE WIDE

Annual Trend:	13.20% < 04/01/21 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2021/3.25	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	0.00
Buildable Site Value:	$0	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	0.00%

Location	Sale									Adj Site	Features	Excess Ac	Excess FF	Bldg Residual	Bldg	Year		Depreciation		Bldg	Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Value	Value	Value	Value	Value	Rate	Built	Cond*	Age	Other	Sq Ft	Sq Ft Value
11 BRIARWOOD DR	07/26/19	$125,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,700	$0	$0	$93,101	1.1815	1974	2.00	46	0	1,246	$117.11
00003D 000026 00M-13	615	$152,801																			
10 BUTTONWOOD LN	09/05/19	$125,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,700	$0	$0	$91,248	1.3823	1987	2.00	39	0	1,262	$85.75
00003D 000025 0EB-16	574	$150,948																			
2 EMERALD DR	10/25/19	$130,100	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$32,600	$0	$0	$122,154	1.0891	1996	2.50	42	0	1,344	$143.88
00002D 000038 00A-20	524	$154,754																			
9 PEARL CT	02/18/20	$118,500	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$30,000	$0	$0	$105,985	1.3593	2019	2.50	7	0	912	$91.93
00002D 000038 00A-44	408	$135,985																			
6 BRIARWOOD DR	04/14/20	$127,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$61,700	$0	$0	$81,467	1.0386	1974	2.00	46	0	1,399	$103.83
00003D 000026 00G-07	352	$143,167																			
26 GARNET LN	05/11/20	$99,900	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$31,800	$0	$0	$79,842	1.4409	1997	2.50	39	0	963	$94.33
00002D 000038 00A-34	325	$111,642																			
1 LONGWOOD LN	05/22/20	$100,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,900	$0	$0	$51,456	1.0294	1988	2.50	46	5	1,564	$65.23
00003D 000025 0EC-16	314	$111,356																			
5 NOTTINGWOOD LN	07/21/20	$107,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,900	$0	$0	$56,929	1.3128	1984	2.00	39	0	808	$87.98
00003D 000025 0EA-20	254	$116,829																			
5 BRIARWOOD DR	09/09/20	$170,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$61,200	$0	$0	$121,342	1.1357	2015	2.50	20	0	1,421	$93.99
00003D 000026 00C-03	204	$182,542																			
6 BUTTONWOOD LN	12/22/20	$199,900	01	1.00	1.00	1.02	1.00	1.00	1.00	$0	$63,000	$0	$0	$144,129	1.1183	1999	2.50	39	0	2,022	$104.49
00003D 000025 0EB-18	100	$207,129																			

Average Indicated Square Foot Value: $98.85

Median Indicated Square Foot Value: $94.16

We expanded the sales to include sales from 2019 and as such, we are using the 13.2% time trend. The average indication is $99/sf (rounded) and the median is $94/sf (rounded). With more reliance on the newer sales and in final testing with inclusion of all sales, $98/sf and 3.25 per depreciation was found to be the best fit.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

MERRIMACK

SINGLE WIDE

Annual Trend:	13.20% < 04/01/21 > 0.00%	Site Acreage:	0.000	Acreage Discount Minimum Acreage:	0.00
Building Base Year/Depreciation:	2021/3.25	Est. Excess Acreage Value:	$0	Acreage Discount Maximum Acreage:	0.00
Buildable Site Value:	$0	Excess Foot Frontage:	$0.00	Acreage Discount Maximum Percentage:	0.00%

Location	Sale									Adj Site	Features	Excess Ac	Excess FF	Bldg Residual	Bldg	Year		Depreciation		Bldg	Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Nhbd	Site	Dway	Road	Topo	Cond	Value	Value	Value	Value	Value	Rate	Built	Cond*	Age	Other	Sq Ft	Sq Ft Value
7 COTTONWOOD LN	10/11/19	$103,600	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$60,400	$0	$0	$63,357	0.9701	1995	2.00	33	0	1,055	$92.40
00003D 000025 0EB-04	538	$123,757																			
8 GARNET LN	10/21/19	$57,000	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$30,600	$0	$0	$37,284	1.1410	2004	2.50	33	0	749	$65.11
00002D 000038 00A-24	528	$67,884																			
8 NOTTINGWOOD LN	10/30/19	$82,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$60,200	$0	$0	$37,191	0.8966	1972	1.50	36	0	1,030	$62.92
00003D 000025 0EA-05	519	$97,391																			
11 EMERALD DR	11/07/19	$64,500	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$31,800	$0	$0	$44,620	1.0246	2011	2.50	26	0	851	$69.15
00002D 000038 00A-06	511	$76,420																			
16 BUTTONWOOD LN	11/07/19	$89,500	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$60,200	$0	$0	$45,840	0.9303	1985	2.00	39	0	949	$85.12
00003D 000025 0EB-13	511	$106,040																			
13 PEARL CT	01/17/20	$75,000	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$31,500	$0	$0	$55,434	0.9863	2013	2.50	23	0	962	$75.88
00002D 000038 00A-42	440	$86,934																			
14 COTTONWOOD LN	05/29/20	$91,533	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$60,900	$0	$0	$40,795	0.9435	1987	2.00	39	0	1,045	$67.83
00003D 000025 0EA-12	307	$101,695																			
3 SHERWOOD LN	06/17/20	$74,900	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,900	$0	$0	$22,801	0.9479	1985	2.00	39	5	834	$51.50
00003D 000016 00W-02	288	$82,701																			
13 EMERALD DR	07/28/20	$40,000	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$33,800	$0	$0	$9,773	0.9610	1982	3.00	62	10	855	$42.48
00002D 000038 00A-07	247	$43,573																			
16 COTTONWOOD LN	09/16/20	$125,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,900	$0	$0	$74,005	0.9350	1980	2.00	42	0	1,080	$126.36
00003D 000025 0EA-13	197	$133,905																			
12 BUTTONWOOD LN	09/21/20	$75,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,500	$0	$0	$20,708	0.8870	1996	2.50	42	0	961	$41.89
00003D 000025 0EB-15	192	$80,208																			
16 GARNET LN	12/02/20	$75,000	03	1.00	1.00	1.00	1.00	1.00	1.00	$0	$31,000	$0	$0	$47,255	0.9967	2009	2.50	29	0	929	$71.88
00002D 000038 00A-28	120	$78,255																			
8 COTTONWOOD LN	01/25/21	$92,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$59,400	$0	$0	$34,796	0.9236	1971	1.50	36	0	796	$73.95
00003D 000025 0EA-09	66	$94,196																			
6 NOTTINGWOOD LN	03/25/21	$100,000	01	1.00	1.00	1.00	1.00	1.00	1.00	$0	$60,000	$0	$0	$40,253	0.9401	1972	1.50	36	0	779	$85.88
00003D 000025 0EA-04	7	$100,253																			

Average Indicated Square Foot Value: $72.31

Median Indicated Square Foot Value: $70.52

Preliminary analysis indicates an average of $72/sf (rounded) and a median of $71/sf(rounded). In final testing, with inclusion of all sales $74/SF with depreciation of 3.25 was found to be the best fit.

*Building Cond Values: 1.00 = EXCELLENT 1.50 = VERY GOOD 2.00 = GOOD 2.50 = AVERAGE 3.00 = FAIR 4.00 = POOR 5.00 = VERY POOR

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
28A SHORE DR	11/04/19	$667,500	01	$234,700	$4,600	$0	$0	$271,300	BABOOSIC LAKE	$280,978
006A-2 000016 000000	514	$791,578 Site adjustment is for A-2/15 which was included in sale								
312 BABOOSIC LAKE R	06/01/20	$1,250,000	01	$632,800	$19,100	$0	$0	$432,600	BABOOSIC LAKE	$302,925
006A-2 000159 000000	304	$1,387,425 INCLUDES 6A-2-156-9 and is the basis for the site adjustment								
16 LAKESIDE DR	07/24/20	$490,000	01	$170,400	$0	$0	$0	$85,400	BABOOSIC LAKE	$278,679
006A-1 000107 000000	251	$534,479								
29 FOUR SEASONS LN	11/09/20	$710,000	01	$284,200	$11,400	$500	$0	$190,000	BABOOSIC LAKE	$260,618
00005A 000015 000000	143	$746,718								

Average Indicated Waterfront Value: $280,800

Median Indicated Waterfront Value: $279,829

Preliminary indications are a base waterfront value of $280,000 with adjustments applied for site specific conditions such as access, location, topography and amount of linear frontage. A detailed breakdown of specific adjustments can be found in the codes and adjustments section of this USPAP report. The $280,000 base as developed for preliminary analysis remained constant in final analysis and testing.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
86 ISLAND DR 004D-3 000120 000000	10/20/20 163	$350,000 $360,269	01	$146,100	$18,500	$0	$0	$157,900	HORSESHOE POND	$37,769
70 ISLAND DR 004D-2 000015 000000	11/06/20 146	$540,000 $554,191	01	$300,400	$17,500	$0	$0	$180,400	HORSESHOE POND	$55,891

Average Indicated Waterfront Value: $46,830

Median Indicated Waterfront Value: $46,830

Preliminary indications are a base of $47,000 rounded but fail to take into account the site specific adjustments for linear frontage, access, location and topography. A base waterfront value of $70,000 was determined and then further adjusted for the aforementioned.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Water Body	Indicated WF Value
18 TURKEY HILL RD 00005C 000606 000000	05/06/19 696	$289,000 $361,742	01	$152,400	$1,700	$3,700	$0	$190,000	SOUHEGAN RIVER	$13,942
18 EDGEWOOD AV 00005C 000587 000000	05/16/19 686	$335,000 $418,109	01	$173,100	$5,000	$1,000	$0	$209,000	SOUHEGAN RIVER	$30,009
9 MEETINGHOUSE RD 00005C 000671 000003	07/09/19 632	$385,000 $472,995	01	$207,900	$5,300	$2,200	$0	$190,000	SOUHEGAN RIVER	$67,595
COUNTY RD 00004A 000004 0001-1	08/28/20 216	$225,000 $242,576	01	$0	$0	$22,700	$0	$169,300	SOUHEGAN RIVER	$50,576

Average Indicated Waterfront Value: $40,531

Median Indicated Waterfront Value: $40,293

Preliminary indications are a base of $40,000 however, fail to account for factors such as linear frontage, access, lcoation and topography. In final analysis the base waterfront values was determined to be $60,000 with adjustments applied for the aforementioned. Please refer to the codes and adjustments section of this report for the specific factor adjustments.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
42 DERRY ST 00006C 000380 000042	08/28/20 216	$235,000 $244,137	01	$123,800	$0	$0	$0	$0	$120,337
52 DERRY ST 00006C 000380 000052	02/12/21 48	$235,000 $237,030	01	$121,000	$3,000	$0	$0	$0	$113,030

Average Indicated Value: $116,684

Median Indicated Value: $116,684

The indicated amenity is $116,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
11 MCELWAIN ST 005D-4 000019 000001	01/04/21 87	$268,900 $273,111	01	$149,200	$3,000	$0	$0	$0	$120,911

Average Indicated Value: $120,911

Median Indicated Value: $120,911

Based on the limited sales data available, the indicated amenity is $120,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
32 JONATHAN CR 00001D 0001-3 000071	08/25/20 219	$326,000 $338,851	03	$207,000	$0	$0	$0	$0	$131,851
15 ESQUIRE LN 00001D 0001-3 000023	08/31/20 213	$330,000 $342,652	03	$210,200	$3,000	$0	$0	$0	$129,452
18 JONATHAN CR 00001D 0001-3 000064	09/28/20 185	$345,000 $356,489	03	$207,600	$0	$0	$0	$0	$148,889
33 HANNA CR 00001D 0001-3 000047	11/04/20 148	$355,000 $364,457	03	$217,600	$0	$0	$0	$0	$146,857
13 HANNA CR 00001D 0001-3 000037	01/08/21 83	$378,000 $383,647	03	$227,000	$3,000	$0	$0	$0	$153,647
35 HANNA CR 00001D 0001-3 000048	02/19/21 41	$400,000 $402,952	03	$227,800	$0	$0	$0	$0	$175,152
11 HANNA CR 00001D 0001-3 000036	02/26/21 34	$386,000 $388,362	03	$227,000	$3,000	$0	$0	$0	$158,362
3 HANNA CR 00001D 0001-3 000032	03/22/21 10	$398,000 $398,716	03	$215,000	$3,000	$0	$0	$0	$180,716

Average Indicated Value: $153,116

Median Indicated Value: $151,268

With reliance placed on the 2021 sales, which had an indicated average and median value of $166,000. The indicated amenity is $166,000.

MERRIMACK

BRADFORD WOODS

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
52 WALNUT CR 00007D 000166 000W52	05/08/20 328	$220,000 $232,989	01	$130,500	$3,000	$0	$0	$0	$99,489
31 CHESTNUT CR 00007D 000166 000C31	06/11/20 294	$221,000 $232,695	01	$137,100	$3,000	$0	$0	$0	$92,595
4 CHESTNUT CR 00007D 000166 000C04	06/26/20 279	$220,000 $231,048	01	$126,900	$3,000	$0	$0	$0	$101,148
9 BOULDER WY 00007D 000166 000B09	07/02/20 273	$218,000 $228,713	01	$129,300	$2,000	$0	$0	$0	$97,413
17 WALNUT CR 00007D 000166 000W17	07/20/20 255	$230,000 $240,557	01	$141,700	$3,000	$0	$0	$0	$95,857
37 CRICKET HILL DR 00007D 000166 00CH37	08/13/20 231	$248,400 $258,728	01	$136,400	$3,000	$0	$0	$0	$119,328
20 BLOSSOM LN 00007D 000166 00BL20	08/28/20 216	$202,000 $209,854	01	$117,500	$0	$0	$0	$0	$92,354
31 WALNUT CR 00007D 000166 000W31	08/28/20 216	$250,000 $259,720	01	$141,800	$3,000	$0	$0	$0	$114,920
7 BOULDER WY 00007D 000166 000B07	09/18/20 195	$215,000 $222,547	01	$135,700	$0	$0	$0	$0	$86,847
19 ROCKY LEDGE RD 00007D 000166 000R19	10/04/20 179	$265,000 $273,538	01	$155,700	$3,000	$0	$0	$0	$114,838
32 WALNUT CR 00007D 000166 000W32	10/22/20 161	$240,000 $246,955	01	$140,200	$3,000	$0	$0	$0	$103,755
40 WALNUT CR 00007D 000166 000W40	10/26/20 157	$205,500 $211,307	01	$152,800	$3,000	$0	$0	$0	$55,507
24 ROCKY LEDGE RD 00007D 000166 000R24	11/23/20 129	$285,000 $291,618	01	$162,600	$3,000	$0	$0	$0	$126,018
20 WALNUT CR 00007D 000166 000W20	11/24/20 128	$259,900 $265,888	01	$138,700	$3,400	$0	$0	$0	$123,788
38 WALNUT CR 00007D 000166 000W38	12/04/20 118	$230,000 $234,885	01	$127,800	$3,000	$0	$0	$0	$104,085
20 ROCKY LEDGE RD 00007D 000166 000R20	12/10/20 112	$258,000 $263,201	01	$134,700	$3,000	$0	$0	$0	$125,501
6 CHESTNUT CR 00007D 000166 000C06	12/18/20 104	$240,000 $244,493	01	$132,800	$3,000	$0	$0	$0	$108,693
22 WALNUT CR 00007D 000166 000W22	12/30/20 92	$254,933 $259,155	01	$148,500	$3,000	$0	$0	$0	$107,655
7 CHESTNUT CR 00007D 000166 000C07	02/01/21 59	$250,000 $252,655	01	$129,800	$3,400	$0	$0	$0	$119,455

Average Indicated Value: $104,697

Median Indicated Value: $104,085

Location	Sale			Building	Features	Excess Ac	Excess FF	Site	Indicated
Map Lot Sub	Date/Days	Price/Adjusted	Zn	Value	Value	Value	Value	Value	Value

The indicated amenity is $104,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
11 BRIARWOOD DR 00003D 000026 00M-13	07/26/19 615	$125,000 $152,801	01	$77,900	$1,700	$0	$0	$0	$73,201
10 BUTTONWOOD LN 00003D 000025 0EB-16	09/05/19 574	$125,000 $150,948	01	$104,300	$1,700	$0	$0	$0	$44,948
6 NOTTINGWOOD LN 00003D 000025 0EA-04	09/06/19 573	$88,200 $106,477	01	$34,700	$2,000	$0	$0	$0	$69,777
7 COTTONWOOD LN 00003D 000025 0EB-04	10/11/19 538	$103,600 $123,757	01	$50,700	$2,400	$0	$0	$0	$70,657
8 NOTTINGWOOD LN 00003D 000025 0EA-05	10/30/19 519	$82,000 $97,391	01	$43,700	$2,200	$0	$0	$0	$51,491
16 BUTTONWOOD LN 00003D 000025 0EB-13	11/07/19 511	$89,500 $106,040	01	$39,900	$2,200	$0	$0	$0	$63,940
6 BRIARWOOD DR 00003D 000026 00G-07	04/14/20 352	$127,000 $143,167	01	$76,900	$3,700	$0	$0	$0	$62,567
1 LONGWOOD LN 00003D 000025 0EC-16	05/22/20 314	$100,000 $111,356	01	$77,300	$1,900	$0	$0	$0	$32,156
14 COTTONWOOD LN 00003D 000025 0EA-12	05/29/20 307	$91,533 $101,695	01	$44,500	$2,900	$0	$0	$0	$54,295
3 SHERWOOD LN 00003D 000016 00W-02	06/17/20 288	$74,900 $82,701	01	$32,800	$1,900	$0	$0	$0	$48,001
5 NOTTINGWOOD LN 00003D 000025 0EA-20	07/21/20 254	$107,000 $116,829	01	$63,400	$1,900	$0	$0	$0	$51,529
5 BRIARWOOD DR 00003D 000026 00C-03	09/09/20 204	$170,000 $182,542	01	$126,500	$3,200	$0	$0	$0	$52,842
16 COTTONWOOD LN 00003D 000025 0EA-13	09/16/20 197	$125,000 $133,905	01	$43,300	$1,900	$0	$0	$0	$88,705
12 BUTTONWOOD LN 00003D 000025 0EB-15	09/21/20 192	$75,000 $80,208	01	$36,600	$1,500	$0	$0	$0	$42,108
6 BUTTONWOOD LN 00003D 000025 0EB-18	12/22/20 100	$199,900 $207,129	01	$135,200	$5,000	$0	$0	$0	$66,929
8 COTTONWOOD LN 00003D 000025 0EA-09	01/25/21 66	$92,000 $94,196	01	$34,800	$1,400	$0	$0	$0	$57,996

Average Indicated Value: $58,196

Median Indicated Value: $56,146

Using the average and median indicated values, the indicated amenity is rounded to $58,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
25 UF EAST CHAMBERLA	05/20/19	$189,000	01	$131,800	$0	$0	$0	$0	$103,815
004D-3 000077 000003	682	$235,615							

Average Indicated Value: $103,815

Median Indicated Value: $103,815

With the limited, older sales data available, the preliminary value indicated $103,000. Through final testing, the indicated amenity was found to be $110,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
12 U1 CHAPEL LN 006D-1 000020 0000U1	09/24/20 189	$189,900 $196,360	02	$102,100	$0	$0	$0	$0	$94,260
12 U4 CHAPEL LN 006D-1 000020 0000U4	11/16/20 136	$201,000 $205,920	02	$105,100	$1,900	$0	$0	$0	$98,920

Average Indicated Value: $96,590

Median Indicated Value: $96,590

With limited sales data available, the preliminary value indicated $96,000. During final analysis, the indicated amenity was found to be $94,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
14-27 FLINTLOCK LN 003D-2 000010 000F27	04/20/20 346	$170,000 $180,588	01	$100,500	$0	$0	$0	$0	$80,088
14-38 FLINTLOCK LN 003D-2 000010 000F38	05/20/20 316	$175,000 $184,954	01	$97,800	$0	$0	$0	$0	$87,154
74 SENTRY WY 003D-2 000010 000057	06/15/20 290	$186,500 $196,235	01	$126,500	$3,000	$0	$0	$0	$66,735
14-27 TURNBUCKLE L 003D-2 000010 000T27	09/21/20 192	$174,000 $180,013	01	$95,800	$0	$0	$0	$0	$84,213
14-7 FLINTLOCK LN 003D-2 000010 000F07	09/29/20 184	$185,000 $191,127	01	$98,900	$0	$0	$0	$0	$92,227
40 SENTRY WY 003D-2 000010 000040	10/01/20 182	$240,000 $247,862	01	$122,000	$0	$0	$0	$0	$125,862
88 SENTRY WY 003D-2 000010 000064	10/02/20 181	$245,000 $252,982	01	$124,300	$3,000	$0	$0	$0	$125,682
14-3 TURNBUCKLE LN 003D-2 000010 000T03	10/22/20 161	$130,000 $133,767	01	$84,700	$0	$0	$0	$0	$49,067
85 SENTRY WY 003D-2 000010 000093	10/28/20 155	$260,000 $267,254	01	$139,900	$0	$0	$0	$0	$127,354
35 SENTRY WY 003D-2 000010 000032	11/30/20 122	$229,000 $234,029	01	$130,400	$0	$0	$0	$0	$103,629
32 SENTRY WY 003D-2 000010 000011	12/01/20 121	$215,000 $219,683	01	$132,700	$3,000	$0	$0	$0	$83,983
14-1 FLINTLOCK LN 003D-2 000010 000F01	01/22/21 69	$185,000 $187,298	01	$98,900	$0	$0	$0	$0	$88,398
27 SENTRY WY 003D-2 000010 000016	02/16/21 44	$205,000 $206,624	01	$122,800	$0	$0	$0	$0	$83,824

Average Indicated Value: $92,170

Median Indicated Value: $87,154

Using the average and median indicated values, the amenity was reconciled to $88,000. The garden style units are conditioned at 75, for an indicated value of $63,000, to account for the difference in the analysis of sale prices between the garden and townhouse units.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
5 U33 CROSSWOODS PA 00007E 000046 0C5-33	05/01/19 701	$170,000 $213,097	01	$109,900	$0	$0	$0	$0	$103,197
9 U33 CROSSWOODS PA 00007E 000046 0C9-33	05/09/19 693	$172,000 $215,106	01	$109,900	$0	$0	$0	$0	$105,206
11U14 CROSSWOODS P 00007E 000046 C11-14	08/01/19 609	$175,000 $213,542	01	$113,600	$0	$0	$0	$0	$99,942
7 U22 CROSSWOODS PA 00007E 000046 0C7-22	04/22/20 344	$180,000 $202,393	01	$109,900	$0	$0	$0	$0	$92,493
7 U24 CROSSWOODS PA 00007E 000046 0C7-24	08/04/20 240	$202,000 $219,532	01	$109,900	$0	$0	$0	$0	$109,632
9 UB3 CROSSWOODS P 00007E 000046 0C9-B3	12/04/20 118	$205,000 $213,748	01	$111,000	$0	$0	$0	$0	$102,748
7 U12 CROSSWOODS PA 00007E 000046 0C7-12	12/11/20 111	$201,000 $209,069	01	$112,100	$0	$0	$0	$0	$96,969
11U31 CROSSWOODS P 00007E 000046 C11-31	02/16/21 44	$177,500 $180,324	01	$103,300	$0	$0	$0	$0	$77,024

Average Indicated Value: $98,401

Median Indicated Value: $101,345

Using the average and median indicated values, the indicated reconciled amenity of $100,000 is supported.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
23 KEARSARGE LN 00007E 000046 000047	06/23/20 282	$407,000 $427,659	01	$239,100	$3,000	$0	$0	$158,200	$27,359
4 KINSMAN LN 00007E 000046 000042	07/01/20 274	$419,900 $440,609	01	$256,100	$6,000	$0	$0	$154,100	$24,409

Average Indicated Value: $25,884

Median Indicated Value: $25,884

The indicated amenity is $25,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
18 DUNSTABLE CR 00001D 0001-3 000100	06/24/20 281	$450,000 $472,761	03	$225,100	$3,000	$0	$0	$0	$244,661
52 TOBY CR 00001D 0001-4 000043	07/01/20 274	$469,700 $492,866	03	$247,600	$3,000	$0	$0	$0	$242,266
13 DUNSTABLE CR 00001D 0001-3 000109	07/01/20 274	$500,000 $524,660	03	$245,100	$0	$0	$0	$0	$279,560
8 CROWN POINT CR 00001D 0001-3 000076	07/01/20 274	$420,000 $440,714	03	$209,300	$3,000	$0	$0	$0	$228,414
45 TOBY CR 00001D 0001-4 000022	07/06/20 269	$469,200 $491,919	03	$239,300	$3,000	$0	$0	$0	$249,619
50 TOBY CR 00001D 0001-4 000042	07/07/20 268	$510,900 $535,546	03	$253,100	$12,600	$0	$0	$0	$269,846
14 TOBY CR 00001D 0001-4 000032	09/09/20 204	$415,000 $430,239	03	$220,100	$3,000	$0	$0	$0	$207,139
44 TOBY CR 00001D 0001-4 000039	09/15/20 198	$462,333 $478,811	03	$260,000	$3,000	$0	$0	$0	$215,811
49 TOBY CR 00001D 0001-4 000024	09/30/20 183	$475,000 $490,647	03	$259,500	$3,000	$0	$0	$0	$228,147
41 TOBY CR 00001D 0001-4 000020	10/01/20 182	$535,400 $552,940	03	$270,500	$3,000	$0	$0	$0	$279,440
1 JARED'S WAY 00001D 0001-3 000122	10/05/20 178	$399,000 $411,784	03	$205,500	$3,000	$0	$0	$0	$203,284
39 TOBY CR 00001D 0001-4 000019	10/08/20 175	$480,600 $495,739	03	$248,200	$3,000	$0	$0	$0	$244,539
24 TOBY CR 00001D 0001-4 000037	10/23/20 160	$511,800 $526,540	03	$272,300	$3,000	$0	$0	$0	$251,240
46 TOBY CR 00001D 0001-4 000040	11/02/20 150	$455,000 $467,285	03	$250,600	$3,000	$0	$0	$0	$213,685
47 TOBY CR 00001D 0001-4 000023	11/04/20 148	$443,100 $454,904	03	$237,000	$3,000	$0	$0	$0	$214,904
17 TOBY CR 00001D 0001-4 000009	11/05/20 147	$502,100 $515,386	03	$269,800	$3,000	$0	$0	$0	$242,586
43 TOBY CR 00001D 0001-4 000021	11/06/20 146	$455,000 $466,957	03	$239,600	$3,000	$0	$0	$0	$224,357
42 TOBY CR 00001D 0001-4 000038	11/20/20 132	$459,000 $469,906	03	$250,600	$3,000	$0	$0	$0	$216,306
54 TOBY CR 00001D 0001-4 000044	12/07/20 115	$427,000 $435,839	03	$235,800	$3,000	$0	$0	$0	$197,039
18 TOBY CR 00001D 0001-4 000034	01/11/21 80	$494,700 $501,824	03	$250,600	$3,000	$0	$0	$0	$248,224
22 TOBY CR 00001D 0001-4 000036	01/21/21 70	$468,800 $474,707	03	$250,600	$3,000	$0	$0	$0	$221,107

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
16 TOBY CR 00001D 0001-4 000033	01/21/21 70	$468,933 $474,842	03	$250,400	$3,000	$0	$0	$0	$221,442
15 TOBY CR 00001D 0001-4 000008	02/04/21 56	$501,700 $506,757	03	$238,400	$3,000	$0	$0	$0	$265,357
31 TOBY CR 00001D 0001-4 000015	02/16/21 44	$485,000 $488,841	03	$241,200	$3,000	$0	$0	$0	$244,641
29 TOBY CR 00001D 0001-4 000014	02/19/21 41	$534,000 $537,941	03	$270,500	$3,000	$0	$0	$0	$264,441
35 TOBY CR 00001D 0001-4 000017	03/15/21 17	$525,000 $526,607	03	$257,300	$3,000	$0	$0	$0	$266,307

Average Indicated Value: $237,860

Median Indicated Value: $242,426

Using the average and median indicated values, the indicated reconciled amenity of $242,000 is supported.

MERRIMACK

EASTRIDGE

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
8 EAST RIDGE RD 004D-4 000067 000E08	06/10/20 295	$225,000 $236,948	01	$145,700	$0	$0	$0	$0	$91,248
24 EAST RIDGE RD 004D-4 000067 000E24	08/06/20 238	$195,000 $203,354	01	$147,200	$0	$0	$0	$0	$56,154
6A EVERETT LN 004D-4 000067 00EV6A	10/19/20 164	$128,000 $131,779	01	$77,100	$0	$0	$0	$0	$54,679
61A EAST RIDGE RD 004D-4 000067 00E61A	01/11/21 80	$118,000 $119,699	01	$77,900	$0	$0	$0	$0	$41,799
81 EAST RIDGE RD 004D-4 000067 000E81	05/19/20 317	$200,000 $211,412	01	$121,000	$0	$0	$0	$0	$90,412
5 ARLINGTON ST 004D-4 000067 000A05	10/23/20 160	$192,000 $197,530	01	$115,700	$0	$0	$0	$0	$81,830
87 EAST RIDGE RD 004D-4 000067 000E87	06/03/20 302	$195,000 $205,600	01	$115,700	$0	$0	$0	$0	$89,900
68A EAST RIDGE RD 004D-4 000067 00E68A	12/08/20 114	$125,000 $127,565	01	$77,100	$0	$0	$0	$0	$50,465
73 EAST RIDGE RD 004D-4 000067 000E73	09/25/20 188	$220,000 $227,445	01	$117,400	$0	$0	$0	$0	$110,045
19 ARLINGTON ST 004D-4 000067 000A19	08/10/20 234	$242,000 $252,193	01	$159,400	$0	$0	$0	$0	$92,793
6 EVERETT LN 004D-4 000067 000EV6	12/04/20 118	$220,000 $224,673	01	$115,700	$0	$0	$0	$0	$108,973
25 EAST RIDGE RD 004D-4 000067 000E25	10/22/20 161	$244,900 $251,997	01	$147,100	$0	$0	$0	$0	$104,897
23A COLONIAL DR 004D-4 000067 00C23A	09/09/20 204	$128,000 $132,700	01	$77,900	$0	$0	$0	$0	$54,800
53A EAST RIDGE RD 004D-4 000067 00E53A	04/23/20 343	$116,000 $123,162	01	$77,100	$0	$0	$0	$0	$46,062
3 ARLINGTON ST 004D-4 000067 000A03	12/24/20 98	$200,000 $203,528	01	$115,700	$0	$0	$0	$0	$87,828
17 EAST RIDGE RD 004D-4 000067 000E17	10/14/20 169	$245,000 $252,453	01	$147,100	$0	$0	$0	$0	$105,353
69A EAST RIDGE RD 004D-4 000067 00E69A	12/28/20 94	$134,000 $136,267	01	$78,700	$0	$0	$0	$0	$57,567
19 COLONIAL DR 004D-4 000067 000C19	03/08/21 24	$223,000 $223,963	01	$148,500	$0	$0	$0	$0	$75,463
20 EAST RIDGE RD 004D-4 000067 000E20	11/20/20 132	$213,000 $218,061	01	$116,800	$0	$0	$0	$0	$101,261
11A ARLINGTON ST 004D-4 000067 00A11A	06/08/20 297	$125,000 $131,683	01	$77,100	$0	$0	$0	$0	$54,583
45 EAST RIDGE RD 004D-4 000067 000E45	02/25/21 35	$220,000 $221,386	01	$116,100	$0	$0	$0	$0	$105,286

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
					Average Indicated Value:	$79,114			
					Median Indicated Value:	$87,828			

Using the average and median indicated values, the indicated reconciled amenity of $88,000 is supported. The spreadsheet contains both 1 and 2 bedroom units. The 1 bedroom units are conditioned at 70, for an indicated value of $61,600, to account for the difference in the analysis of the sale prices between the 1 and 2 bedroom units.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
9 ELM ST 006D-1 000099 000009	11/25/19 493	$193,000 $210,127	01	$121,200	$0	$0	$0	$0	$88,927
27 ELM ST 006D-1 000090 000027	01/08/21 83	$189,933 $192,771	01	$130,000	$0	$0	$0	$0	$62,771
19 ELM ST 006D-1 000090 000019	02/04/21 56	$175,000 $176,764	01	$120,400	$0	$0	$0	$0	$56,364

Average Indicated Value: $69,354

Median Indicated Value: $62,771

Using the average and median indicated values, the indicated reconciled amenity of $62,500 is supported.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
11 MCINTOSH CT 00007C 000030 000048	11/12/20 140	$603,200 $618,401	01	$356,300	$3,000	$0	$0	$196,100	$63,001
13 MCINTOSH CT 00007C 000030 000049	11/12/20 140	$615,000 $630,498	01	$398,200	$3,000	$0	$0	$193,400	$35,898
6 MCINTOSH CT 00007C 000030 000053	11/16/20 136	$657,700 $673,800	01	$458,000	$3,000	$0	$0	$210,200	$2,600
7 MCINTOSH CT 00007C 000030 000046	11/17/20 135	$551,600 $565,004	01	$326,900	$3,000	$0	$0	$214,200	$20,904
5 MCINTOSH CT 00007C 000030 000045	11/17/20 135	$572,000 $585,900	01	$364,500	$3,000	$0	$0	$218,600	-$200
9 MCINTOSH CT 00007C 000030 000047	11/23/20 129	$552,200 $565,022	01	$337,000	$3,000	$0	$0	$218,900	$6,122
3 MCINTOSH CT 00007C 000030 000044	11/23/20 129	$561,100 $574,129	01	$361,600	$3,000	$0	$0	$194,400	$15,129
17 ORCHARD DR 00007C 000030 000021	12/14/20 108	$522,600 $532,759	01	$338,500	$3,000	$0	$0	$181,300	$9,959
4 MCINTOSH CT 00007C 000030 000054	12/21/20 101	$566,400 $576,697	01	$342,100	$3,000	$0	$0	$198,300	$33,297
1 HARVEST CT 00007C 000030 000001	12/22/20 100	$549,500 $559,391	01	$348,400	$3,000	$0	$0	$179,100	$28,891
20 ORCHARD DR 00007C 000030 000041	12/24/20 98	$512,400 $521,439	01	$340,100	$3,000	$0	$0	$186,700	-$8,361
5 BUSHEL CT 00007C 000030 000013	12/30/20 92	$563,933 $573,272	01	$323,900	$3,000	$0	$0	$178,800	$67,572
8 MCINTOSH CT 00007C 000030 000052	01/29/21 62	$531,200 $537,128	01	$281,400	$3,000	$0	$0	$214,900	$37,828
18 ORCHARD DR 00007C 000030 000042	02/19/21 41	$483,700 $487,270	01	$276,400	$3,000	$0	$0	$175,700	$32,170
1 MCINTOSH CT 00007C 000030 000043	02/26/21 34	$651,400 $655,387	01	$419,400	$3,000	$0	$0	$180,400	$52,587
10 MCINTOSH CT 00007C 000030 000051	03/12/21 20	$588,300 $590,418	01	$342,400	$3,000	$0	$0	$202,100	$42,918

Average Indicated Value: $27,520

Median Indicated Value: $30,531

Using the average and median indicated values, the indicated reconciled amenity of $30,000 is supported.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
47 MERRIMACK DR 00001E 000001 000104	04/01/20 365	$222,500 $237,118	01	$149,000	$3,000	$0	$0	$0	$85,118
39 MERRIMACK DR 00001E 000001 000108	07/01/20 274	$229,000 $240,294	01	$148,500	$3,000	$0	$0	$0	$88,794
36 SWIFT LN 00001E 000001 000085	07/15/20 260	$241,500 $252,802	01	$151,200	$3,000	$0	$0	$0	$98,602
64 MERRIMACK DR 00001E 000001 000041	07/24/20 251	$229,900 $240,287	01	$151,700	$0	$0	$0	$0	$88,587
34 SWIFT LN 00001E 000001 000086	09/09/20 204	$235,000 $243,629	01	$147,900	$3,000	$0	$0	$0	$92,729
15 SWIFT LN 00001E 000001 000079	09/18/20 195	$257,000 $266,021	01	$150,900	$3,000	$0	$0	$0	$112,121
3 SWIFT LN 00001E 000001 000074	09/18/20 195	$235,000 $243,249	01	$147,500	$3,000	$0	$0	$0	$92,749
45 MERRIMACK DR 00001E 000001 000105	09/28/20 185	$235,000 $242,826	01	$147,500	$3,000	$0	$0	$0	$92,326
9 MERRIMACK DR 00001E 000001 000122	10/01/20 182	$245,000 $253,026	01	$144,700	$3,000	$0	$0	$0	$105,326
90 MERRIMACK DR 00001E 000001 000028	10/07/20 176	$245,000 $252,762	01	$152,100	$0	$0	$0	$0	$100,662
18 SWIFT LN 00001E 000001 000094	11/19/20 133	$240,000 $245,746	01	$146,600	$3,000	$0	$0	$0	$96,146
38 MERRIMACK DR 00001E 000001 000019	12/14/20 108	$216,500 $220,709	01	$146,800	$0	$0	$0	$0	$73,909
20 MERRIMACK DR 00001E 000001 000010	02/02/21 58	$260,500 $263,220	01	$152,200	$0	$0	$0	$0	$111,020
25 SWIFT LN 00001E 000001 000084	03/11/21 21	$295,000 $296,115	01	$154,100	$3,000	$0	$0	$0	$139,015

Average Indicated Value: $98,365

Median Indicated Value: $94,448

Using the average and median indicated values, the indicated reconciled amenity of $96,000 is supported.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
12 SANDPIPER LN 00002D 000004 002-04	04/26/19 706	$485,000 $546,634	01	$266,100	$3,000	$0	$0	$177,800	$99,734
4 OSPREY LN 00002D 000004 002-69	01/24/20 433	$480,000 $517,411	01	$227,600	-$15,000	$0	$0	$187,900	$116,911
23 SANDPIPER LN 00002D 000004 002-17	08/28/20 216	$457,500 $475,288	01	$260,800	-$15,000	$0	$0	$190,700	$38,788

Average Indicated Value: $85,144

Median Indicated Value: $99,734

Based on the limited number of sales and the wide-spread of the indicated amenity value for each sale, during final analysis the amenity was reconciled to $80,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
22 HIGHLAND GREEN 005D-4 000016 000011	07/16/19 625	$179,900 $220,562	01	$138,100	$0	$0	$0	$0	$82,462
14 HIGHLAND GREEN 005D-4 000016 000007	09/16/20 197	$197,000 $211,035	01	$142,600	$0	$0	$0	$0	$68,435

Average Indicated Value: $75,449

Median Indicated Value: $75,449

The indicated amenity is $75,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
23 PONDVIEW DR 004D-3 000093 000011	05/17/19 685	$261,800 $326,655	01	$154,100	$10,100	$0	$0	$0	$162,455
41 PONDVIEW DR 004D-3 000093 000020	05/23/19 679	$225,000 $280,250	01	$148,800	$23,500	$0	$0	$0	$107,950
43 PONDVIEW DR 004D-3 000093 000021	10/01/19 548	$316,000 $378,625	01	$156,300	$16,800	$0	$0	$0	$205,525
59 PONDVIEW DR 004D-3 000093 000029	10/10/19 539	$245,000 $292,757	01	$155,700	$23,500	$0	$0	$0	$113,557
75 PONDVIEW DR 004D-3 000093 000037	11/07/19 511	$263,000 $311,602	01	$148,700	$25,500	$0	$0	$0	$137,402
73 PONDVIEW DR 004D-3 000093 000036	01/31/20 426	$270,000 $311,596	01	$154,700	$23,500	$0	$0	$0	$133,396
15 PONDVIEW DR 004D-3 000093 000007	03/27/20 370	$270,000 $306,128	01	$148,700	$10,100	$0	$0	$0	$147,328
83 PONDVIEW DR 004D-3 000093 000041	05/19/20 317	$220,000 $245,221	01	$148,700	$26,500	$0	$0	$0	$70,021
79 PONDVIEW DR 004D-3 000093 000039	10/26/20 157	$305,000 $322,317	01	$158,900	$23,500	$0	$0	$0	$139,917
45 PONDVIEW DR 004D-3 000093 000022	12/30/20 92	$295,000 $304,815	01	$154,100	$16,800	$0	$0	$0	$133,915

Average Indicated Value: $135,147

Median Indicated Value: $135,659

Due to a lack of newer sales, a heavier time trend factor was used, which indicated an average and median value of $135,000. During final analysis, the indicated amenity was found to be $134,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
151 INDIAN ROCK RD 00005C 000478 000151	05/26/20 310	$229,000 $241,778	01	$142,900	$0	$0	$0	$0	$98,878
215 INDIAN ROCK RD 00005C 000478 000215	08/04/20 240	$241,000 $251,411	01	$151,300	$0	$0	$0	$0	$100,111
83 INDIAN ROCK RD 00005C 000478 000083	09/28/20 185	$234,900 $242,722	01	$144,900	$0	$0	$0	$0	$97,822
192 INDIAN ROCK RD 00005C 000478 000192	01/25/21 66	$215,000 $217,554	01	$143,500	$0	$0	$0	$0	$74,054
23 INDIAN ROCK RD 00005C 000478 000023	02/16/21 44	$260,000 $262,059	01	$134,500	$0	$0	$0	$0	$127,559

Average Indicated Value: $99,685

Median Indicated Value: $98,878

Using the average and median indicated values, the indicated reconciled amenity of $100,000 is supported.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
17 EMERALD DR 00002D 000038 00A-09	06/28/19 643	$57,000 $70,255	03	$42,600	$1,700	$0	$0	$0	$25,955
8 GARNET LN 00002D 000038 00A-24	10/21/19 528	$57,000 $67,884	03	$42,400	$600	$0	$0	$0	$24,884
2 EMERALD DR 00002D 000038 00A-20	10/25/19 524	$130,100 $154,754	03	$83,200	$2,600	$0	$0	$0	$68,954
11 EMERALD DR 00002D 000038 00A-06	11/07/19 511	$64,500 $76,420	03	$47,700	$1,800	$0	$0	$0	$26,920
13 PEARL CT 00002D 000038 00A-42	01/17/20 440	$75,000 $86,934	03	$54,100	$1,500	$0	$0	$0	$31,334
9 PEARL CT 00002D 000038 00A-44	02/18/20 408	$118,500 $135,985	03	$113,000	$0	$0	$0	$0	$22,985
26 GARNET LN 00002D 000038 00A-34	05/11/20 325	$99,900 $111,642	03	$82,900	$1,800	$0	$0	$0	$26,942
13 EMERALD DR 00002D 000038 00A-07	07/28/20 247	$40,000 $43,573	03	$17,000	$3,800	$0	$0	$0	$22,773
16 GARNET LN 00002D 000038 00A-28	12/02/20 120	$75,000 $78,255	03	$48,700	$1,000	$0	$0	$0	$28,555

Average Indicated Value: $31,034

Median Indicated Value: $26,920

Using the average and median indicated values, the indicated reconciled amenity of $30,000 is supported.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
40 DONOVAN CT 00006C 000349 000120	04/26/19 706	$210,000 $263,617	01	$133,700	$0	$0	$0	$0	$129,917
63 DONOVAN CT 00006C 000349 000126	06/27/19 644	$221,000 $272,471	01	$126,400	$0	$0	$0	$0	$146,071
37 DONOVAN CT 00006C 000349 000139	07/05/19 636	$199,900 $245,878	01	$117,400	$0	$0	$0	$0	$128,478
7 KEARNS DR 00006C 000383 000213	08/30/19 580	$215,000 $260,097	01	$127,500	$0	$0	$0	$0	$132,597
7 DONOVAN CT 00006C 000349 000153	12/03/19 485	$215,000 $252,710	01	$125,300	$0	$0	$0	$0	$127,410
25 DONOVAN CT 00006C 000349 000145	12/16/19 472	$214,900 $251,583	01	$130,000	$0	$0	$0	$0	$121,583
4 KEARNS DR 00006C 000383 000202	12/19/19 469	$204,900 $239,653	01	$115,600	$0	$0	$0	$0	$124,053
16 DONOVAN CT 00006C 000349 000108	01/17/20 440	$207,500 $240,518	01	$140,300	$0	$0	$0	$0	$100,218
41 DONOVAN CT 00006C 000349 000137	02/03/20 423	$235,733 $271,794	01	$136,800	$3,000	$0	$0	$0	$131,994
44 DONOVAN CT 00006C 000349 000122	04/08/20 358	$210,000 $237,188	01	$125,800	$0	$0	$0	$0	$111,388
20 DONOVAN CT 00006C 000349 000110	05/14/20 322	$215,000 $240,037	01	$132,800	$0	$0	$0	$0	$107,237
11 KEARNS DR 00006C 000383 000211	06/29/20 276	$209,000 $229,861	01	$112,900	$0	$0	$0	$0	$116,961
9 DONOVAN CT 00006C 000349 000152	08/17/20 227	$228,000 $246,717	01	$133,000	$0	$0	$0	$0	$113,717
10 KEARNS DR 00006C 000383 000205	08/17/20 227	$225,000 $243,471	01	$133,800	$0	$0	$0	$0	$109,671
2 KEARNS DR 00006C 000383 000201	09/14/20 199	$224,933 $241,121	01	$125,700	$0	$0	$0	$0	$115,421
15 KEARNS DR 00006C 000383 000210	10/15/20 168	$215,000 $228,063	01	$111,700	$3,000	$0	$0	$0	$113,363
38 DONOVAN CT 00006C 000349 000119	01/15/21 76	$236,533 $243,034	01	$123,500	$3,000	$0	$0	$0	$116,534
6 FRANCONIA DR 00005C 000289 000002	03/11/21 21	$243,000 $244,845	01	$113,900	$900	$0	$0	$0	$130,045

Average Indicated Value: $120,925

Median Indicated Value: $119,272

With a heavy emphasis put on the newer 2021 sales, the reconciled indicated amenity is $122,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
22 TEAKWOOD RD 00007E 000007 000029	12/03/19 485	$299,900 $352,502	01	$182,200	$3,000	$0	$0	$0	$167,302
9 ROBERTA DR 00007E 000007 000017	03/16/20 381	$320,000 $364,092	01	$204,300	$3,000	$0	$0	$0	$156,792
2 ANDREA CR 00007E 000007 000012	09/08/20 205	$365,000 $392,060	01	$190,800	$6,500	$0	$0	$0	$194,760

Average Indicated Value: $172,951

Median Indicated Value: $167,302

Using the average and median indicated values, the indicated reconciled amenity of $165,000 was supported during final analysis.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
9 LILAC CT 00006D 000088 000004	12/14/20 108	$560,000 $570,886	01	$365,000	$3,400	$0	$0	$197,700	$4,786

Average Indicated Value: $4,786

Median Indicated Value: $4,786

The indicated amenity is $5,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
42 MALLARD POINT R 00006D 000529 000078	07/30/19 611	$420,000 $512,805	01	$257,400	$3,000	$0	$0	$174,900	$77,505
5 BRANT DR 00006D 000529 000063	08/09/19 601	$372,500 $453,462	01	$201,900	$6,100	$0	$0	$190,800	$54,662
53 MALLARD POINT R 00006D 000529 000017	04/29/21 -28	$530,000 $530,000	01	$238,300	$5,300	$0	$0	$188,600	$97,800

Average Indicated Value: $76,656

Median Indicated Value: $77,505

With limited, mainly older sales and a wide range of indicated values for each sale, during final analysis the amenity was reconciled to $75,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
1-209 MAPLE RIDGE D 00007E 000029 000209	09/19/19 560	$204,000 $245,314	01	$137,200	$3,000	$0	$0	$0	$105,114
3-111 MAPLE RIDGE D 00007E 000029 000111	10/16/19 533	$209,900 $250,360	01	$138,800	$1,500	$0	$0	$0	$110,060
1-205 MAPLE RIDGE D 00007E 000029 000205	06/29/20 276	$214,000 $235,360	01	$137,200	$3,000	$0	$0	$0	$95,160
2 U26 MAPLE RIDGE D 00007E 000029 000026	10/06/20 177	$175,000 $186,202	01	$105,400	$1,100	$0	$0	$0	$79,702
1-106 MAPLE RIDGE D 00007E 000029 000106	10/13/20 170	$190,000 $201,681	01	$128,100	$0	$0	$0	$0	$73,581
2 U37 MAPLE RIDGE D 00007E 000029 000037	01/20/21 71	$180,000 $184,622	01	$106,800	$1,100	$0	$0	$0	$76,722

Average Indicated Value: $90,057

Median Indicated Value: $87,431

Using the average and median indicated values, the indicated reconciled amenity of $90,000 is supported. The spreadsheet contains both garden and townhouse style units. The garden style units are conditioned at 80, for an indicated value of $72,000, to account for the difference in the analysis of the sale prices between the garden and townhouse units.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
7 ELLIE DR 00005B 000097 000025	06/17/19 654	$375,000 $463,693	01	$254,400	$3,000	$0	$0	$189,500	$16,793
30 ELLIE DR 00005C 000831 000000	07/01/19 640	$425,500 $523,983	01	$245,500	$17,800	$0	$0	$178,100	$82,583
21 JESSICA DR 00005B 000097 000010	11/08/19 510	$359,000 $425,213	01	$187,400	$2,300	$0	$0	$182,600	$52,913
48 JESSICA DR 00005C 000815 000000	06/25/20 280	$550,000 $605,693	01	$350,800	$5,400	$0	$0	$196,500	$52,993
17 ELLIE DR 00005C 000798 000000	07/06/20 269	$440,000 $482,804	01	$249,400	$21,500	$0	$0	$179,100	$32,804
16 ELLIE DR 00005C 000825 000000	07/10/20 265	$434,000 $475,593	01	$256,800	$1,300	$0	$0	$190,600	$26,893
47 JESSICA DR 00005C 000827 000000	01/21/21 70	$530,000 $543,417	01	$285,300	$0	$0	$0	$194,600	$63,517

Average Indicated Value: $46,928

Median Indicated Value: $52,913

Using the average and median indicated values, the indicated reconciled amenity of $50,000 is supported.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
3 NATHAN HALE LN 00004C 000041 000002	06/03/20 302	$475,000 $500,821	01	$301,000	-$4,000	$0	$0	$175,100	$28,721

Average Indicated Value: $28,721

Median Indicated Value: $28,721

To reconcile a value, due to the sale date, both a time trend factor of 6.57% and 13.2% annual were applied. A trend factor of 6.57 indicated a value of $22,000. A trend factor of 13.2 indicated a value of $48,000. The amenity was reconciled to $35,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
8 WHITEWOOD LN 00004C 000227 000064	10/17/19 532	$379,900 $416,279	01	$179,500	$3,500	$0	$0	$168,900	$64,379
16 SCOTCHPINE LN 00004C 000227 000043	12/17/19 471	$386,000 $418,725	01	$215,500	$6,800	$0	$0	$157,900	$38,525
47 WINTERGREEN DR 00004C 000227 000029	05/29/20 307	$430,000 $453,762	01	$241,700	$4,900	$0	$0	$179,100	$28,062
6 WHITEWOOD LN 00004C 000227 000063	06/05/20 300	$350,000 $368,900	01	$167,600	$1,500	$0	$0	$152,800	$47,000
4 WHITEWOOD LN 00004C 000227 000062	07/10/20 265	$364,500 $381,887	01	$160,300	$3,200	$0	$0	$163,700	$54,687

Average Indicated Value: $46,531

Median Indicated Value: $47,000

With a large range of indicated values for each sale and the absence of newer sales data, during final analysis the amenity was reconciled to $50,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
5 ABENAKI CIRCLE 005D-4 000001 000039	09/25/20 188	$399,400 04 $412,916	$240,800	$3,000	$0	$0	$0	$169,116
7 ABENAKI CIRCLE 005D-4 000001 000038	09/25/20 188	$416,900 04 $431,008	$240,800	$3,000	$0	$0	$0	$187,208
2 ABENAKI CIRCLE 005D-4 000001 000001	09/28/20 185	$364,900 04 $377,051	$240,800	$3,000	$0	$0	$0	$133,251
14 ABENAKI CIRCLE 005D-4 000001 000007	10/27/20 156	$369,000 04 $379,362	$207,300	$3,000	$0	$0	$0	$169,062
12 ABENAKI CIRCLE 005D-4 000001 000006	11/16/20 136	$384,900 04 $394,322	$240,800	$3,000	$0	$0	$0	$150,522
4 ABENAKI CIRCLE 005D-4 000001 000002	11/23/20 129	$378,900 04 $387,698	$207,300	$3,000	$0	$0	$0	$177,398
10 ABENAKI CIRCLE 005D-4 000001 000005	12/10/20 112	$367,900 04 $375,317	$207,300	$3,000	$0	$0	$0	$165,017
8 ABENAKI CIRCLE 005D-4 000001 000004	12/15/20 107	$349,900 04 $356,639	$203,000	$3,000	$0	$0	$0	$150,639
6 ABENAKI CIRCLE 005D-4 000001 000003	12/31/20 91	$364,933 04 $370,911	$207,300	$3,000	$0	$0	$0	$160,611
12 CANOE LN 005D-4 000001 000045	03/22/21 10	$397,900 04 $398,616	$240,800	$3,000	$0	$0	$0	$154,816

Average Indicated Value: $161,764

Median Indicated Value: $162,814

With both an average and median indicated value of $162,000 and more emphasis put on the newer sales. During final analysis the amenity value was rounded to $160,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
30 CALDWELL LN 005D-2 000004 000044	12/10/20 112	$380,000 $387,661	01	$202,900	$3,000	$0	$0	$0	$181,761
6-301 STEARNS LN 005D-2 000004 000094	10/22/20 161	$229,000 $235,636	01	$130,800	$0	$0	$0	$0	$104,836
10 USHER LN 005D-2 000004 000021	09/17/20 196	$345,000 $357,172	01	$188,700	$0	$0	$0	$0	$168,472
19 USHER LN 005D-2 000004 000016	10/30/20 153	$400,000 $411,016	01	$207,200	$0	$0	$0	$0	$203,816
6-102 STEARNS LN 005D-2 000004 000078	12/02/20 120	$225,000 $229,860	01	$127,800	$0	$0	$0	$0	$102,060
5 BLANCHARD LN 005D-2 000004 000056	11/30/20 122	$350,000 $357,686	01	$202,900	$3,000	$0	$0	$0	$151,786

Average Indicated Value: $152,122

Median Indicated Value: $160,129

Using the average and median indicated values, the indicated reconciled amenity of $158,000 is supported. The spreadsheet contains both garden and townhouse style units. The garden style units are conditioned at 60, for an indicated value of $94,800, to account for the difference in the analysis of sale prices between the garden and townhouse units.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
18 PENACOOK TR 004D-3 000076 000026	12/05/19 483	$269,900 $317,045	01	$155,200	$3,000	$0	$0	$0	$158,845
42 PENACOOK TR 004D-3 000076 000016	12/15/20 107	$344,000 $357,311	01	$170,500	$6,000	$0	$0	$0	$180,811

Average Indicated Value: $169,828

Median Indicated Value: $169,828

With a limited number of sales and using the average and median indicated values, during final analysis the indicated reconciled amenity was found to be $168,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
8 LITTLE JOHN CT 00006C 000585 000000	11/06/20 146	$375,000 $384,855	01	$192,600	$4,400	$0	$0	$170,800	$17,055
6 FRIAR TUCK CT 00006C 000590 000000	12/02/20 120	$364,900 $372,782	01	$172,600	$1,600	$0	$0	$154,000	$44,582
5 FRIAR TUCK CT 00006C 000600 000000	01/29/21 62	$360,000 $364,018	01	$141,100	$12,200	$0	$0	$159,700	$51,018

Average Indicated Value: $37,552

Median Indicated Value: $44,582

With limited sales data, emphasis was placed on the newest available sale. The indicated amenity is $50,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
2 MIDDLESEX RD 00007E 000048 00M002	10/01/20 182	$255,000 $263,354	01	$145,400	$3,000	$0	$0	$0	$114,954
3 U4 GALLOWAY RD 00007E 000048 0G3-04	12/11/20 111	$180,800 $184,412	01	$103,300	$0	$0	$0	$0	$81,112
55 MIDDLESEX RD 00007E 000048 00M055	12/14/20 108	$252,000 $256,899	01	$136,500	$0	$0	$0	$0	$120,399
119 MIDDLESEX RD 00007E 000048 00M119	12/21/20 101	$260,000 $264,727	01	$150,900	$0	$0	$0	$0	$113,827
2 U32 GALLOWAY RD 00007E 000048 0G2-32	12/28/20 94	$199,000 $202,367	01	$116,000	$3,000	$0	$0	$0	$83,367
153 MIDDLESEX RD 00007E 000048 00M153	12/30/20 92	$250,000 $254,140	01	$143,000	$3,000	$0	$0	$0	$108,140
2 U28 SCITUATE PL 00007E 000048 0S2-28	12/30/20 92	$200,000 $203,312	01	$116,000	$0	$0	$0	$0	$87,312
1 U35 SCITUATE PL 00007E 000048 0S1-35	12/30/20 92	$180,000 $182,981	01	$105,400	$3,000	$0	$0	$0	$74,581
151 MIDDLESEX RD 00007E 000048 00M151	01/11/21 80	$253,000 $256,643	01	$145,100	$0	$0	$0	$0	$111,543
28 BERNARDS RD 00007E 000048 000B28	01/11/21 80	$240,000 $243,456	01	$122,500	$0	$0	$0	$0	$120,956
5 U1 BERNARDS RD 00007E 000048 0B5-01	01/14/21 77	$200,000 $202,772	01	$116,000	$0	$0	$0	$0	$86,772
19 MIDDLESEX RD 00007E 000048 00M019	01/22/21 69	$262,000 $265,254	01	$136,500	$0	$0	$0	$0	$128,754
1 U1 SCITUATE PL 00007E 000048 0S1-01	02/23/21 37	$186,000 $187,239	01	$116,000	$0	$0	$0	$0	$71,239

Average Indicated Value: $100,227

Median Indicated Value: $108,140

The spreadsheet contains both garden and townhouse style units. The Townhouse only sales indicate a median of $114,000 and an average of $116,400. The garden units indicate and average of $81,400 and a median of $82,983. Previously we had one amenity value and the garden units were a fraction thereof. However, it makes most sense to separate the amenity for a more precise application. As such, base garden amenity is $82,000 and base townhouse amenity is $116,000

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
10 CASCADE CR 00004D 000064 000033	08/26/20 218	$335,000 $348,145	01	$177,200	$3,000	$0	$0	$0	$167,945
3 CASCADE CR 00004D 000064 000044	03/22/21 10	$310,000 $310,558	01	$157,700	$3,000	$0	$0	$0	$149,858

Average Indicated Value: $158,902

Median Indicated Value: $158,902

With a limited number of sales available and the wide-spread of the indicated amenity value for each sale, during final analysis the amenity was found to be $156,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
21 CASCADE CR 00004D 000064 000039	01/21/21 70	$325,000 $329,095	01	$172,100	$3,000	$0	$0	$0	$153,995
23 CASCADE CR 00004D 000064 000038	02/12/21 48	$390,000 $393,370	01	$179,000	$3,500	$0	$0	$0	$210,870

Average Indicated Value: $182,433

Median Indicated Value: $182,433

With a limited number of sales available and the wide-spread of the indicated amenity value for each sale, during final analysis the amenity was found to be $180,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
42 WINROW DR 00004C 000286 00WR42	05/19/20 317	$189,000 $210,667	01	$145,900	$3,000	$0	$0	$0	$61,767
6 WINROW DR 00004C 000286 00WR06	06/02/20 303	$232,000 $257,422	01	$149,500	$3,000	$0	$0	$0	$104,922
1 VANDEN RD 00004C 000286 000V01	06/23/20 282	$235,000 $258,966	01	$147,500	$3,000	$0	$0	$0	$108,466
23 VANDEN RD 00004C 000286 000V23	06/30/20 275	$212,500 $233,634	01	$135,500	$3,000	$0	$0	$0	$95,134
14 BURBERRY CT 00004C 000286 000B14	08/17/20 227	$255,000 $275,934	01	$157,700	$3,000	$0	$0	$0	$115,234
30 WINROW DR 00004C 000286 00WR30	08/28/20 216	$251,200 $270,823	01	$149,500	$3,000	$0	$0	$0	$118,323
5 ROLLINS CT 00004C 000286 000R05	09/18/20 195	$234,000 $250,502	01	$139,400	$3,000	$0	$0	$0	$108,102
8 WELLINGTON CR 00004C 000286 000W08	10/01/20 182	$235,000 $250,468	01	$152,000	$3,000	$0	$0	$0	$95,468
33 VANDEN RD 00004C 000286 000V33	10/02/20 181	$248,000 $264,233	01	$146,100	$3,000	$0	$0	$0	$115,133
16 VANDEN RD 00004C 000286 000V16	11/03/20 149	$250,000 $263,471	01	$146,100	$3,000	$0	$0	$0	$114,371

Average Indicated Value: $103,692

Median Indicated Value: $108,284

The amenity derived is $107,000 for The Birches. The addition of sales from 2019 required the 13.2% trend factor and the more recent 2020 sales trended only at 6.57% to 04/01/2021 support the $107,000 amenity.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
17 BLACKSTONE CT 005D-2 000002 00061A	04/03/20 363	$168,000 $178,977	01	$144,200	$0	$0	$0	$0	$34,777
10 ESSEX GREEN 005D-2 000002 00010A	04/28/20 338	$173,000 $183,525	01	$96,600	$7,700	$0	$0	$0	$79,225
7 CLINTON CT 005D-2 000002 00127A	06/26/20 279	$168,000 $176,437	01	$119,000	$3,000	$0	$0	$0	$54,437
17 TEMPLETON CT 005D-2 000002 00138A	07/02/20 273	$189,900 $199,232	01	$136,600	$0	$0	$0	$0	$62,632
6 ESSEX GREEN 005D-2 000002 00006A	07/07/20 268	$190,000 $199,166	01	$90,300	$10,700	$0	$0	$0	$98,166
8 TEMPLETON CT 005D-2 000002 00146A	07/22/20 253	$168,000 $175,651	01	$111,100	$0	$0	$0	$0	$64,551
1 WEBSTER CT 005D-2 000002 00173A	08/07/20 237	$190,000 $198,105	01	$123,100	$0	$0	$0	$0	$75,005
21 DALTON CT 005D-2 000002 00085A	11/03/20 149	$174,000 $178,667	01	$121,900	$0	$0	$0	$0	$56,767
11 DALTON CT 005D-2 000002 00076A	12/11/20 111	$186,000 $189,716	01	$122,200	$3,000	$0	$0	$0	$64,516
16 BLACKSTONE CT 005D-2 000002 00060A	12/21/20 101	$195,000 $198,545	01	$121,900	$0	$0	$0	$0	$76,645
14 TEMPLETON CT 005D-2 000002 00141A	12/23/20 99	$179,000 $182,190	01	$139,700	$3,000	$0	$0	$0	$39,490

Average Indicated Value: $64,201

Median Indicated Value: $64,516

Relying on the average and median values, the indicated amenity for The Commons is $65,000. This amenity is broken down into $45,000 for each unit and $20,000 attributable to the land lease which is assessed as "Patterson Land" in the features section on the "B" parcels.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
19 HAMPSTEAD RD 00002B 000293 000011	07/01/20 274	$490,000 $514,167	01	$236,100	$3,000	$0	$0	$214,700	$60,367

Average Indicated Value: $60,367

Median Indicated Value: $60,367

The indicated amenity is $60,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
7 VICTORIA DR 00005C 000237 000V07	10/16/20 167	$229,900 $236,811	01	$128,500	$7,700	$0	$0	$0	$100,611

Average Indicated Value: $100,611

Median Indicated Value: $100,611

The indicated amenity is $100,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
11 VILLAGE FALLS W 005D-4 000V57 000011	02/20/20 406	$200,000 $229,365	01	$136,700	$5,400	$0	$0	$0	$87,265
1 VILLAGE FALLS WY 005D-4 000V57 000001	09/29/20 184	$212,000 $226,107	01	$141,500	$5,400	$0	$0	$0	$79,207
9 VILLAGE FALLS WY 005D-4 000V57 000009	04/30/19 702	$205,000 $257,044	01	$139,800	$5,400	$0	$0	$0	$111,844
19 VILLAGE FALLS W 005D-4 000V57 000019	09/30/19 549	$207,000 $248,098	01	$137,900	$5,400	$0	$0	$0	$104,798
33 VILLAGE FALLS W 005D-4 000V57 000033	04/25/19 707	$215,000 $269,972	01	$147,300	$5,400	$0	$0	$0	$117,272
7 VILLAGE FALLS WY 005D-4 000V57 000007	10/06/20 177	$227,000 $241,530	01	$139,800	$6,100	$0	$0	$0	$95,630
17 VILLAGE FALLS W 005D-4 000V57 000017	11/06/20 146	$225,000 $236,880	01	$135,300	$6,100	$0	$0	$0	$95,480

Average Indicated Value: $98,785

Median Indicated Value: $95,630

With emphasis put more heavily on the newer sales, the indicated amenity is $95,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
70 SHELBURNE RD 00007E 000020 000S70	07/20/20 255	$202,500 $211,795	01	$112,400	$0	$0	$0	$0	$99,395
8 GRANITE CR 00007E 000020 000G08	08/03/20 241	$195,000 $203,459	01	$112,300	$0	$0	$0	$0	$91,159
65 SHELBURNE RD 00007E 000020 000S65	08/21/20 223	$200,000 $208,028	01	$105,300	$0	$0	$0	$0	$102,728
67 SHELBURNE RD 00007E 000020 000S67	08/24/20 220	$220,000 $228,712	01	$112,000	$0	$0	$0	$0	$116,712
11-34 KIMBERLY DR 00007E 000020 011-34	09/14/20 199	$165,000 $170,910	01	$85,900	$0	$0	$0	$0	$85,010
64 SHELBURNE RD 00007E 000020 000S64	09/16/20 197	$208,000 $215,376	01	$109,700	$0	$0	$0	$0	$105,676
61 SHELBURNE RD 00007E 000020 000S61	10/27/20 156	$220,000 $226,178	01	$112,400	$0	$0	$0	$0	$113,778
52 SHELBURNE RD 00007E 000020 000S52	11/09/20 143	$220,000 $225,663	01	$112,400	$0	$0	$0	$0	$113,263
19-13 KIMBERLY DR 00007E 000020 019-13	11/13/20 139	$131,000 $134,278	01	$75,900	$0	$0	$0	$0	$58,378
63 SHELBURNE RD 00007E 000020 000S63	12/07/20 115	$195,000 $199,037	01	$110,900	$0	$0	$0	$0	$88,137
31 SHELBURNE RD 00007E 000020 000S31	12/18/20 104	$222,533 $226,699	01	$115,800	$0	$0	$0	$0	$110,899
17-12 KIMBERLY DR 00007E 000020 017-12	01/14/21 77	$177,000 $179,453	01	$92,100	$0	$0	$0	$0	$87,353
14 KIMBERLY DR 00007E 000020 000K14	01/28/21 63	$225,000 $227,552	01	$114,700	$0	$0	$0	$0	$112,852
18 SHELBURNE RD 00007E 000020 000S18	02/19/21 41	$228,000 $229,683	01	$114,100	$0	$0	$0	$0	$115,583
3 KIMBERLY DR 00007E 000020 000K03	03/16/21 16	$215,000 $215,619	01	$110,900	$0	$0	$0	$0	$104,719

Average Indicated Value: $100,376

Median Indicated Value: $104,719

The spreadsheet contains both garden and townhouse style units. The amenity was reconciled to $105,000 using emphasis on the new townhouse sales. The garden style units are conditioned at 60, for an indicated value of $63,000, to account for the difference in the analysis of the sale prices between the garden and townhouse units.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location / Map Lot Sub	Sale Date/Days	Sale Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
15 FOX MEADOW LN 00004C 000039 000014	12/03/20 119	$550,000 $561,781	01	$293,600	$6,400	$0	$0	$180,100	$81,681

Average Indicated Value: $81,681

Median Indicated Value: $81,681

With the limited number of sales, during final analysis the indicated value was found to be $80,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
1 CAMBRIDGE DR 00003C 000038 000001	04/15/19 717	$429,900 $541,372	01	$250,100	$4,800	$0	$0	$199,300	$87,172
26 CAMBRIDGE DR 00003C 000038 000031	07/09/19 632	$409,000 $502,481	01	$244,900	$3,000	$0	$0	$195,900	$58,681
29 CAMBRIDGE DR 00003C 000038 000014	09/27/19 552	$407,000 $488,248	01	$251,800	$3,000	$0	$0	$207,400	$26,048
39 CAMBRIDGE DR 00003C 000038 000019	07/31/20 244	$426,000 $463,591	01	$258,700	$3,000	$0	$0	$203,200	-$1,309
27 CAMBRIDGE DR 00003C 000038 000013	11/09/20 143	$495,000 $520,599	01	$263,900	$4,900	$0	$0	$208,800	$42,999
1 ALDRICH CR 00003C 000038 000023	12/22/20 100	$515,000 $533,625	01	$233,800	$4,800	$0	$0	$187,200	$107,825

Average Indicated Value: $53,569

Median Indicated Value: $50,840

The indicated amenity is $40,000. Using the 2020 sales with a trend factor of 6.57% annual indicates a value of $36,000. When going back to use the 2019 sales with a trend factor of 13.2% annual an indicated value of $58,000 was found. During final analysis the amenity was reconciled to $40,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
15 WHITTIER RD 00003D 000027 000061	11/19/19 499	$460,000 $501,317	01	$298,000	$5,600	$0	$0	$196,800	$917
17 WHITTIER RD 00003D 000027 000060	08/24/20 220	$491,000 $510,444	01	$223,700	$5,500	$0	$0	$209,000	$72,244
42 WHITTIER RD 00003D 000027 000038	09/09/20 204	$450,000 $466,524	01	$228,200	$0	$0	$0	$187,000	$51,324
4 DANVILLE CR 00003D 000027 000017	11/12/20 140	$450,000 $461,340	01	$208,700	$4,300	$0	$0	$213,500	$34,840
44 WHITTIER RD 00003D 000027 000039	11/17/20 135	$500,000 $512,150	01	$272,000	$0	$0	$0	$200,900	$39,250

Average Indicated Value: $39,715

Median Indicated Value: $39,250

The indicated amenity is $40,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
4 LAVENDER CT 00006D 000519 000U15	10/07/19 542	$225,000 $269,102	01	$136,600	$0	$0	$0	$0	$132,502
15 WINDING BROOK L 00006D 000519 000U07	02/03/21 57	$310,000 $316,390	01	$161,000	$3,000	$0	$0	$0	$152,390

Average Indicated Value: $142,446

Median Indicated Value: $142,446

The indicated amenity is $142,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
PREMIUM OUTLETS B 00003C 000191 0002U1	02/13/20 413	$6,720,000 $7,219,565	03	$0	$3,000,000	$110,500	$0	$877,200	$3,231,865

Average Indicated Value: $3,231,865

Median Indicated Value: $3,231,865

With a limited number of sales, relying on the median and average indicated values, during final analysis the reconciled amenity was found to be $3,000,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
22 PACKARD DR 00007E 000017 000031	01/17/20 440	$332,000 $358,294	01	$144,000	$3,600	$0	$0	$157,600	$53,094
9 PACKARD DR 00007E 000017 000003	08/28/20 216	$320,000 $332,442	01	$140,500	$0	$0	$0	$157,400	$34,542
9 DUMPLING WY 00007E 000017 000009	10/02/20 181	$314,000 $324,230	01	$136,600	$3,000	$0	$0	$151,100	$33,530

Average Indicated Value: $40,389

Median Indicated Value: $34,542

With a limited number of sales and a wide range of indicated values for each sale, during final analysis it was determined that the indicated amenity is $30,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
12 GRAPEVINE RD 00007D 000010 000004	07/01/19 640	$473,500 $528,047	01	$305,100	$5,200	$0	$0	$196,000	$21,747
20 GRAPEVINE RD 00007D 000010 000008	07/17/19 624	$459,900 $511,556	01	$308,900	$3,000	$0	$0	$193,600	$6,056
16 GRAPEVINE RD 00007D 000010 000006	09/30/19 549	$420,800 $462,383	01	$282,700	$3,000	$0	$0	$187,000	-$10,317
15 GRAPEVINE RD 00007D 000010 000019	10/11/19 538	$449,900 $493,468	01	$297,300	$3,000	$0	$0	$182,700	$10,468
6 KENDALL CT 00007D 000010 000013	10/30/19 519	$420,000 $459,236	01	$221,500	$4,500	$0	$0	$190,700	$42,536
6 GRAPEVINE RD 00007D 000010 000001	08/04/20 240	$515,000 $537,248	01	$306,500	$6,000	$0	$0	$173,900	$50,848

Average Indicated Value: $20,223

Median Indicated Value: $16,108

With a mix of mainly 2019 sales, a trend factor of both 6.57% and 13.2% was used in the analysis. When using a trend factor of 6.57, the indicated value was $20,000. When using a trend factor of 13.2, the indicated value was $64,000. During final analysis, the reconciled value indicated an amenity of $45,000.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	Price/Adjusted	Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
11 CARDINAL CT 00006D 000516 000011	07/02/19 639	$266,000 $296,595	01	$127,100	$3,000	$0	$0	$136,500	$29,995
9 QUAILS WY 00006D 000516 000021	07/26/19 615	$255,000 $283,229	01	$138,000	$3,000	$0	$0	$140,500	$1,729
5 OWLS CT 00006D 000516 000052	08/01/19 609	$261,000 $289,611	01	$124,300	$8,500	$0	$0	$126,600	$30,211
8 QUAILS WY 00006D 000516 000020	08/26/19 584	$261,000 $288,436	01	$150,000	$3,000	$0	$0	$139,200	-$3,764
1 CARDINAL CT 00006D 000516 000001	09/19/19 560	$255,000 $280,704	01	$129,500	$0	$0	$0	$141,200	$10,004
1 GROUSE LN 00006D 000516 000025	06/25/20 280	$279,900 $294,007	01	$135,500	$16,500	$0	$0	$127,100	$14,907
4 GROUSE LN 00006D 000516 000028	10/01/20 182	$275,000 $284,009	01	$125,700	$13,300	$0	$0	$126,900	$18,109
4 QUAILS WY 00006D 000516 000016	12/14/20 108	$331,000 $337,435	01	$151,100	$6,000	$0	$0	$136,500	$43,835
3 PARTRIDGE LN 00006D 000516 000062	04/05/21 -4	$370,000 $370,000	01	$156,700	$16,500	$0	$0	$132,100	$64,700
5 MOCKINGBIRD CT 00006D 000516 000036	05/14/21 -43	$360,000 $360,000	01	$150,000	$3,000	$0	$0	$134,100	$72,900

Average Indicated Value: $28,263

Median Indicated Value: $24,052

Using the average and median indicated values, the indicated reconciled amenity of $25,000 was supported during final analysis.

Annual Trend: 6.57% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted	 Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
26 WINDOVER LN 00007D 000012 000009	01/02/19 820	$352,000 $403,955	01	$188,000	$3,000	$0	$0	$164,800	$48,155
40 LEVEL ST 00007D 000012 000016	02/01/19 790	$447,000 $510,563	01	$248,500	$6,800	$0	$0	$211,400	$43,863
32 LEVEL ST 00007D 000012 000027	12/03/19 485	$431,000 $468,626	01	$223,600	$3,000	$0	$0	$190,000	$52,026

Average Indicated Value: $48,015

Median Indicated Value: $48,155

With a limited number of older sales, a trend factor of both 6.57% and 13.2% was used in the analysis. When using a trend factor of 6.57, the indicated value was $48,000. When using a trend factor of 13.2, the indicated value was $100,000. During final analysis, the reconciled value indicated an amenity of $55,000.

Annual Trend: 13.20% < 04/01/21 > 0.00%

Location Map Lot Sub	Sale Date/Days	 Price/Adjusted Zn	Building Value	Features Value	Excess Ac Value	Excess FF Value	Site Value	Indicated Value
22 INDEPENDENCE DR 00005C 000472 000040	02/22/19 769	$325,000 01 $415,384	$173,500	$3,000	$0	$0	$189,900	$48,984
16 INDEPENDENCE DR 00005C 000472 000028	08/20/19 590	$368,000 01 $446,520	$221,900	$8,400	$0	$0	$189,700	$26,520

Average Indicated Value: $37,752

Median Indicated Value: $37,752

With a limited number of older sales available and a wide range of indicated values for the sales, during final analysis, the indicated amenity was reconciled to a value of $25,000. The Pointe is a very similar neighborhood to Picket Fence Place. With an absence of sales within that neighborhood reliance was placed on the analysis of this neighborhood to determine the amenity value.

SECTION 8

A. FIELD REVIEW

B. INFORMAL HEARING PROCESS

1. Number of Hearings

2. Results of Hearing

A. Field Review

Preliminary values were established based on the cost tables developed and tested via the statistical analysis. The statistical results and preliminary values were reviewed with the local authority, discussing neighborhoods, the sales basis for land and building cost tables, the preliminary sales charts, base values and resulting statistics of all sales along with graphs. A report of all preliminary values in town is also reviewed with the local authority showing the overall value of the town, as well as individual values for their comment.

Field Review

Then the job supervisor and one other assessor reviewed each parcel again for final "form and fit" testing. This review is generally done from the road or driveway checking the exterior to ensure the property structure, quality, condition and depreciation, as well as review the visible site, the lister's notes and picture of the property.

This is a slow, time consuming process that improves consistency from lot to lot and neighborhood to neighborhood, making all subjective considerations of one experienced supervisor. We find this extra effort improves the overall job quality and consistency.

When anomalies are noticed, another inspection is made to correct or verify the situation.

Property Specific Adjustment Guidelines

Land Adjustments

Undeveloped Land – Wooded Lot	-10% (90 Land Condition)
Undeveloped Land – Cleared Lot	-5% (95 Site Modifier)
Undeveloped Driveway	-10% (90 Site Modifier)
Part Paved Driveway	-2% (98 Driveway Modifier)
Second Site (w/Sep. Utilities)	+10 (110 Site Modifier)
Commercial Use	+25 to +900, depending on how extensive the use
Shared Driveway/Access (SHDW)	-5% or greater depending on size & impact
ROW Across Lot to Access Another	Varies – dependent upon access characteristics, typically -5 to -10%
Topography (TOPO)	Varies – dependent upon severity, defined in Cost Tables Section
Less Than Average Access (ACC)	Varies – dependent upon severity
Cost to Develop (CTD)	-40% (60 Site Modifier) Used on "B" (below average) neighborhood locations
Not Buildable (NBD)	-90% (10 Land Condition)
Current Use Wetlands	-90 (10 Land Condition)
Location Adjustment ie Residence on DW Highway or Proximity to Hwy	-5 to -10 (95 or 90 Land Condition)

Building Adjustments

Wall Height (WH) -1% to -3% Dependent on Severity

This adjustment is typically seen on gambrel style dwellings as there is a loss in space in the upper floor due to the pitch of the roof.

Close to Road (CTR) -5% to 10%

This adjustment is applied to homes that are abnormally close to the road.

Dirt Basement (DB) -1% or greater depending on severity

Low Basement (LB) -1% or greater depending on severity

A basement with low headroom (less than 5')

Wet Basement (WB) -1% or greater depending on severity

Misc/CNotes Varies

Buildings require depreciation for many items. The overall condition of the home usually accounts for the majority of normal wear and tear items but often depreciation is needed to account for issues that are short lived and have a cost to cure associated with them, ie roof and siding which would be noted as "EXT".

Layout & Design (LOD) -10% Living Space Above 1st Floor Garage for Access/Utility

Common Wall on Condos for units that share a common wall generally -2% EXT & -4% INT

Small Office – Valued via Mass Income noted as very poor building to account for the fact they are condo units with common walls and inferior to stand along professional office, etc. supported by cost and sales, as well.

Non ADA Adjustment -10%

Location (LOC) Residential on DW Highway or Proximity to Hwy -5% to -10%

B. Informal Hearing Process

The informal hearing process begins with a notice of preliminary value and information on how to make an appointment to review the assessment with the assessor was mailed first class on: June 24, 2021.

Sample notice can be found in *Section 5.* Abbreviations & Samples

The property owners were given 30 days to review their property record card on Avitar's website and if they wished to talk with an assessor they had the opportunity to arrange a phone appointment at a later date.

The phone appointment hearings were held for 10 days from July 9, 2021 to July 28, 2021 and resulted in 244 taxpayers making appointments to discuss their assessments.

If the taxpayer chose not to schedule a phone appointment, they were afforded the option to send their concerns to an Avitar email where the update supervisor was able to respond directly to them. They were also advised they could put their concerns in writing and forward to the town for review.

Once all the informal hearings were completed, the supervisor reviewed all the information and recommendations and made final changes and produced the final statistical results and graphs.

The hearings went smoothly and gave us an opportunity to correct any physical data that was supplied by the taxpayer. We were able to perform interior inspections where requested and updated physical data where needed.

There were several condo amenities that were adjusted after the preliminary notices and as part of this process, they are as follows:

Barbie/Hamilton	$65,000 to $40,000
Horseshoe Pond	$146,000 to $134,000
Olympic Village	$68,000 to $50,000
The Commons/Patterson Land	$50,000/$22,000 to $45,000/$20,000
Blanchard	$148,000 to $166,000
Meetinghouse	$42,000 to $35,000
Greenfield Farms	$25,000 to $30,000
Heron Cove	$134,000 to $80,000
Weston	$0 to $80,000
Tinkerwoods	$50,000 to $60,000

Other Global changes are as follows:

Flooding Factor on river increased ie, Beacon Drive

Industrial land condition reduced on some streets off of DW Highway for inferior location/visibility ie, Star Drive, Hemlock, Caron, etc.

Vacant @ 100 condition and Improved to 150

SECTION 9

A. CALIBRATION TECHNIQUE

B. FINAL STATISTICAL ANALYSIS & TESTING

C. FINAL VALUATION TABLES

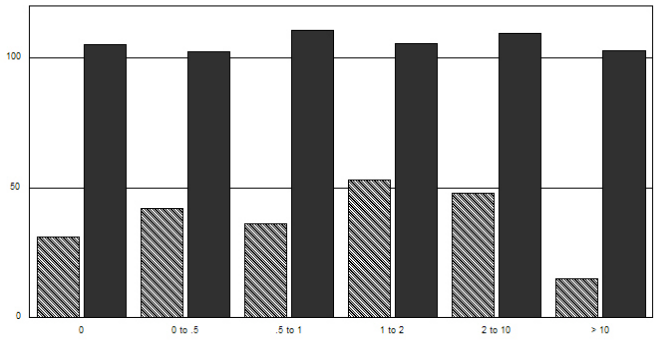
D. MASS INCOME REPORTS

A. MODEL CALIBRATION TECHNIQUE

Once all the local sales data has been verified via onsite measure and list of all buildings and land information, the sale date, price and circumstances are verified by the appraisal supervisor via owner interview, questionnaire, PA-34, MLS or prior owner/real estate agent interview.

That data is then used to develop preliminary costs for land and building tables needed for the CAMA system to calculate assessment values for all property in the municipality once the rest of the properties are measured and listed.

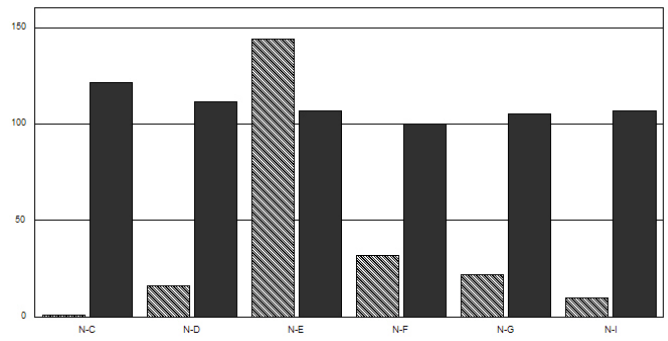
When the CAMA cost tables are defined, we compute the assessment to sales ratio for each property and produce graphs and reports which can then be used to calibrate the CAMA system to predict the market value of all property in the municipality as fairly as possibly. The following are samples of the graphs used to test and calibrate the CAMA model through multiple reiterations of the sales analysis program:



	# of Parcels	Median A/S x 100
0	31	105.32
0 to .5	42	102.70
.5 to 1	36	110.83
1 to 2	53	105.63
2 to 10	48	109.44
> 10	15	102.90

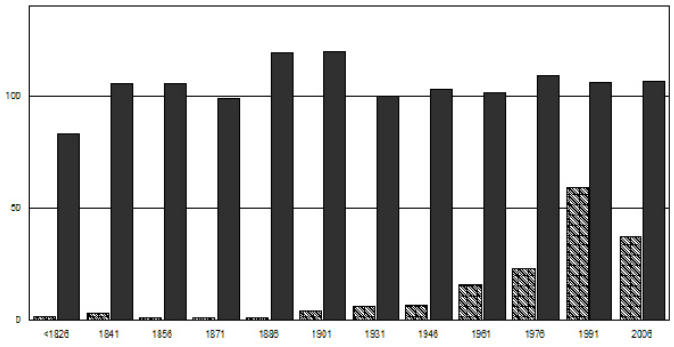
The hashed bars indicate the number of sales in each group, while the solid bars indicate the median assessment to sales ratio. This graph charts ratios for various lot sizes of the sales data and enables us to determine if all lots are fairly assessed regardless of size.

Here the groups, number of sales in each group and the median ratio are displayed.



	# of Parcels	Median A/S x 100
N-C	1	121.60
N-D	16	111.66
N-E	144	106.63
N-F	32	99.78
N-G	22	105.37
N-I	10	106.92

The sales are charted by neighborhood designation to test if there is a neighborhood bias. This sample chart indicates that neighborhood "C" is being significantly over assessed; "D" is slightly over assessed, while the other neighborhoods are fairly evenly assessed. However, neighborhood "C" has only one sale and as such, is not a clear indication of a model bias and is disregarded.



	# of Parcels	Median A/S x 100
<1826	2	82.90
1841	3	105.37
1856	1	105.37
1871	1	99.06
1886	1	119.15
1901	4	120.16
1931	6	100.09
1946	7	103.06
1961	16	101.20
1976	23	108.83
1991	59	106.49
2006	37	106.91

This graph is charting building age groups and their median ratio to see if the depreciation schedule is working across all age groups.

It is important to note the number of sales in each group. In this chart, the 1886 group seems to show an over assessment, but it is only one sale and as such, is not as meaningful. However, the 1901 group has four sales with a high ratio and may indicate a problem.

Sales Ratio Bar Graphs

Median Assessment/Sales Ratio by Year of Construction: This is a comparison of sale to assessment grouped by year of construction. This shows that effect, if any, of age on the median assessment ratio of various age groupings. It is used to help test that the depreciation used for normal age is consistently and equitably working across all ages of the sales.

Median Assessment/Sales Ratio by Effective Area: This graph is a test of the effect of size of the building and its impact on our valuation model. It is used to calibrate, as well as show whether or not the size adjustment scale is effectively working with small buildings, as well as large buildings.

Median Assessment/Sales Ratio by Story Height: This graph normally shows two to four groups based on the number of different story heights in the sales sample and demonstrates the effect of multiple floors on sales. It is used to test and calibrate story height adjustments to ensure our adjustment by story height is working.

Distribution of Sales Ratio: This shows the clustering of sales around our median ratio. The majority of sales should be at or near 1, which is actually 100% and taper off in both directions, below and above the 100% level indicating a normal distribution of sales ratios.

Median Assessment/Sales Ratio by Sale Price: We tested our computed values to actual sales values as in all these graphs, but here we are testing to see if there is a bias between low and high values by graphing the median ratio of value groups - low to high. It is used to test if a bias exists by value.

Median Assessment/Sales Ratio by Neighborhood: This graph tests our neighborhood delineation to ensure that our neighborhood codes are fair and equitable. With a median ratio of all groups as close to 100% as possible, this demonstrates a good neighborhood delineation.

Median Assessment/Sales Ratio by Zone: If there is more than one zoning district in a town and sales exist in more than one zone, the chart will show the median ratio for each zone to test for a zoning bias and to re-calibrate, if necessary, to reflect a reasonable relationship through all zones based on the median ratio.

Median Assessment/Sales Ratio by Acreage: This graph is used to test and calibrate the value difference of various size lots. The chart shows the median ratio by various lot size groupings of the sales data.

Median Assessment/Sales Ratio by Use: This graph shows the median ratio of various groups of land use within the sales data. It is used to calibrate the CAMA model to effectively treat each use fairly at similar assessment to sales ratios.

Median Assessment/Sales Ratio by Building Grade: This graph helps test the effect of building quality of construction adjustments by showing the median ratio for each grade classification within the sales sample.

As the true value of any property falls within a range of the most likely low to the most likely high value, these bar charts should show a relatively straight line. Rarely will it ever be a straight line. It is intended to show whether or not a strong measurable and correctable *bias* exists. As long as there is no trend up or down from the lowest to the highest grouping, then what bias exists, is negligible. In other words, everyone is being treated the same.

However, it is important to note that 1 or even 2 sales do not provide definitive information as to whether a bias exists or not. As such, it is possible for a graph with a group of only 1 or 2 sales to show a spike or drop compared to the rest. And while it is an indication of possible bias, it is not conclusive enough to assume any type of corrective action and as such, in mass appraisal it is documented in these graphs for future monitoring, but does not necessarily affect the overall results of the revaluation program.

All these graphs enable the CAMA model to be tested beyond the standard statistics as required by the DRA and the ASB guidelines to show equity within various categories to ensure the most equitable assessments possible.

SECTION 9

B. FINAL STATISTICAL ANALYSIS REPORTS

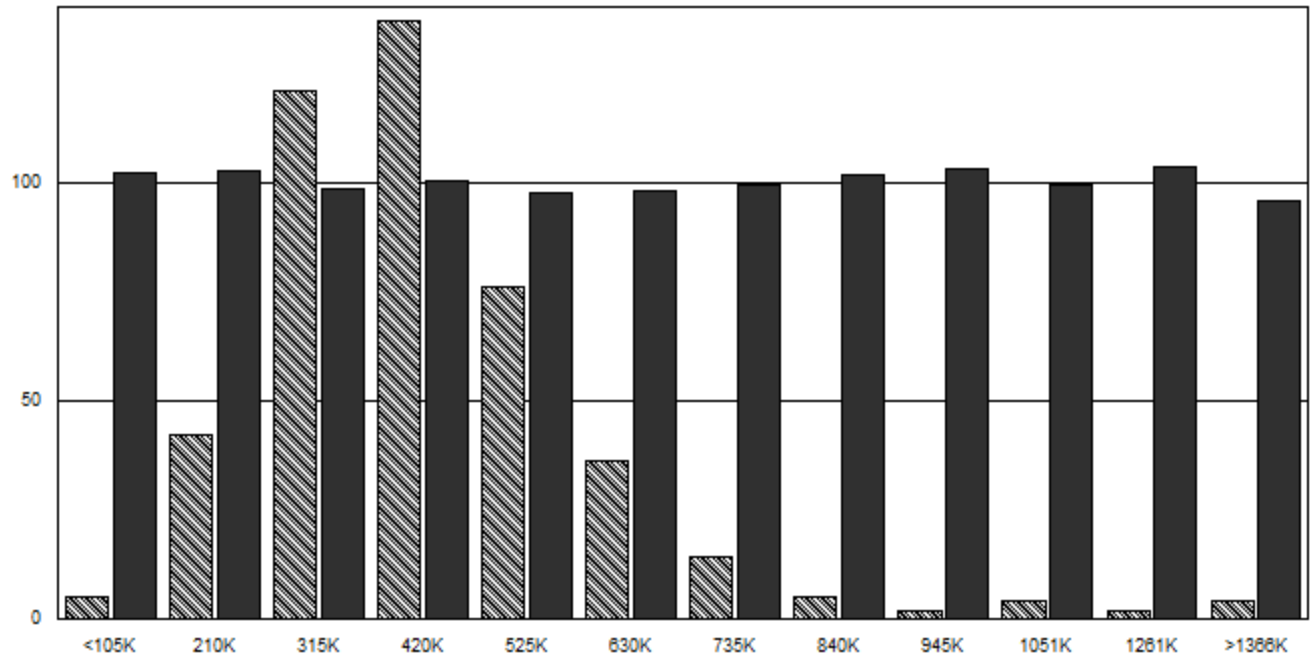
Sales Analysis Results

MERRIMACK -- 08/11/2021

Sales Analysis Statistics			
Number of Sales:	**448**	Mean Sales Ratio:	**0.9877**
Minimum Sales Ratio:	**0.6772**	Median Sales Ratio:	**0.9932**
Maximum Sales Ratio:	**1.2030**	Standard Deviation:	**0.0791**
Aggregate Sales Ratio:	**0.9855**	Coefficient of Dispersion:	**6.2092**
		Price Related Differential:	**1.0023**

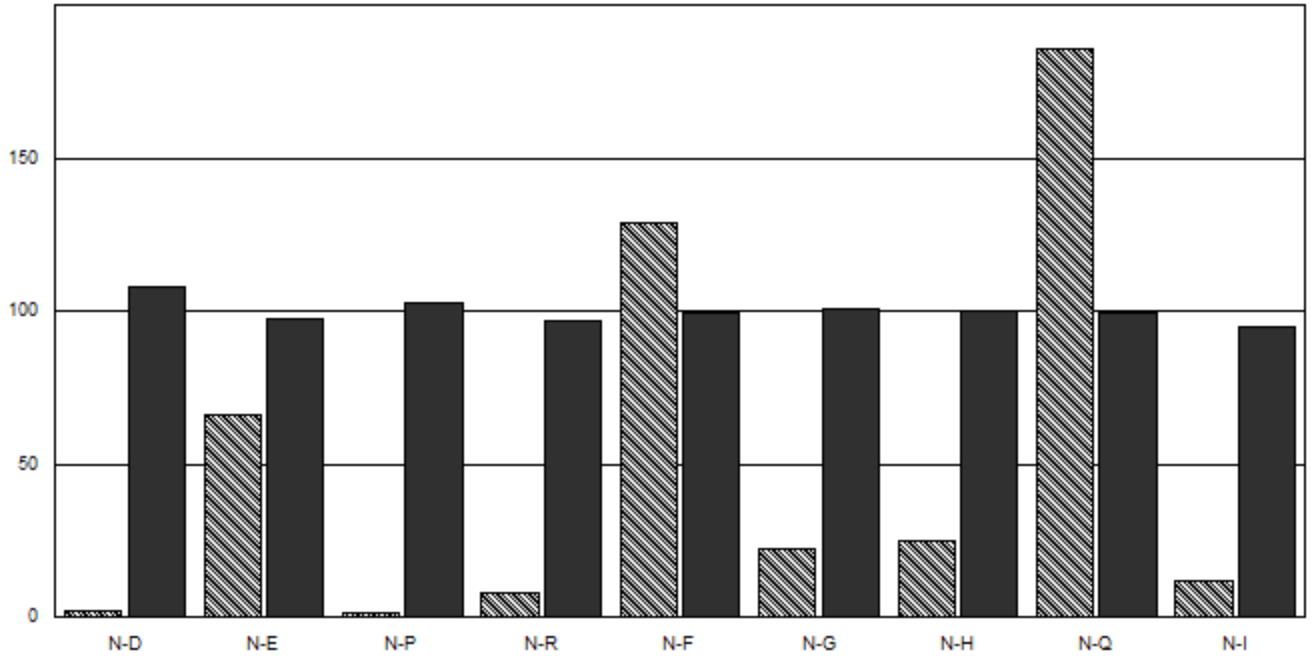
Sales Analysis Criteria	
Sold: 10/01/2020 - 07/14/2021	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0.000% Prior to 08/11/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

MERRIMACK:Median A/S Ratio by Sale Price



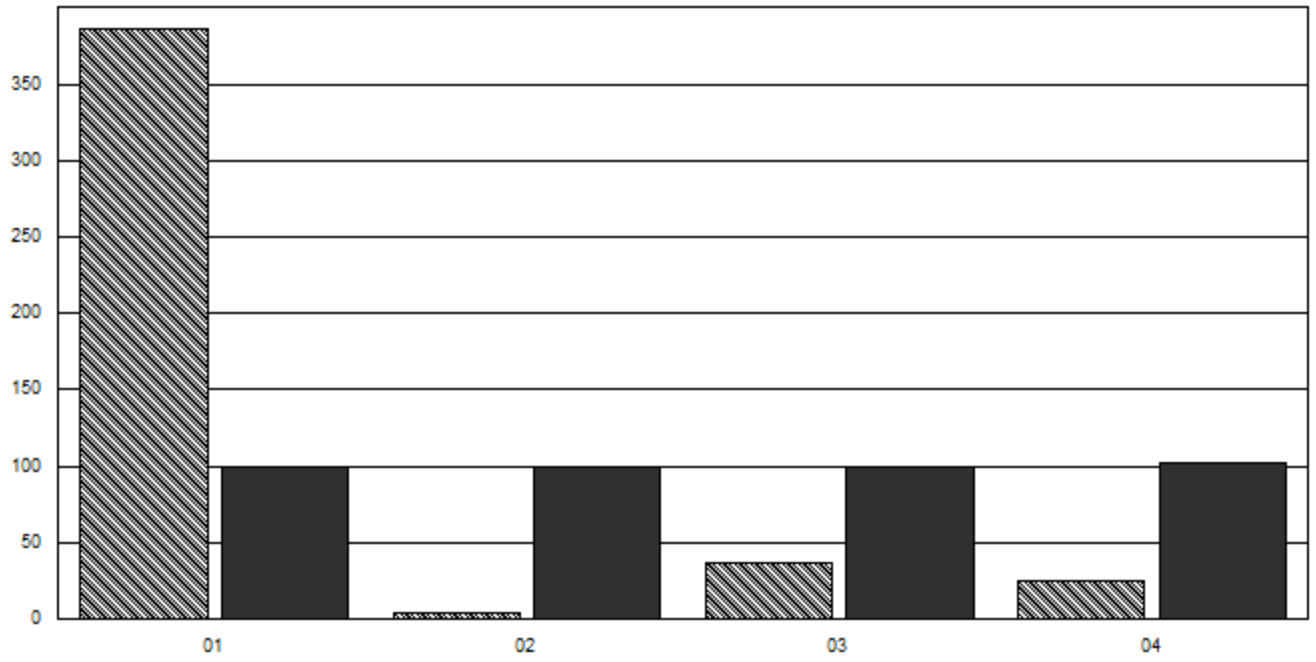
		# of Parcels	Median A/S x 100
<105K	<= $105,053	5	102.39
210K	$105,054 to $210,106	42	102.66
315K	$210,107 to $315,159	121	98.52
420K	$315,160 to $420,212	137	100.15
525K	$420,213 to $525,265	76	97.63
630K	$525,266 to $630,318	36	98.24
735K	$630,319 to $735,371	14	99.63
840K	$735,372 to $840,424	5	101.52
945K	$840,425 to $945,477	2	103.19
1051K	$945,478 to $1,050,530	4	99.49
1261K	$1,155,584 to $1,260,636	2	103.77
>1366K	> $1,365,689	4	95.90
		448	

MERRIMACK:Median A/S Ratio by Neighborhood



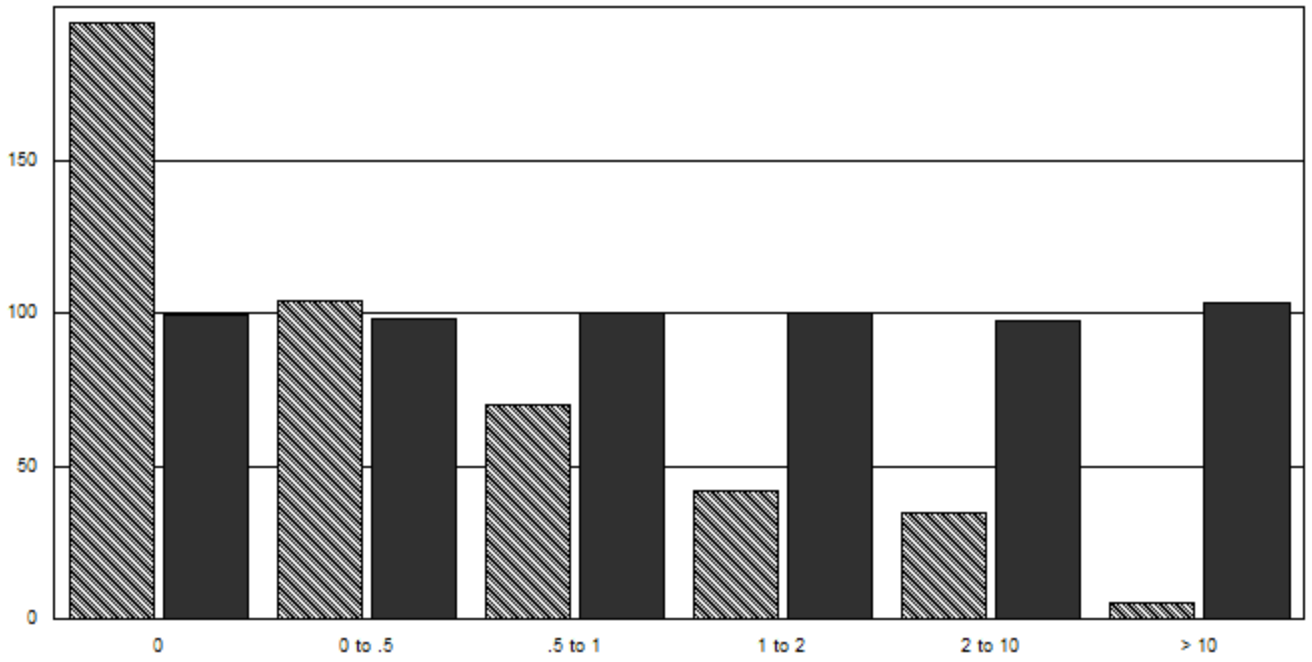
		# of Parcels	Median A/S x 100
N-D	AVERAGE-10	2	107.79
N-E	AVERAGE	66	97.51
N-P	C/I CONDOMINIUMS	1	102.96
N-R	MOBILE HOMES IN PA	8	97.15
N-F	AVERAGE+10	129	99.64
N-G	AVERAGE+20	22	100.91
N-H	AVERAGE+30	25	100.37
N-Q	CONDOMINIUMS	186	99.71
N-I	AVERAGE+40	12	94.96
		451	

MERRIMACK:Median A/S Ratio by Zone



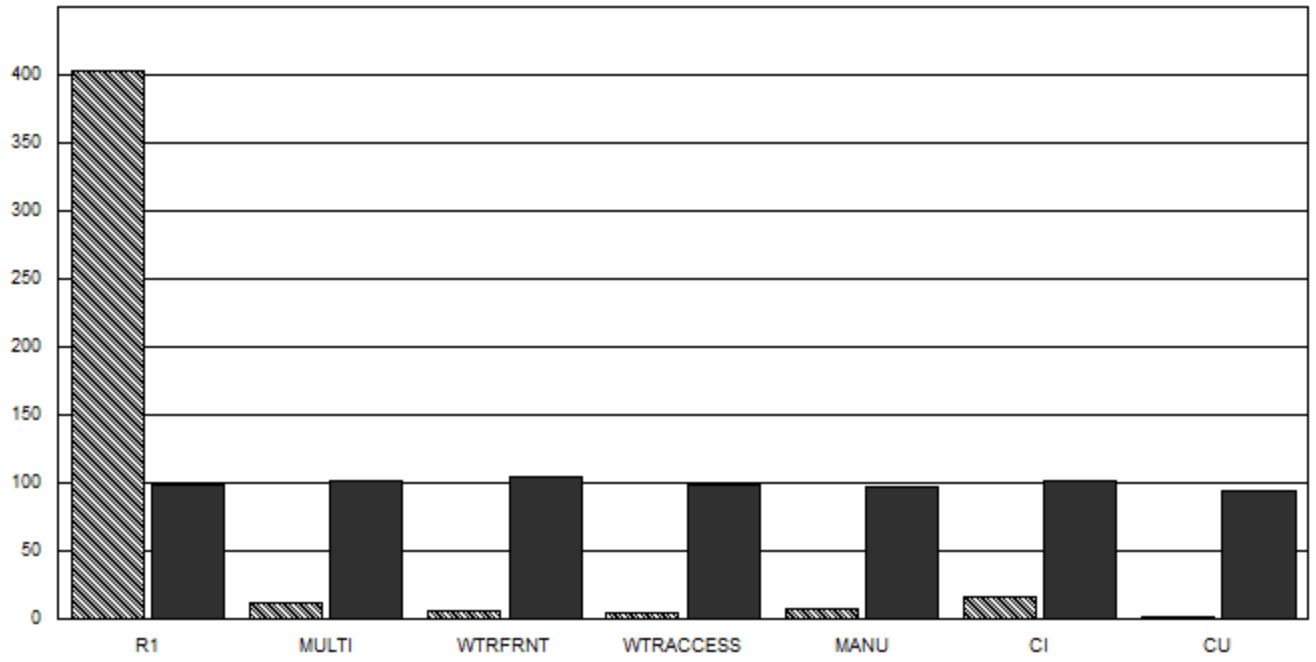
		# of Parcels	Median A/S x 100
01	RESIDENTIAL	386	98.97
02	C1- LTD COMMERCIAL	4	99.16
03	INDUSTRIAL	36	100.04
04	C2- GEN COMM	25	101.47
		451	

MERRIMACK:Median A/S Ratio by Acreage



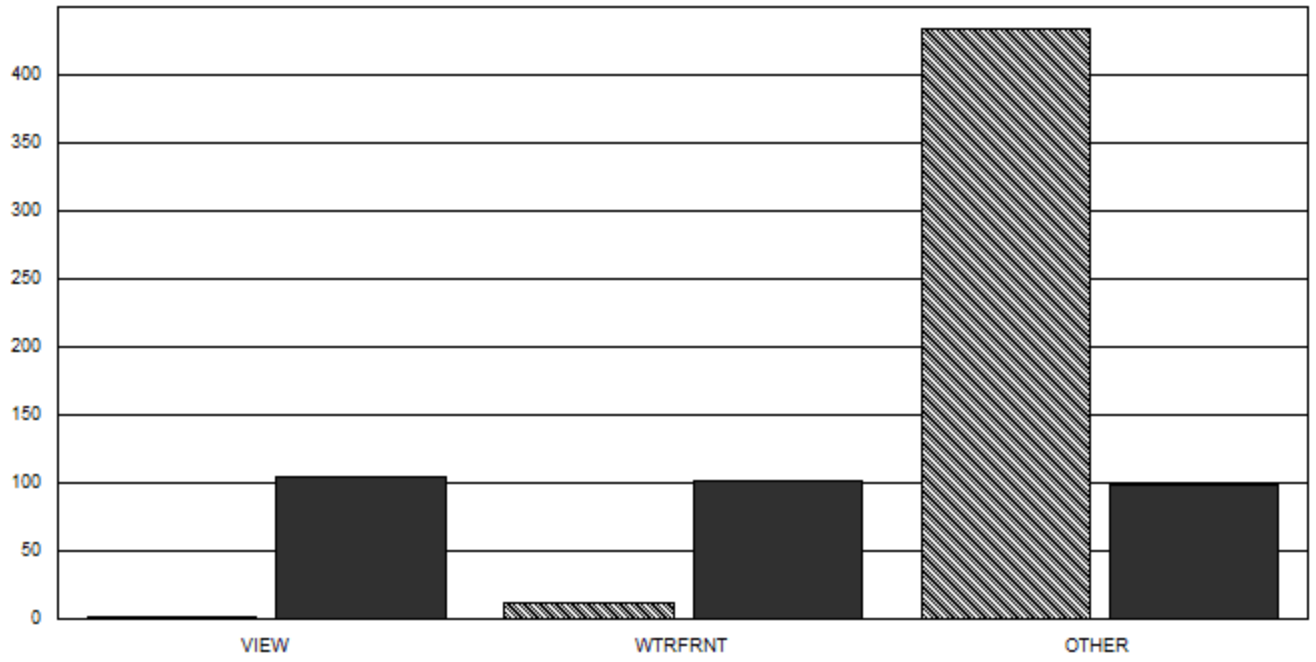
	# of Parcels	Median A/S x 100
0	195	99.63
0 to .5	104	98.03
.5 to 1	70	100.24
1 to 2	42	100.46
2 to 10	35	97.34
> 10	5	103.61
	451	

MERRIMACK:Median A/S Ratio by Improved Use



	# of Parcels	Median A/S x 100
R1	404	99.07
MULTI	11	101.01
WTRFRNT	6	104.41
WTRACCESS	5	98.00
MANU	8	97.15
CI	16	101.91
CU	1	94.71
	451	

MERRIMACK:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
VIEW	1	104.30
WTRFRNT	12	101.69
OTHER	435	99.26
	448	

Sales Analysis Results

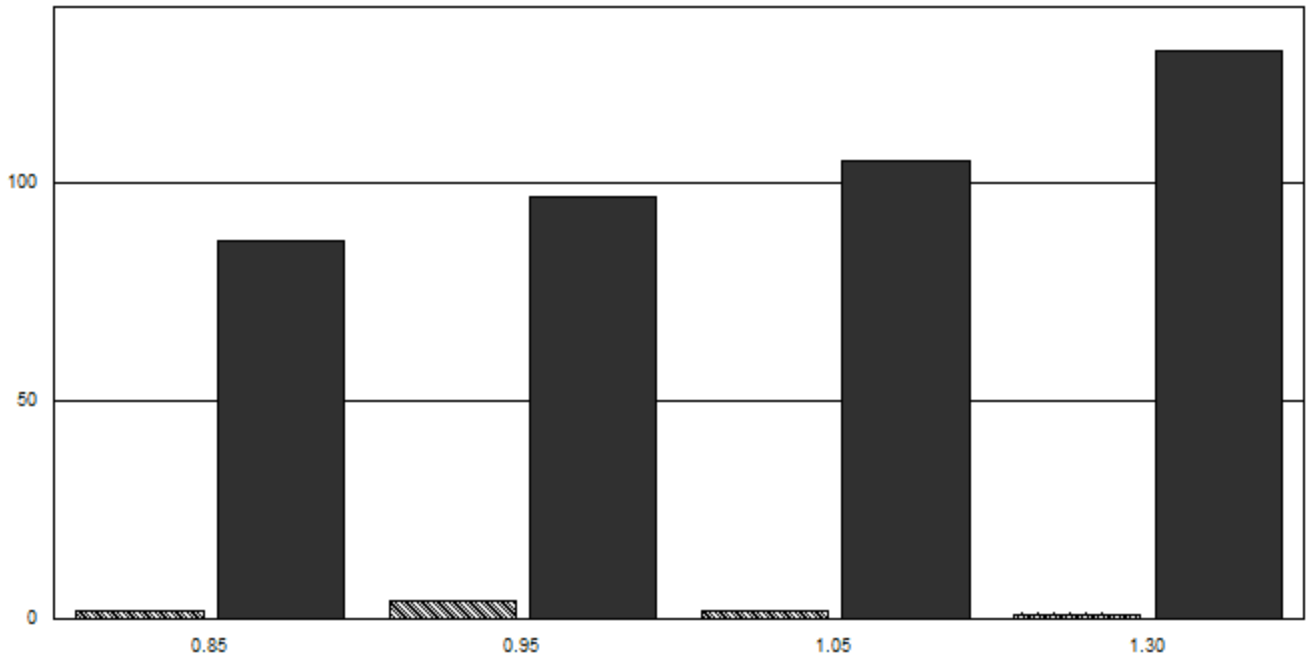
MERRIMACK -- 08/11/2021

Sales Analysis Statistics			
Number of Sales:	**9**	Mean Sales Ratio:	**0.9986**
Minimum Sales Ratio:	**0.8608**	Median Sales Ratio:	**0.9709**
Maximum Sales Ratio:	**1.3000**	Standard Deviation:	**0.1303**
Aggregate Sales Ratio:	**0.9860**	Coefficient of Dispersion:	**8.2499**
		Price Related Differential:	**1.0127**

Sales Analysis Criteria	
Sold: 10/01/2020 - 07/14/2021	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0.000% Prior to 08/11/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: NO	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

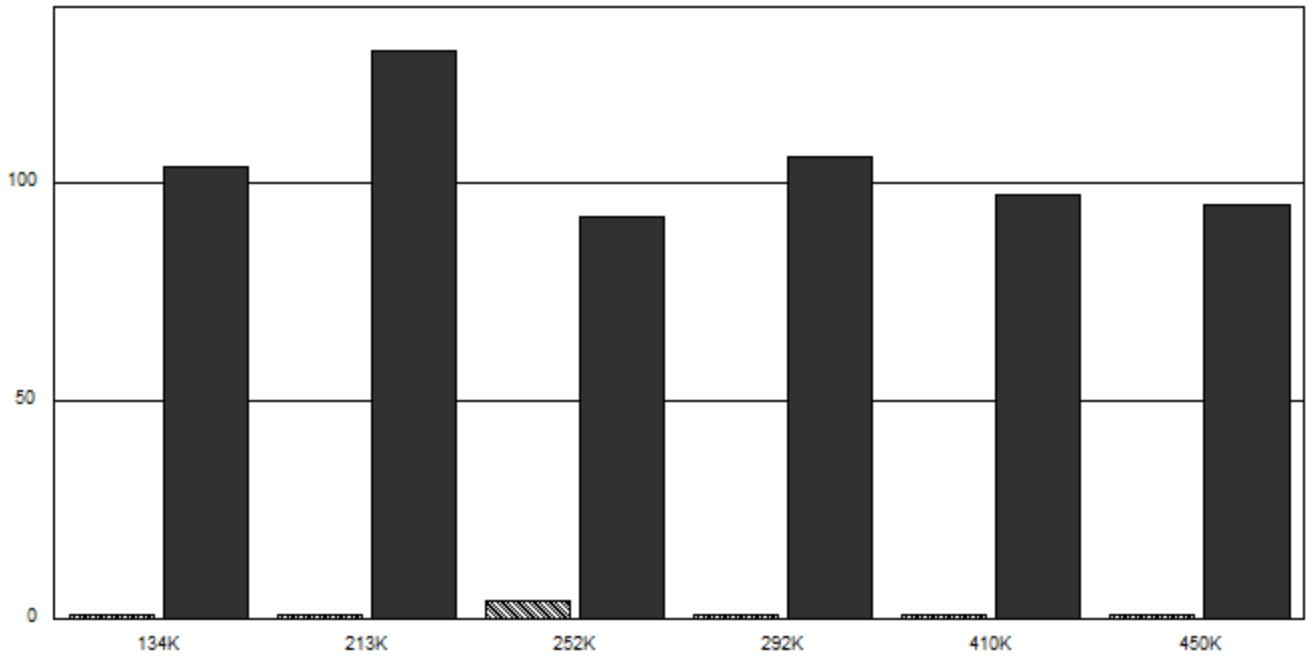
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.861	00004A	000023	000010	01	2.44	R1	I			$ 245,000	$ 210,900	V	Q		
											07/01/2021			VAUGHN BRETT W REVOCAB	$ 82,400
0.873	00004A	000023	000009	01	3.11	R1	I			$ 245,000	$ 214,000	V	Q		
											07/12/2021			VAUGHN BRETT W REVOCAB	$ 85,500
0.947	00004A	000004	000001	01	27.48	CUFL	H			$ 450,000	$ 426,200	V	Q		
											04/09/2021			VAUGHN REVOCABLE TRUST	$ 258,900
0.966	00004A	000023	000008	01	3.28	R1	I			$ 234,000	$ 226,100	V	Q		
											05/11/2021			DETAIL DESIGN BUILDERS	$ 86,200
0.971	00004A	000023	000007	01	2.65	R1	I			$ 230,000	$ 223,300	V	Q		
											01/06/2021			VAUGHN BRETT W REVOCAB	$ 83,400
0.972	003D-2	000020	000000	04	2.49	CI	E			$ 375,000	$ 364,500	V	Q		
											03/18/2021			BORDEN LIZZIE LLC	$ 198,400
1.036	00005B	000176	000000	01	0.48	R1	F			$ 109,000	$ 112,900	V	Q		
											04/14/2021			GOLDMAN RUSSELL T REVO	$ 33,400
1.061	003D-2	000021	000000	03	1.51	CI	E			$ 280,000	**$ 297,000**	V	Q		
	LOT WAS CLEARED AFTER SALE, ASSMT IS AS AN UNDEVELO										02/19/2021			SANCO REALTY TRUST	$ 200,900
1.300	00004A	000022	000000	01	5.38	R1	F			$ 200,000	$ 260,000	V	Q		
											07/07/2021			VONDEROSA PROPERTIES L	$ 197,300

MERRIMACK:Distribution of Sale Ratios



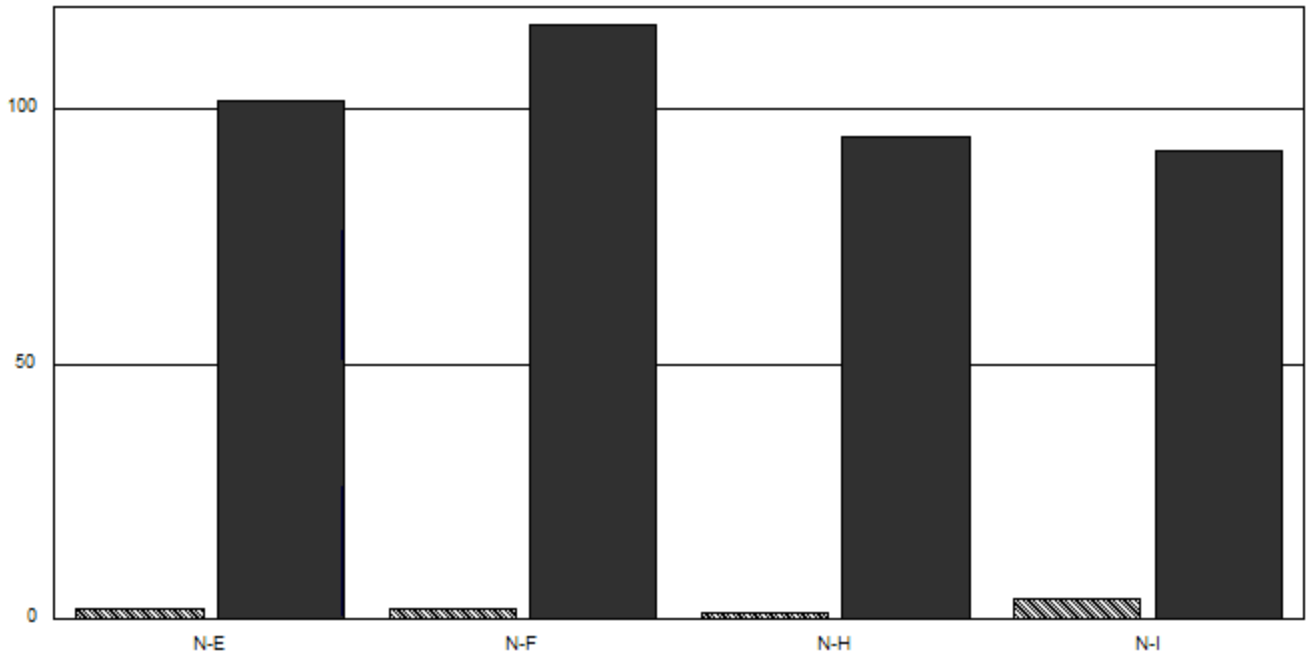
	# of Parcels	Median A/S x 100
0.85	2	86.71
0.95	4	96.86
1.05	2	104.82
1.30	1	130.00
	9	

MERRIMACK:Median A/S Ratio by Sale Price



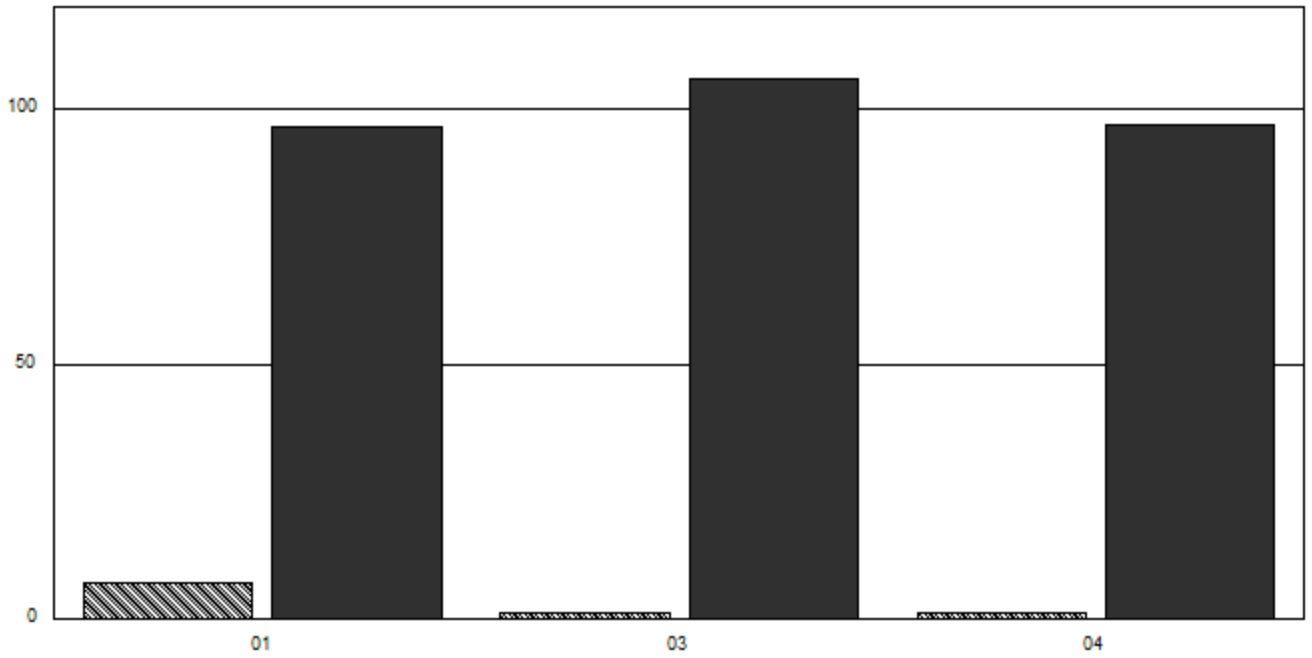
		# of Parcels	Median A/S x 100
134K	$94,384 to $133,896	1	103.58
213K	$173,410 to $212,922	1	130.00
252K	$212,923 to $252,435	4	91.99
292K	$252,436 to $291,948	1	106.07
410K	$370,975 to $410,487	1	97.20
450K	$410,488 to $450,000	1	94.71
		9	

MERRIMACK:Median A/S Ratio by Neighborhood



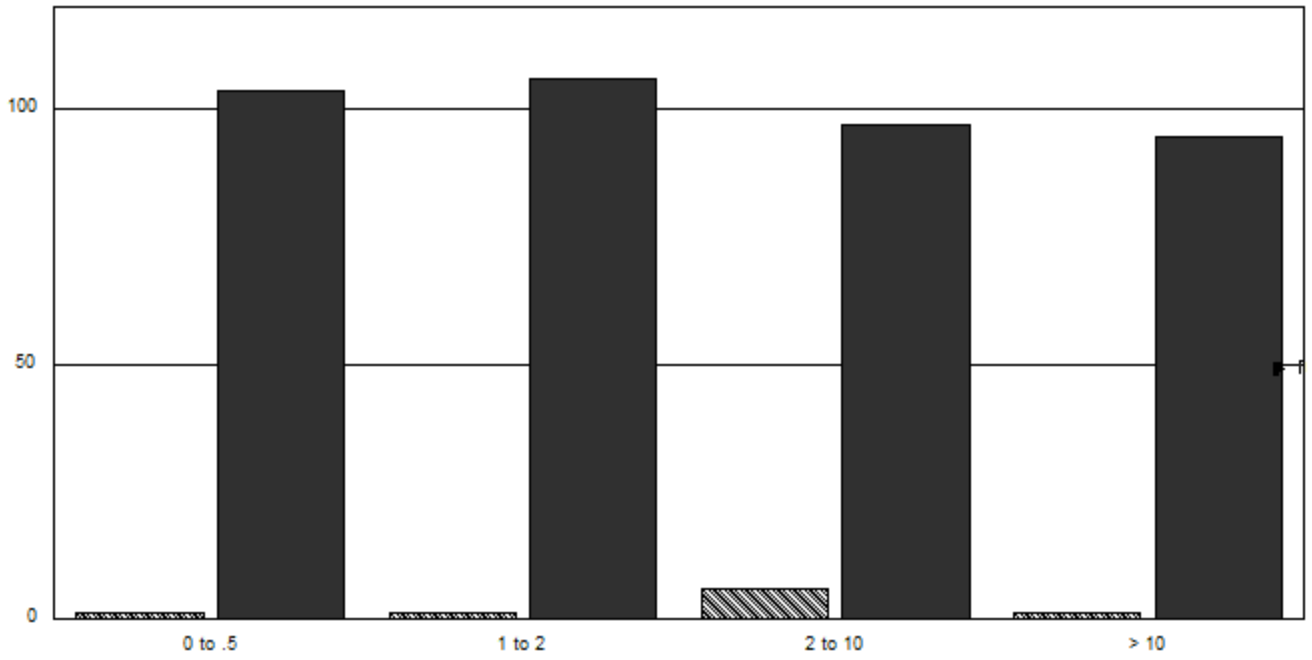
		# of Parcels	Median A/S x 100
N-E	AVERAGE	2	101.64
N-F	AVERAGE+10	2	116.79
N-H	AVERAGE+30	1	94.71
N-I	AVERAGE+40	4	91.99
		9	

MERRIMACK:Median A/S Ratio by Zone



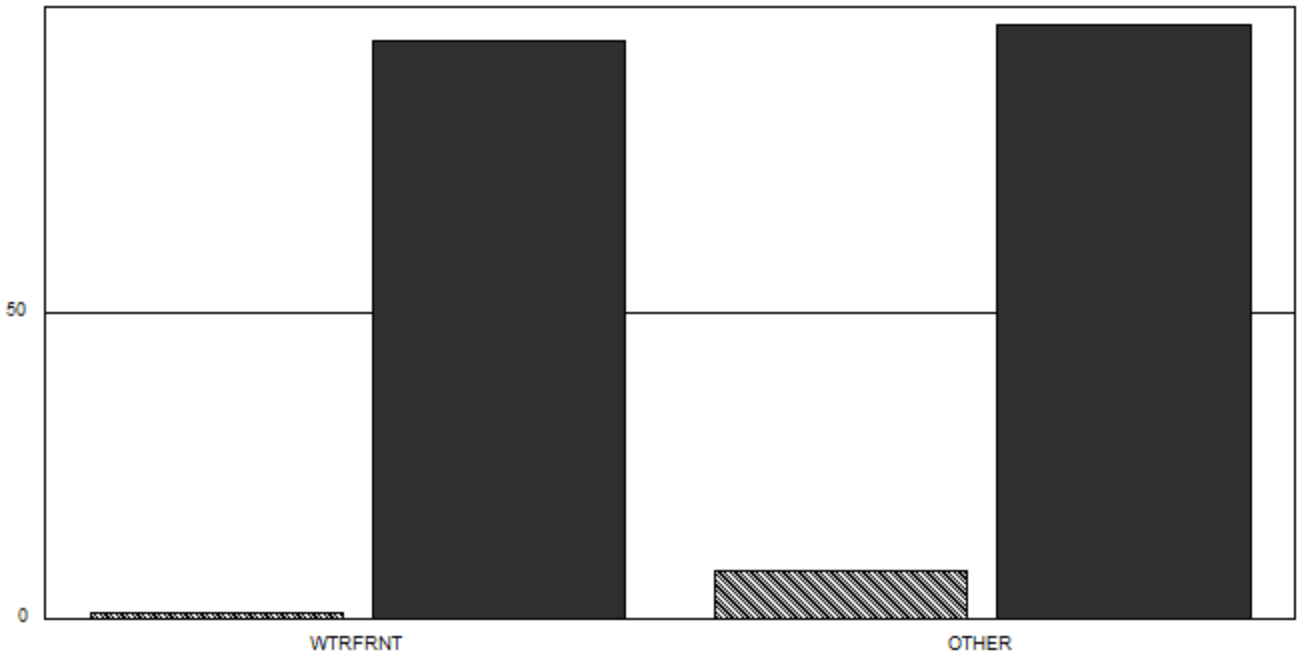
		# of Parcels	Median A/S x 100
01	RESIDENTIAL	7	96.62
03	INDUSTRIAL	1	106.07
04	C2- GEN COMM	1	97.20
		9	

MERRIMACK:Median A/S Ratio by Acreage



	# of Parcels	Median A/S x 100
0 to .5	1	103.58
1 to 2	1	106.07
2 to 10	6	96.86
> 10	1	94.71
	9	

MERRIMACK:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
WTRFRNT	1	94.71
OTHER	8	97.14
	9	

OWNER INFORMATION

ANDREASEN DWAYNE D 2016 REVOC TR
ANDREASEN DWAYNE D TRUSTEE
10 SPRING ROAD

AMHERST, NH 03031

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/09/2021	9452	2408	Q V	450,000	VAUGHN REVOCABLE
10/19/2018	9119	0881	U V 38	1	VAUGHN KURT E & DARLA
11/13/2012	8493	1120	U V 31		VAUGHN KURT E & DARLA
09/17/2012	8470	2652	U V 38	200,000	VAUGHN REVOCABLE
12/10/2010	8271	0601	U V 31	1	VAUGHN, BRETT

PICTURE

LISTING HISTORY

10/09/02 AAUL

NOTES

KEEP FLAG REV 16, DRIVEWAY CUT IN , RIDING ARENA ON SITE-CONVERTED .92 AC +/- TO FARM FROM UNMANAGED PINE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 1,317
		Parcel Total:	$ 1,317
2020	$ 0	$ 0	$ 1,251
		Parcel Total:	$ 1,251
2021	**$ 0**	**$ 0**	**$ 1,551**
		Parcel Total:	**$ 1,551**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/CLEARED **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
FARM LAND	0.920 ac	200,000	H	130	95	100	95	100 -- LEVEL	100	234,700	100	Y	313	
UNMNGD PINE	7.080 ac	x 5,000	X	90				100 -- LEVEL	100	31,900	50	Y	864	
WETLANDS	19.477 ac	x 5,000	X	90				100 -- LEVEL	100	87,600	100	Y	374	
SOUHEGAN RIVER IN CU	1,000.000 wf	NATURAL, MAIN BODY						100 -- LEVEL WF	100	72,000	0		0	LF EST
	27.477 ac									426,200			**1,551**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	ANDREASEN DWAYNE D 2016 REVOC ANDREASEN DWAYNE D TRUSTEE 10 SPRING ROAD AMHERST, NH 03031	**District** **Percentage** Merrimack Village % 100	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

BANKS JAMES K
DIGGINS NICOLE KATHRYN
3 WEST RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/07/2021	9494	801	Q V	200,000	VONDEROSA PROPERTIES
04/26/2021	9460	1954	U V 40	1	VAUGHN BRETT W
07/19/2017	8989	0516	U V 45	24,933	VAUGHN BRETT W REVOC
04/27/2017	8963	0199	U V 35	1	VAUGHN BRETT W REVOC
04/27/2017	8963	0196	U V 35	1	VAUGHN BRETT W REVOC

PICTURE

LISTING HISTORY

04/01/19	MRPM	
06/20/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
10/28/02	AAVM	

NOTES

CONTIGUOUS 4A 010, EFF 4/18 LLA PLAN #39250 WITH 4A/3 AND 4A/4 AND SUBDIV PL#39252 CREATING 3 ADDITIONAL LOTS, CHK 2019 FOR BARN REMOVAL THAT ENCROACHES ON LOT 22-1 AS WELL//BARN REMOVED 19//LAND SITE UPDATED TO 33 FROM 25

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 38,387
		Parcel Total:	$ 38,387
2020	$ 0	$ 0	$ 38,323
		Parcel Total:	$ 38,323
2021	**$ 0**	**$ 0**	**$ 42,778**
		Parcel Total:	**$ 42,778**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.250 ac	140,000	F	110	90	100	95	95 -- MILD	33	41,300	0	N	41,300	
FARM LAND	0.670 ac	189,130	F	110				95 -- MILD	67	132,400	68	Y	159	SPI/REMAINDER OF S
FARM LAND	3.210 ac	x 5,000	X	100				95 -- MILD	100	15,200	100	Y	1,091	SPI
UNMNGD PINE	1.248 ac	x 5,000	X	100				95 -- MILD	100	5,900	100	N	228	
	5.378 ac									194,800			**42,778**	

PICTURE

OWNER

BANKS JAMES K
DIGGINS NICOLE KATHRYN
3 WEST RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/19/21		NEW HOUSE	3 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

HUNT PAUL C JR
HUNT CELESTE M
26 RUSSELL'S WAY

WESTFORD, MA 01886

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/06/2021	9406	1674	Q V	230,000	VAUGHN BRETT W
01/31/2020	9258	1234	U V 21	385,000	DETAIL DESIGN BUILDERS
04/05/2019	9157	2473	U V 21	570,000	VAUGHN BRETT W REVOC

PICTURE

LISTING HISTORY

03/03/21	ERVL
04/01/19	LMSL

NOTES

/EFF 4-1-19 SUBDV PL #39983/; 2/21 - CORR TOPO;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 159,000
		Parcel Total:	$ 159,000
2020	$ 0	$ 0	$ 83,400
		Parcel Total:	$ 83,400
2021	**$ 0**	**$ 0**	**$ 223,300**
		Parcel Total:	**$ 223,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	90	100	90	95 -- MILD	100	215,500	0	N	215,500	
1F RES	1.733 ac	x 5,000	X	100				90 -- ROLLING	100	7,800	0	N	7,800	
	2.653 ac									223,300			**223,300**	

PICTURE

OWNER

HUNT PAUL C JR
HUNT CELESTE M
26 RUSSELL'S WAY

WESTFORD, MA 01886

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/21/21		NEW HOUSE	5 BDRM SFR 2 GAR 10X26 F

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

BURRELL FAMILY REVOCABLE TRUST
BURRELL ALEN H & BISSELL BURELL AMY E T
19 RUSSELLS WAY

WESTFORD , MA 01886

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/11/2021	9467	2827	Q V	234,000	DETAIL DESIGN BUILDERS
04/05/2019	9157	2473	U V 21	570,000	VAUGHN BRETT W REVOC

PICTURE

LISTING HISTORY

04/01/19 LMSL

NOTES

/EFF 4-1-19 SUBDV PL #39983/

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 161,800
		Parcel Total:	$ 161,800
2020	$ 0	$ 0	$ 86,200
		Parcel Total:	$ 86,200
2021	**$ 0**	**$ 0**	**$ 226,100**
		Parcel Total:	**$ 226,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/CLEARED **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	95	100	90	90 -- ROLLING	100	215,500	0	N	215,500	
1F RES	2.355 ac	x 5,000	X	100				90 -- ROLLING	100	10,600	0	N	10,600	
	3.275 ac									226,100			**226,100**	

PICTURE

OWNER

BURRELL FAMILY REVOCABLE TRU
BURRELL ALEN H & BISSELL BURELL AM
19 RUSSELLS WAY

WESTFORD , MA 01886

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

HOWELL CLINTON
TURBETT CATHERINE
180 S MERRIMACK ROAD

HOLLIS , NH 03049

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/12/2021	9495	2868	Q V	217,000	VAUGHN BRETT W
01/31/2020	9258	1234	U V 21	385,000	DETAIL DESIGN BUILDERS
04/05/2019	9157	2473	U V 21	570,000	VAUGHN BRETT W REVOC

PICTURE

LISTING HISTORY

04/01/19 LMSL

NOTES

/EFF 4-1-19 SUBDV PL #39983/4/19 SALE IS FOR 3 PARCELS AND ASSMT FOR EQ PROVIDED ON ALL 3

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 161,100
		Parcel Total:	$ 161,100
2020	$ 0	$ 0	$ 85,500
		Parcel Total:	$ 85,500
2021	**$ 0**	**$ 0**	**$ 214,000**
		Parcel Total:	**$ 214,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	90	100	90	90 -- ROLLING	100	204,100	0	N	204,100	
1F RES	2.193 ac	x 5,000	X	100				90 -- ROLLING	100	9,900	0	N	9,900	
	3.113 ac									214,000			**214,000**	

PICTURE

OWNER

HOWELL CLINTON
TURBETT CATHERINE
180 S MERRIMACK ROAD

HOLLIS , NH 03049

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

HOWE RICHARD
HOWE KAILA
3 POWDERHORN DR

PELHAM , NH 03076

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9491	2969	Q V	213,000	VAUGHN BRETT W

PICTURE

LISTING HISTORY

04/01/19	LMSL

NOTES

/EFF 4-1-19 SUBDV PL #39983/

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 158,000
		Parcel Total:	$ 158,000
2020	$ 0	$ 0	$ 82,400
		Parcel Total:	$ 82,400
2021	**$ 0**	**$ 0**	**$ 210,900**
		Parcel Total:	**$ 210,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	90	100	90	90 -- ROLLING	100	204,100	0	N	204,100	
1F RES	1.520 ac	x 5,000	X	100				90 -- ROLLING	100	6,800	0	N	6,800	
	2.440 ac									210,900			**210,900**	

PICTURE

OWNER

HOWE RICHARD
HOWE KAILA
3 POWDERHORN DR

PELHAM , NH 03076

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

COLLINS LINDA M

1065 KENNETT WAY

WEST CHESTER , PA 19380

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/14/2021	9455	1623	Q V	109,000	GOLDMAN RUSSELL T
03/05/2020	9268	1333	Q V	50,000	COURTNEY LORRAINE A
05/04/2018	9069	2998	U V 25	8,000	JURCINS ERIKS
09/09/2009	8132	2272	U V 35	1	MERRIMACK, TOWN
06/17/2002	6843	1754	U V 50	1	MACNAUGHTON, JAM

PICTURE

LISTING HISTORY

06/28/16 JRHC
12/22/10 MRUL
10/02/02 MRUL

NOTES

9/25/14 LOT IS LISTED FOR SALE AP $87,900; 4/20 CTD ADJUSTED TO ACCOUNT FOR APPROVED SEPTIC DESIGN & MUNICIPAL WATER

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 13,400
		Parcel Total:	$ 13,400
2020	$ 0	$ 0	$ 33,400
		Parcel Total:	$ 33,400
2021	**$ 0**	**$ 0**	**$ 112,900**
		Parcel Total:	**$ 112,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.484 ac	181,043	F	110	90	100	90	100 -- LEVEL	70	112,900	0	N	112,900	CTD/WET
	0.484 ac									112,900			**112,900**	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	COLLINS LINDA M 1065 KENNETT WAY WEST CHESTER , PA 19380	**District** **Percentage** Merrimack Village % 100	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

DOUGHERTY ZIBOLIS LLC

51 LAKE STREET

NASHUA, NH 03060

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/18/2021	9441	612	Q V	375,000	BORDEN LIZZIE LLC
03/30/2018	9060	0898	Q V	239,900	TW BRIDGE ASSOCIATES,
01/04/2005	7387	1372	U I 99		TW BRIDGE ASSOC
07/17/2002	6671	0764	Q I	160,000	AGWAY REALTIES

PICTURE

LISTING HISTORY

03/26/21	ERVL
08/24/16	LMHN
07/25/11	LMHC
07/23/04	MRUL

NOTES

HCRD 33425 TW BRIDGE SUBDIVISION 3/21 FRONTAGE/ VISIBILITY ON DW HWY. DECLINE/SITE BELOW RD, CORNER LOT VACANT/WOODED

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 198,400
		Parcel Total:	$ 198,400
2020	$ 0	$ 0	$ 198,400
		Parcel Total:	$ 198,400
2021	**$ 0**	**$ 0**	**$ 364,500**
		Parcel Total:	**$ 364,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	90	100	90	95 -- MILD	250	346,300	0	N	346,300	USE/CORNER LOT
COM/IND	2.026 ac	x 10,000	X	100				90 -- ROLLING	100	18,200	0	N	18,200	USE
	2.486 ac									364,500			**364,500**	

PICTURE

OWNER

DOUGHERTY ZIBOLIS LLC

51 LAKE STREET

NASHUA, NH 03060

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

UDM GROUP LLC

16 MOUNT VERNON ROAD

AMHERST , NH 03031

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	636	Q V	280,000	SANCO REALTY TRUST
11/28/1988	5063	62	Q V	360,000	RICHARDS, HOWARD

PICTURE

LISTING HISTORY

03/26/21	ERVL
07/25/11	LMHC
07/12/11	CRHC
07/23/04	MRUL

NOTES

7/11 4 SALE $300,000 3/21 DECLINE FROM BOTH RDS TO LEVEL SITE, FRONTAGE /VISIBILITY DW HWY CORNOR OF HERRICK/ DW HWY LOT CLEARED AFTER SALE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 200,900
		Parcel Total:	$ 200,900
2020	$ 0	$ 0	$ 200,900
		Parcel Total:	$ 200,900
2021	**$ 0**	**$ 0**	**$ 287,000**
		Parcel Total:	**$ 287,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	90	100	90	95 -- MILD	200	277,000	0	N	277,000	USE/CORNER
COM/IND	1.050 ac	x 10,000	X	100				95 -- MILD	100	10,000	0	N	10,000	
	1.510 ac									287,000			**287,000**	

PICTURE

OWNER

UDM GROUP LLC

16 MOUNT VERNON ROAD

AMHERST , NH 03031

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

Sales Analysis Results

MERRIMACK -- 08/11/2021

Sales Analysis Statistics			
Number of Sales:	**442**	Mean Sales Ratio:	**0.9874**
Minimum Sales Ratio:	**0.2939**	Median Sales Ratio:	**0.9940**
Maximum Sales Ratio:	**2.2889**	Standard Deviation:	**0.1078**
Aggregate Sales Ratio:	**0.9834**	Coefficient of Dispersion:	**6.8657**
		Price Related Differential:	**1.0040**

Sales Analysis Criteria	
Sold: 10/01/2020 - 07/14/2021	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0.000% Prior to 08/11/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: NO
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	Water Body: ANY

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note								Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.294	005D-4	000001	000030	04	0.00	R1	Q	RCD	A	$ 439,900	$ 129,300	I	Q		
									2,165		07/12/2021			STREIF LLC	$ 37,500
0.692	005D-2	000002	00010A	01	0.00	R1	Q	RCG	A	$ 250,000	**$ 173,000**	I	Q		
	MLS INDICATES SALE PRICE $250,000 NOT $261,000 AS INDICA								938		06/09/2021			BURTON JESSE LUKE	$ 84,400
0.731	005D-4	000016	000010	01	0.00	R1	Q	RCD	D	$ 286,000	$ 209,100	I	Q		
									1,499		07/01/2021			MCDONOUGH CHARLENE REV	$ 144,200
0.751	00003D	000017	000000	01	0.18	R1	E	RSA	D	$ 335,000	$ 251,700	I	Q		
									1,681		06/28/2021			TRAN HAU	$ 207,000
0.770	00003C	000137	000000	01	0.38	R1	F	RSA	A	$ 430,000	$ 331,300	I	Q		
									1,845		07/01/2021			HICKLE MARK	$ 226,100
0.772	00006D	000323	000000	01	0.37	R1	F	RSA	A	$ 373,700	$ 288,500	I	Q		
									1,277		03/04/2021			LYNCH DOLORES J REVOCA	$ 205,800
0.785	00006C	000133	000000	01	0.39	R1	E	RSA	C	$ 450,000	$ 353,300	I	Q		
									2,039		04/07/2021			MEANY DAVID A JR	$ 258,200
0.790	003D-2	000027	000000	03	0.25	R1	E	RSA	B	$ 350,900	$ 277,300	I	Q		
									1,660		05/27/2021			MALETTE RAYMOND R REVO	$ 189,100
0.796	00006D	000293	000000	01	0.34	R1	F	RSA	C	$ 450,000	$ 358,000	I	Q		
									2,040		04/30/2021			SANTOS ANTHONY J	$ 251,500
0.798	00002D	000038	00A-35	03	0.00	R1	R	MHS	A	$ 130,000	$ 103,800	I	Q		
									942		06/21/2021			ROCHE WAYNE M	$ 74,500
0.809	003D-2	000010	000008	01	0.00	R1	Q	RCD	E	$ 265,000	$ 214,300	I	Q		
									1,333		07/06/2021			BLEEZARDE PHILIP	$ 166,700
0.809	005D-3	000082	000000	01	0.23	R1	F	RSA	A	$ 375,000	$ 303,400	I	Q		
									1,778		07/14/2021			CRAWFORD ERICA LEE	$ 214,400
0.813	00005C	000721	000000	01	0.55	R1	F	RSA	C	$ 500,000	$ 406,600	I	Q		
									2,442		06/15/2021			MCINTYRE R & K TRUST	$ 291,400
0.815	003D-2	000010	000095	01	0.00	R1	Q	RCD	D	$ 275,000	$ 224,000	I	Q		
									1,347		05/19/2021			HOWARD SCOTT R	$ 169,300
0.815	004D-4	000067	000E12	01	0.00	R1	Q	RCD	D	$ 260,000	$ 211,900	I	Q		
									1,336		05/20/2021			GANLEY SCOTT R	$ 148,000
0.819	00005B	000144	000000	01	0.57	R1	F	RSA	D	$ 467,000	$ 382,700	I	Q		
									2,220		06/22/2021			CAREY RONALD A	$ 281,000
0.820	00007D	000156	000000	01	0.48	R1	F	RSA	A	$ 430,000	$ 352,700	I	Q		
									1,806		04/16/2021			EJR HOMES INC	$ 231,300
0.825	00007E	000048	00M125	01	0.00	R1	Q	RCD	D	$ 350,000	$ 288,600	I	Q		
									1,836		05/24/2021			RUPRECHT VERONICA A	$ 191,500
0.833	00005C	000478	000156	01	0.00	R1	Q	RCD	D	$ 300,000	$ 250,000	I	Q		
									1,727		04/26/2021			FARROW WILLIAM D	$ 175,200
0.839	006D-1	000083	000000	01	0.22	R1	F	RSA	B	$ 335,500	$ 281,500	I	Q		
									1,481		12/09/2020			DRISCOLL MICHAEL R	$ 200,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.839	005D-2	000002	00028A	01	0.00	R1	Q	RCD	F	$ 220,000	$ 184,600	I	Q		
								1,839			07/02/2021			PETA CONSTANCE M	$ 124,900
0.846	00005C	000710	000000	01	0.35	R1	F	RSA	D	$ 416,000	$ 352,100	I	Q		
								1,938			05/13/2021			THOMAS STEFANIE L	$ 259,100
0.847	00006B	000052	000000	01	1.17	R1	F	RSA	D	$ 505,000	$ 427,900	I	Q		
								2,968			06/03/2021			GRADY TYLER PATRICK	$ 314,400
0.848	00006D	000516	000004	01	0.12	R1	F	RSA	D	$ 375,000	$ 317,900	I	Q		
								1,759			06/15/2021			ALEXANDER JONATHAN S	$ 231,600
0.852	00005C	000441	000000	01	0.34	R1	F	RSA	D	$ 402,800	$ 343,200	I	Q		
								1,840			05/10/2021			HALVERSON JON D	$ 247,200
0.852	00007E	000048	00M059	01	0.00	R1	Q	RCD	D	$ 306,000	$ 260,800	I	Q		
								1,548			07/08/2021			DUBOIS REBECCA S	$ 183,100
0.855	006E-2	000048	000000	01	0.37	R1	F	RSA	A	$ 501,000	$ 428,300	I	Q		
								2,414			06/14/2021			FREEMAN SCOTT A	$ 307,400
0.855	006A-1	000057	000000	01	1.09	R1A	E	RSA	D	$ 495,000	$ 423,300	I	Q		
								2,375			07/09/2021			STG LLC	$ 292,800
0.856	00004C	000166	000000	01	2.49	R1	E	RSA	B	$ 500,000	$ 427,900	I	Q		
								2,159			03/30/2021			SMITH MEGHAN J	$ 281,100
0.856	00003B	000102	000000	01	0.92	R1	F	RSA	D	$ 507,533	$ 434,500	I	Q		
								2,732			06/21/2021			NICHOLS JONATHAN E	$ 316,000
0.858	00006C	000145	000000	01	2.45	R1	E	RSA	A	$ 445,000	$ 381,600	I	Q		
								4,061			06/24/2021			CROWN LENDING FUND ONE	$ 272,800
0.858	00001E	000001	000084	01	0.00	R1	Q	RCD	E	$ 295,000	$ 253,100	I	Q		
								1,763			03/11/2021			RACKLIFF KEVIN	$ 175,400
0.862	00006C	000348	000000	01	0.45	R1	E	RSA	D	$ 385,000	$ 331,800	I	Q		
								1,841			10/28/2020			RACKETT ERIC A & MELIS	$ 241,500
0.864	00006A	000018	000004	01	0.94	R1	E	RSA	D	$ 420,000	$ 363,000	I	Q		
	ESTATE OF STEPHEN JENKS							2,093			07/06/2021			JENCKS STEPHEN D	$ 263,000
0.865	006D-1	000055	000000	01	0.28	R1	F	RSA	A	$ 350,000	$ 302,900	I	Q		
								1,559			03/04/2021			CLINTON BRIANA	$ 196,500
0.865	00006C	000022	000000	01	0.48	R1	F	RSA	A	$ 472,000	$ 408,500	I	Q		
								2,319			07/07/2021			BONENFANT DONALD	$ 282,700
0.867	00006D	000516	000036	01	0.11	R1	F	RSA	D	$ 360,000	$ 312,100	I	Q		
								1,836			05/14/2021			GILLIS JOHN J	$ 223,400
0.868	004D-3	000035	000000	04	0.23	R1	E	RSA	B	$ 307,000	$ 266,600	I	Q		
								1,116			05/03/2021			AB&LL REAL ESTATE INVE	$ 163,300
0.869	00007C	000030	000050	01	0.24	R1	H	RSA	D	$ 559,100	$ 485,700	I	Q		
								2,485			04/12/2021			HAMPSHIRE VENTURES INC	$ 139,400
0.872	00006D	000547	000000	01	0.70	R1	E	RSA	D	$ 425,000	$ 370,700	I	Q		
								2,382			03/24/2021			WROBLEWSKI CAROL A REV	$ 274,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.873	00004C	000286	00WR19	01	0.00	R1	Q	RCD	E	$ 285,000	$ 248,900	I	Q		
								1,626			07/01/2021			MACPHERSON JEFFREY	$ 172,000
0.875	003D-2	000010	000040	01	0.00	R1	Q	RCD	D	$ 240,000	$ 210,000	I	Q		
								1,265			10/01/2020			BURNHAM SHAWN D	$ 158,600
0.875	004D-4	000045	000000	01	0.30	R1	E	RSA	D	$ 345,000	$ 302,000	I	Q		
								1,674			11/09/2020			MEJIA SATIAGO ESPINAL	$ 256,400
0.876	00007E	000020	017-12	01	0.00	R1	Q	RCG	A	$ 177,000	$ 155,100	I	Q		
								962			01/14/2021			PERRIN KELSEY Y	$ 105,300
0.877	003D-2	000010	000093	01	0.00	R1	Q	RCD	E	$ 260,000	$ 227,900	I	Q		
								1,442			10/28/2020			OSYPIUK MACIEJ	$ 168,400
0.879	003D-2	000010	000064	01	0.00	R1	Q	RCD	D	$ 245,000	$ 215,300	I	Q		
								1,283			10/02/2020			DUNN JOHN F & KAREN	$ 165,500
0.879	004D-4	000067	000E79	01	0.00	R1	Q	RCD	D	$ 241,000	$ 211,900	I	Q		
								1,337			05/18/2021			KLATT STEVEN DANIEL	$ 145,400
0.880	00004C	000286	00WR11	01	0.00	R1	Q	RCD	E	$ 295,000	$ 259,500	I	Q		
								1,722			06/08/2021			SPOHN PETER	$ 178,100
0.880	00003D	000026	00L-12	01	0.00	R1	R	MHD	A	$ 185,000	$ 162,800	I	Q		
								1,208			04/29/2021			NEVILLE KELLY ANN	$ 91,900
0.880	00007E	000048	00M049	01	0.00	R1	Q	RCD	D	$ 301,000	$ 265,000	I	Q		
								1,540			05/11/2021			FISHER SYDNEY A	$ 183,100
0.881	006D-1	000116	000000	01	0.41	R1	F	RSA	B	$ 360,000	$ 317,200	I	Q		
								1,479			04/07/2021			TENHAVE JOHN	$ 213,300
0.882	00005B	000094	000001	01	2.82	R1	I	RSA	D	$ 742,533	$ 655,000	I	Q		
								3,642			05/03/2021			MILANO LISA A REVOC TR	$ 466,200
0.883	00004B	000009	001-17	01	1.01	R1	I	RSA	D	$ 701,000	$ 618,800	I	Q		
								3,119			07/06/2021			EDMONDS BRITTANY M	$ 443,300
0.884	00002B	000220	000000	01	0.47	R1	F	RSA	A	$ 422,000	$ 373,000	I	Q		
								2,118			04/13/2021			CULLINAN CHARLES	$ 262,300
0.884	00005C	000753	000000	01	0.40	R1	F	RSA	A	$ 431,500	$ 381,500	I	Q		
								1,950			04/30/2021			MATTHEWS LAURI A	$ 264,500
0.884	00007D	000191	000000	01	0.51	R1	F	RSA	A	$ 390,000	$ 344,900	I	Q		
								1,488			07/01/2021			LEMAY RONALD A	$ 246,700
0.886	00006D	000365	000000	01	0.34	R1	F	RSA	A	$ 340,000	$ 301,200	I	Q		
								1,539			03/26/2021			GEDDES GREG	$ 209,000
0.888	00003B	000256	000001	01	5.84	R1	E	RSA	D	$ 573,000	$ 508,800	I	Q		
								3,129			04/29/2021			QUIMBY 2019 REVOCABLE	$ 377,300
0.888	00007D	000011	000004	01	1.26	R1	E	RSA	A	$ 476,000	$ 422,900	I	Q		
								2,192			06/11/2021			MCCASLIN TYLER	$ 311,100
0.890	00007D	000166	000C08	01	0.00	R1	Q	RCD	E	$ 272,000	$ 242,000	I	Q		
								1,571			04/30/2021			TRETHEWAY EDWARD D	$ 165,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.891	003D-2	000010	000F01	01	0.00	R1	Q	RCG	A	$ 185,000	$ 164,900	I	Q		
								1,055			01/22/2021			WILLETT V IRREVOCABLE	$ 125,600
0.893	00006D	000516	000062	01	0.10	R1	F	RSA	B	$ 370,000	$ 330,300	I	Q		
								1,425			04/05/2021			GRAHAM ROBERT F	$ 227,800
0.898	00005B	000065	000000	01	0.46	R1	E	RSA	A	$ 545,500	$ 489,700	I	Q		
								2,825			07/09/2021			TORO WILMER GIRALDO	$ 265,100
0.898	00005D	000001	000000	01	0.50	R1	F	RSA	D	$ 396,000	$ 355,500	I	Q		
								2,110			02/19/2021			FERGUSON MARK	$ 255,300
0.898	00006D	000516	000057	01	0.12	R1	F	RSA	D	$ 369,500	$ 331,900	I	Q		
								2,145			07/06/2021			HANLON GARY J	$ 244,100
0.900	00002B	000141	000000	01	0.46	R1	F	RSA	A	$ 375,000	$ 337,500	I	Q		
								1,517			10/08/2020			EJR HOMES INC	$ 204,500
0.900	00005C	000237	000V01	01	0.00	R1	Q	RCD	D	$ 255,000	$ 229,600	I	Q		
								1,429			04/21/2021			PERAULT NICHOLAS	$ 152,500
0.901	005D-2	000002	00121A	01	0.00	R1	Q	RCD	D	$ 212,000	**$ 191,000**	I	Q		
	INCLUDES LAND LEASE PARCEL B IN ASSMT							1,216			04/16/2021			SIROIS EDWARD J	$ 108,200
0.902	00005C	000478	000023	01	0.00	R1	Q	RCD	D	$ 260,000	$ 234,500	I	Q		
								1,530			02/16/2021			MARTEL 2014 FAMILY TRU	$ 163,300
0.903	005D-2	000004	000061	01	0.00	R1	Q	RCD	B	$ 415,000	$ 374,700	I	Q		
								2,339			03/30/2021			GIARDINELLA CHARLES A	$ 280,600
0.903	005D-4	000067	000000	02	0.20	R1	E	RSA	E	$ 382,600	$ 345,500	I	Q		
								1,924			02/08/2021			KALI CONSTRUCTION LLC	$ 157,400
0.904	00003C	000038	000023	01	0.34	R1	G	RSA	D	$ 515,000	$ 465,800	I	Q		
								2,513			12/22/2020			HOULIHAN PAUNPIMON A	$ 352,400
0.905	00006D	000438	000000	01	0.50	R1	F	RSA	A	$ 390,000	$ 352,900	I	Q		
								1,819			03/12/2021			DICHARD DOUGLAS	$ 240,600
0.905	00007E	000048	00M011	01	0.00	R1	Q	RCD	D	$ 280,000	$ 253,400	I	Q		
								1,448			07/08/2021			GAGNE ELIDA	$ 177,400
0.905	00006C	000120	000000	01	0.41	R1	E	RSA	A	$ 350,000	$ 316,800	I	Q		
								1,598			05/21/2021			ROGERS PHILIPPA J	$ 215,400
0.906	00004B	000009	001-12	01	1.47	R1	I	RSA	A	$ 672,000	$ 608,900	I	Q		
								2,719			06/21/2021			SCALZI WILLIAM L	$ 478,000
0.906	00005B	000183	000000	01	0.60	R1	F	RSA	C	$ 450,000	$ 407,800	I	Q		
								2,783			06/30/2021			GOLLER LINDSEY S	$ 300,600
0.907	00005C	000825	000000	01	0.35	R1	G	RSA	D	$ 550,000	$ 498,700	I	Q		
								2,484			05/07/2021			CAFFERTY DANIEL P	$ 366,700
0.907	00006D	000150	000000	01	0.52	R1	F	RSA	D	$ 445,000	$ 403,600	I	Q		
								2,554			05/10/2021			NGUYEN PETER	$ 296,300
0.913	005D-2	000004	000016	01	0.00	R1	Q	RCD	B	$ 400,000	$ 365,200	I	Q		
								2,228			10/30/2020			MICHAUD FAMILY TRUST	$ 273,200

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.915	00006D	000330	000000	01	0.34	R1	F	RSA	A	$ 400,000	$ 366,000	I	Q		
								2,158			12/21/2020			MORIARTY ANDREANA	$ 257,400
0.917	00002B	000172	000000	01	0.77	R1	F	RSA	A	$ 400,000	$ 366,900	I	Q		
								1,825			07/01/2021			FERGUSON DEANNA J	$ 254,100
0.918	00007E	000020	000S87	01	0.00	R1	Q	RCD	D	$ 241,000	$ 221,200	I	Q		
								1,198			05/24/2021			DOLAN CAROLINE M	$ 147,100
0.919	00005C	000447	000000	01	0.35	R1	F	RSA	D	$ 390,000	$ 358,500	I	Q		
								2,441			06/29/2021			NORRIS WILLIAM	$ 266,700
0.920	00001D	0001-3	000032	03	0.00	R1	Q	RCD	D	$ 398,000	$ 366,000	I	Q		
								2,272			03/22/2021			SMITH JEFFREY A	$ 284,100
0.920	00007D	000166	000R01	01	0.00	R1	Q	RCD	E	$ 295,000	$ 271,300	I	Q		
								1,834			04/28/2021			MACDONALD BRUCE E	$ 184,400
0.920	00006D	000090	000000	01	0.93	R1	E	RSA	B	$ 579,000	$ 532,700	I	Q		
								3,401			10/20/2020			BUTTON HOMES LLC	$ 235,000
0.921	00007B	000007	000000	01	1.32	R1	E	RSA	D	$ 450,000	$ 414,600	I	Q		
								2,824			03/31/2021			TUOVILA ALICIA M	$ 295,100
0.922	00005C	000478	000117	01	0.00	R1	Q	RCD	D	$ 260,000	$ 239,600	I	Q		
								1,622			04/12/2021			BERNASCONI FAMILY REVO	$ 167,300
0.923	00007D	000166	00CH35	01	0.00	R1	Q	RCD	E	$ 270,000	$ 249,100	I	Q		
								1,746			05/14/2021			TENHAVE RYAN L	$ 176,700
0.924	00005C	000777	000000	01	0.40	R1	F	RSA	A	$ 370,000	$ 341,800	I	Q		
								1,576			04/01/2021			COPELAND ERIN L	$ 241,900
0.925	00005A	000038	000000	01	1.48	R1	F	RSA	B	$ 495,000	$ 457,900	I	Q		
								2,721			04/30/2021			MARTIN EVAN	$ 332,700
0.926	00006A	000018	000007	01	0.92	R1	E	RSA	D	$ 425,000	$ 393,400	I	Q		
								2,456			12/15/2020			LAVENTURE MATTHEW D	$ 287,100
0.926	004D-4	000067	000EV6	01	0.00	R1	Q	RCD	D	$ 220,000	$ 203,700	I	Q		
								1,335			12/04/2020			SOMERVILLE DARLENE F	$ 146,200
0.926	00006D	000018	000000	01	0.52	R1	F	RSA	D	$ 400,000	$ 370,500	I	Q		
								1,828			06/16/2021			STEMKOWSKI PETER & ROB	$ 266,500
0.927	00005C	000534	000000	01	0.46	R1	F	RSA	A	$ 377,000	$ 349,400	I	Q		
								1,476			11/06/2020			BEVILACQUA STEVEN MICH	$ 238,400
0.927	00003B	000105	000000	01	0.92	R1	F	RSA	C	$ 442,000	$ 409,700	I	Q		
								2,414			12/30/2020			CUOZZO JAMES M	$ 287,300
0.927	00006D	000208	000000	01	0.81	R1	F	RSA	A	$ 430,000	$ 398,700	I	Q		
								2,173			03/03/2021			ANDRIS N AND A REVOCAB	$ 279,800
0.928	004D-4	000067	000E45	01	0.00	R1	Q	RCD	D	$ 220,000	$ 204,100	I	Q		
								1,342			02/25/2021			SAMPERI CHRISTOPHER A	$ 146,200
0.928	006E-2	000043	000000	01	0.36	R1	F	RSA	A	$ 390,000	$ 362,000	I	Q		
								1,996			01/19/2021			HINES KEITH W	$ 238,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.928	00006B	000153	000000	01	1.65	R1	F	RSA	A	$ 450,000	$ 417,800	I	Q		
								2,219			05/24/2021			RICKENBACH RENOVATIONS	$ 296,400
0.929	00005C	000001	000001	01	3.01	R1	E	RSA	C	$ 485,000	$ 450,500	I	Q		
								3,012			06/25/2021			WARE DONALD L	$ 338,100
0.929	00004D	000064	000038	01	0.00	R1	Q	RCD	D	$ 390,000	$ 362,500	I	Q		
								1,953			02/12/2021			HALVATZES CONSTANTINE	$ 236,900
0.931	00006D	000138	000000	01	0.52	R1	F	RSA	A	$ 380,000	$ 353,800	I	Q		
								1,897			06/28/2021			29 CONSTANCE STREET LL	$ 245,000
0.932	005D-2	000004	000034	01	0.00	R1	Q	RCD	B	$ 400,000	$ 372,600	I	Q		
								2,225			04/02/2021			VACCA FAMILY REVOCABLE	$ 274,400
0.932	00007D	000166	00BL08	01	0.00	R1	Q	RCD	D	$ 245,000	$ 228,400	I	Q		
								1,320			06/03/2021			RENNIE SANDRA ELLEN	$ 157,500
0.933	00006D	000058	000000	01	0.51	R1	F	RSA	E	$ 415,000	$ 387,000	I	Q		
								2,329			04/26/2021			LORD O'BRIEN PAMELA AN	$ 274,700
0.933	00004C	000227	000069	01	0.24	R1	G	RSA	D	$ 487,800	$ 454,900	I	Q		
								2,836			04/01/2021			BEVIS ROBERT J	$ 340,300
0.933	00007D	000150	000000	01	0.89	R1	F	RSA	A	$ 350,000	$ 326,500	I	Q		
								1,386			06/04/2021			PAUL JEFFREY A	$ 237,000
0.933	00006C	000144	000001	01	10.60	R1	I	RSA	E	$ 690,000	$ 643,800	I	Q		
								3,590			11/04/2020			FERNANDES STEVEN A & M	$ 457,900
0.934	006D-1	000115	000000	01	0.41	R1	F	RSA	A	$ 390,000	$ 364,200	I	Q		
								1,923			07/01/2021			LEVESQUE STEVEN	$ 237,200
0.935	00006C	000145	000001	01	5.03	R1	E	RSA	D	$ 589,900	$ 551,300	I	Q		
								3,040			01/28/2021			CNC INVESMENTS LLC	$ 150,500
0.935	00004C	000048	000030	01	0.98	R1	H	RSA	D	$ 567,000	$ 530,400	I	Q		
								3,156			06/07/2021			PERRIER STEPHANE	$ 417,700
0.936	006E-1	000043	000000	01	0.34	R1	F	RSA	A	$ 360,000	$ 336,800	I	Q		
								1,750			06/02/2021			JENNINGS SHANE R	$ 239,800
0.936	00005C	000084	000000	01	0.91	R1	E	RSA	A	$ 537,500	$ 503,000	I	Q		
								2,911			05/20/2021			MUNZING STEVEN E	$ 341,700
0.937	00001D	0001-4	000035	03	0.00	R1	Q	RCD	A	$ 550,300	$ 515,400	I	Q		
								2,456			04/19/2021			BOWERS LANDING OF MERR	$ 62,400
0.937	00007D	000166	000R20	01	0.00	R1	Q	RCD	D	$ 258,000	$ 241,700	I	Q		
								1,500			12/10/2020			LAMAN KERI J TRUST	$ 169,600
0.939	005D-4	000019	000004	01	0.00	R1	Q	RCD	E	$ 305,000	$ 286,400	I	Q		
								1,736			07/01/2021			MACARTHUR DAVID W	$ 191,800
0.940	00001D	0001-3	000048	03	0.00	R1	Q	RCD	D	$ 400,000	$ 375,800	I	Q		
								2,349			02/19/2021			REDDY VIKRAM DEV REDDY	$ 296,900
0.940	00004B	000167	000000	01	1.81	R1	F	RSA	C	$ 392,000	$ 368,400	I	Q		
								2,287			07/09/2021			GILMER ADAM	$ 269,100

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.941	00002D	000038	000000	03	6.06	CI	E	COF	A	$ 2,824,800	$ 2,657,600	I	Q		
								2,264			12/01/2020			RANCOURT CLAUDE C IRRE	$ 1,812,000
0.941	00007C	000030	000013	01	0.28	R1	H	RSA	D	$ 563,933	$ 530,700	I	Q		
								3,084			12/30/2020			HAMPSHIRE VENTURES INC	$ 134,300
0.942	00006C	000079	000000	01	0.44	R1	F	RSA	A	$ 378,000	$ 356,000	I	Q		
								1,869			10/23/2020			LILLIS FAMILY REVOCABL	$ 243,800
0.944	00006D	000024	000000	01	0.50	R1	E	RSA	D	$ 405,000	$ 382,500	I	Q		
								2,359			12/21/2020			PATCH FAMILY REVOCABLE	$ 263,700
0.945	00003D	000002	000000	03	2.89	CI	E	CEN	A	$ 2,695,000	$ 2,546,100	I	Q		
								38,870			03/15/2021			RPR REALTY LLC	$ 1,770,300
0.946	005D-4	000020	000000	01	0.30	R1	E	RSA	A	$ 290,000	$ 274,300	I	Q		
								1,586			12/02/2020			MACGUIRE ELIZABETH	$ 193,900
0.946	00007D	000166	000R24	01	0.00	R1	Q	RCD	E	$ 285,000	$ 269,600	I	Q		
								1,869			11/23/2020			MACINTYRE DANIEL A & D	$ 176,100
0.947	00007D	000166	000W20	01	0.00	R1	Q	RCD	D	$ 259,900	$ 246,100	I	Q		
								1,479			11/24/2020			STUBBS GINGER LEE	$ 168,000
0.947	00003D	000025	0EA-04	01	0.00	R1	R	MHS	A	$ 100,000	$ 94,700	I	Q		
								779			03/25/2021			FOSTER SANDRA L	$ 52,900
0.948	00001E	000001	000162	01	0.00	R1	Q	RCG	A	$ 215,000	$ 203,800	I	Q		
								1,090			06/11/2021			TRUONG ERIC	$ 136,000
0.949	00004C	000286	000A08	01	0.00	R1	Q	RCD	E	$ 270,000	$ 256,100	I	Q		
								1,626			06/16/2021			WHITE CAMERON REVOC TR	$ 177,500
0.949	00007D	000166	000C07	01	0.00	R1	Q	RCD	E	$ 250,000	$ 237,200	I	Q		
								1,538			02/01/2021			THOMPSON RICK & SHERRY	$ 168,200
0.949	00002A	000042	000029	01	0.92	R1	G	RSA	C	$ 360,000	$ 341,600	I	Q		
								1,566			04/13/2021			LAPHAM RICHARD	$ 246,900
0.950	00004C	000106	000000	01	1.28	R1	F	RSA	D	$ 455,000	$ 432,200	I	Q		
								2,549			11/23/2020			SCULLY TIMOTHY V & CAR	$ 297,600
0.951	00001D	0001-4	000016	03	0.00	R1	Q	RCD	A	$ 526,300	$ 500,300	I	Q		
								2,432			04/08/2021			BOWERS LANDING OF MERR	$ 62,400
0.951	00006B	000241	000000	01	2.29	R1	G	RSA	D	$ 440,000	$ 418,500	I	Q		
								2,200			11/20/2020			LAWSON BRUCE J & ALISO	$ 306,400
0.952	00002D	000038	00A-19	03	0.00	R1	R	MHS	A	$ 86,700	$ 82,500	I	Q		
								1,051			04/07/2021			LUTHER BENJAMIN J	$ 61,900
0.953	00006D	000384	000000	01	0.34	R1	F	RSA	A	$ 340,000	$ 323,900	I	Q		
								1,575			11/30/2020			HOSEY BRADLEY R & WHIT	$ 216,400
0.953	00001E	000001	000010	01	0.00	R1	Q	RCD	E	$ 260,500	$ 248,200	I	Q		
								1,670			02/02/2021			COLINBROOKE INVESTMENT	$ 160,300
0.953	00001D	0001-4	000017	03	0.00	R1	Q	RCD	A	$ 525,000	$ 500,300	I	Q		
								2,432			03/15/2021			BOWERS LANDING OF MERR	$ 62,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.953	005D-4	000V57	000009	01	0.00	R1	Q	RCD	D	$ 252,000	$ 240,200	I	Q		
								1,505			05/06/2021			HASTY ELAINE DEBRA REV	$ 166,900
0.954	003D-2	000010	000032	01	0.00	R1	Q	RCD	E	$ 229,000	$ 218,400	I	Q		
								1,427			11/30/2020			LEARY THOMAS	$ 168,000
0.954	005D-4	000001	000035	04	0.00	R1	Q	RCD	A	$ 383,900	$ 366,300	I	Q		
								1,745			05/12/2021			STREIF LLC	$ 174,500
0.955	00001E	000001	000149	01	0.00	R1	Q	RCG	A	$ 225,000	$ 214,900	I	Q		
								1,239			04/29/2021			DEVEAUX KIMBERLY A REV	$ 145,100
0.955	00006B	000170	000000	01	0.92	R1	F	RSA	D	$ 455,000	$ 434,600	I	Q		
								2,585			12/18/2020			GOSSELIN JASON	$ 318,000
0.957	004D-4	000067	00A05A	01	0.00	R1	Q	RCG	A	$ 145,000	$ 138,700	I	Q		
								521			05/14/2021			MORRISSEY JULIE B	$ 85,000
0.957	004D-4	000067	00E55A	01	0.00	R1	Q	RCG	A	$ 145,000	$ 138,700	I	Q		
								521			05/19/2021			BELISLE AMANDA C	$ 85,000
0.957	00004C	000286	000V15	01	0.00	R1	Q	RCD	E	$ 258,000	$ 246,900	I	Q		
								1,600			04/08/2021			STANLEY RUTHANN	$ 170,500
0.957	00006D	000529	000017	01	0.34	R1	G	RSA	D	$ 530,000	$ 507,200	I	Q		
								2,801			04/29/2021			BUREAU CHAD	$ 318,300
0.958	005D-2	000004	000044	01	0.00	R1	Q	RCD	B	$ 380,000	$ 363,900	I	Q		
	UNDIVIDED ONE HALF INT TO EACH TRUST							2,224			12/10/2020			MAIORIELLO HELEN D REV	$ 272,900
0.958	006A-1	000044	000000	01	0.92	R1A	E	RSA	A	$ 410,000	$ 392,900	I	Q		
								2,366			07/09/2021			GINSBERG BRUCE G REVO	$ 292,300
0.958	00007D	000166	000A01	01	0.00	R1	Q	RCD	E	$ 265,000	$ 254,000	I	Q		
								1,744			07/09/2021			VARNUM GEORGE E & MAR	$ 176,300
0.959	00001D	0001-4	000020	03	0.00	R1	Q	RCD	A	$ 535,400	$ 513,500	I	Q		
								2,465			10/01/2020			BOWERS LANDING OF MERR	$ 62,400
0.960	00001D	0001-4	000008	03	0.00	R1	Q	RCD	A	$ 501,700	$ 481,400	I	Q		
								2,190			02/04/2021			BOWERS LANDING OF MERR	$ 62,400
0.960	004D-4	000067	000E17	01	0.00	R1	Q	RCD	D	$ 245,000	$ 235,100	I	Q		
								1,862			10/14/2020			AMORIM CLAYTON M	$ 163,700
0.960	004D-4	000067	000E25	01	0.00	R1	Q	RCD	D	$ 244,900	$ 235,100	I	Q		
								1,862			10/22/2020			SMITH KEVIN G	$ 163,700
0.961	00007E	000020	000S18	01	0.00	R1	Q	RCD	D	$ 228,000	$ 219,100	I	Q		
								1,211			02/19/2021			LECLAIRE LUCY A	$ 146,500
0.962	004D-4	000067	000E20	01	0.00	R1	Q	RCD	D	$ 213,000	$ 204,800	I	Q		
								1,335			11/20/2020			LOPES MARIA E & EVANDR	$ 145,400
0.962	00001D	0001-4	000014	03	0.00	R1	Q	RCD	A	$ 534,000	$ 513,500	I	Q		
								2,465			02/19/2021			BOWERS LANDING OF MERR	$ 62,400
0.962	00007C	000030	000048	01	0.31	R1	H	RSA	A	$ 603,200	$ 580,400	I	Q		
								3,142			11/12/2020			HAMPSHIRE VENTURES INC	$ 143,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.963	00006D	000516	000016	01	0.13	R1	F	RSA D	$ 331,000	$ 318,600	I	Q		
								1,698		12/14/2020			STEWART LOGAN & BAILEY	$ 224,500
0.963	00001E	000001	000042	01	0.00	R1	Q	RCD E	$ 270,000	$ 260,100	I	Q		
								1,753		04/23/2021			PULVER ALBERT W II IRR	$ 167,600
0.964	00007E	000048	00M019	01	0.00	R1	Q	RCD D	$ 262,000	$ 252,500	I	Q		
								1,442		01/22/2021			AUTOTE DAVID & ELAINE	$ 176,500
0.964	00007C	000030	000043	01	0.28	R1	H	RSA D	$ 651,400	$ 627,800	I	Q		
								3,653		02/26/2021			HAMPSHIRE VENTURES INC	$ 141,800
0.964	00006C	000375	000000	01	0.47	R2	F	RSA A	$ 433,000	$ 417,400	I	Q		
								2,650		04/08/2021			OTIS CAROL M	$ 279,700
0.964	006E-1	000016	000000	01	1.50	CI	F	CAP G	$ 1,040,000	$ 1,002,700	I	Q		
								7,758		12/21/2020			DEPOT STREET APARTMENT	$ 535,700
0.964	00005B	000090	000001	01	2.84	R1	F	RSA D	$ 410,000	$ 395,300	I	Q		
								2,017		05/07/2021			HAMMOND RAYMOND GEORGE	$ 271,700
0.965	00005B	000096	000008	01	1.16	R1	G	RSA D	$ 560,000	$ 540,200	I	Q		
								3,288		03/22/2021			JACQUES MATTHEW J	$ 385,300
0.966	00007E	000048	0B5-02	01	0.00	R1	Q	RCG A	$ 205,000	$ 198,000	I	Q		
								1,057		03/29/2021			SUSEN ANNE C	$ 133,100
0.966	00001E	000001	000023	01	0.00	R1	Q	RCD E	$ 258,500	$ 249,700	I	Q		
								1,744		04/29/2021			DECRISTOFARO MICHAEL L	$ 172,200
0.966	00004C	000194	000000	01	0.51	R1	F	RSA A	$ 315,000	$ 304,300	I	Q		
								1,122		06/07/2021			FERGUSON GARY	$ 207,600
0.968	00006D	000337	000000	01	0.35	R1	F	RSA A	$ 307,500	$ 297,700	I	Q		
								1,500		06/01/2021			CATALDO KENNETH P	$ 220,500
0.968	00006A	000018	000020	01	1.84	R1	G	RSA D	$ 470,000	$ 455,100	I	Q		
								2,491		03/24/2021			ARSENAULT KAREN A & LA	$ 332,500
0.969	004D-3	000002	000000	04	0.86	CI	E	CCW A	$ 950,000	$ 920,400	I	Q		
	$1,300,000 LESS $350,000 ESTIMATED EQUIPMENT =$950,000							3,935		03/09/2021			376 DW HWY LLC	$ 432,300
0.971	00007E	000046	C11-14	01	0.00	R1	Q	RCG A	$ 220,000	$ 213,600	I	Q		
								892		04/30/2021			WATTS JOHN LIONEL	$ 131,600
0.973	00007C	000030	000051	01	0.37	R1	H	RSA A	$ 588,300	$ 572,500	I	Q		
								3,142		03/12/2021			HAMPSHIRE VENTURES INC	$ 149,000
0.973	005D-4	000003	000001	04	3.40	CI	E	CDS A	$ 2,184,000	$ 2,125,500	I	Q		
								11,520		12/23/2020			WEC 97K-3 INVESTMENT T	$ 1,352,500
0.973	00002C	000014	000000	01	4.56	R1	E	RSA D	$ 634,900	$ 617,900	I	Q		
								3,713		10/30/2020			MCKENNA BRIAN G & CIND	$ 394,400
0.973	00005B	000095	000003	01	2.82	R1	E	RSA D	$ 700,000	$ 681,400	I	Q		
								4,376		12/01/2020			STROUD FAMILY TRUST	$ 510,600
0.974	00006B	000006	000000	01	0.93	R1	E	RSA D	$ 415,000	$ 404,300	I	Q		
								2,634		02/25/2021			WHITLOCK CAROLYN G REV	$ 303,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
0.974	00003B	000064	000000	01	0.92	R1	F	RSA A	$ 470,000	$ 458,000	I	Q		
								2,827		02/22/2021			ZIMMERMAN JAMES E & EL	$ 333,800
0.974	00005C	000289	000002	01	0.00	R1	Q	RCD D	$ 243,000	$ 236,800	I	Q		
								1,201		03/11/2021			MERCIER BRANDY C	$ 149,200
0.975	00005B	000085	000000	01	0.73	R1	F	RSA A	$ 400,000	$ 390,100	I	Q		
								2,180		05/28/2021			RIVARD FAMILY REVOCABL	$ 272,900
0.976	00007D	000166	000W47	01	0.00	R1	Q	RCD E	$ 280,000	$ 273,200	I	Q		
								2,049		05/28/2021			JOHANSEN DIANE M	$ 187,400
0.976	00006C	000576	000001	01	2.90	R2	E	RMF D	$ 448,000	$ 437,200	I	Q		
								2,419		01/22/2021			MCLINN LAURA J	$ 315,700
0.976	00005A	000021	000000	01	3.54	R1	F	RSA C	$ 426,000	$ 415,900	I	Q		
								2,677		04/09/2021			SMIDDY RICHARD M	$ 300,400
0.976	00004C	000048	000006	01	1.12	R1	H	RSA D	$ 511,800	$ 499,700	I	Q		
								2,571		10/01/2020			KIRKPATRICK JAMES & AN	$ 375,600
0.976	00007E	000020	000K14	01	0.00	R1	Q	RCD D	$ 225,000	$ 219,700	I	Q		
								1,192		01/28/2021			HITCHCOCK MELANIE S	$ 145,100
0.977	005D-4	000001	000002	04	0.00	R1	Q	RCD A	$ 378,900	$ 370,300	I	Q		
								1,745		11/23/2020			STREIF LLC	$ 174,500
0.977	005D-4	000001	000040	04	0.00	R1	Q	RCD A	$ 413,100	$ 403,800	I	Q		
								2,165		04/15/2021			STREIF LLC	$ 125,200
0.978	00003A	000065	000001	01	3.13	R1	F	RSA E	$ 589,500	$ 576,600	I	Q		
								3,491		11/13/2020			GEPA ENTERPRISES LLC	$ 134,200
0.978	00007E	000048	00M111	01	0.00	R1	Q	RCD D	$ 275,000	$ 269,000	I	Q		
								1,695		06/03/2021			DOYON D.A. REVOCABLE T	$ 190,200
0.979	00001D	0001-3	000036	03	0.00	R1	Q	RCD D	$ 386,000	$ 378,000	I	Q		
								2,373		02/26/2021			MOYLAN SCOTT J	$ 293,300
0.979	00007E	000046	000028	01	0.18	R1	G	RSA D	$ 417,000	$ 408,400	I	Q		
								2,360		03/26/2021			SHERMAN JOAN M	$ 299,900
0.980	00003C	000047	000000	01	1.30	R1	F	RSA D	$ 450,000	$ 441,000	I	Q		
								2,701		10/13/2020			ZONA JAMES P	$ 315,700
0.980	006A-1	000054	000000	01	1.03	R1A	E	RSA A	$ 380,000	$ 372,400	I	Q		
								1,768		10/16/2020			RAYMOND RICHARD R	$ 276,400
0.981	00006C	000075	000000	01	0.40	R1	E	RSA A	$ 335,000	$ 328,700	I	Q		
								1,736		11/02/2020			ORDWAY MELISSA J	$ 222,500
0.981	00006C	000134	000000	01	0.39	R1	E	RSA C	$ 330,000	$ 323,800	I	Q		
								1,937		11/06/2020			WYNN JACKSON & STACEY	$ 232,300
0.982	005D-2	000002	00170A	01	0.00	R1	Q	RCD F	$ 220,000	**$ 216,000**	I	Q		
	ASSMT INCLUDES VALUE OF PARCEL B LAND LEASE PARCE							1,902		04/15/2021			SANTANA-KNOX ROGELIO C	$ 129,300
0.982	005D-4	000001	000037	04	0.00	R1	Q	RCD A	$ 411,200	$ 403,800	I	Q		
								2,165		04/27/2021			STREIF LLC	$ 305,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.982	00005C	000639	000000	01	1.36	R1W	E	RSA	D	$ 430,000	$ 422,300	I	Q		
								2,052			05/14/2021			KLASSEN NICHOLAS	$ 276,600
0.983	005D-4	000056	000000	02	1.94	R2	E	RSA	D	$ 599,000	$ 588,900	I	Q		
								4,492			05/03/2021			WHITTEMORE DAVID M	$ 372,700
0.983	00006C	000007	000000	01	2.66	R1	F	RSA	A	$ 390,000	$ 383,500	I	Q		
								1,909			04/15/2021			SPAULDING ENTERPRISES	$ 274,200
0.985	005D-2	000004	000094	01	0.00	R1	Q	RCG	A	$ 229,000	$ 225,600	I	Q		
								1,201			10/22/2020			PARENT JOYCE M & DAVID	$ 168,600
0.985	00007D	000358	000000	01	0.89	R1	F	RSA	A	$ 330,000	$ 325,200	I	Q		
								1,392			12/04/2020			DRIVAS PETER M III	$ 237,300
0.987	00002A	000034	000000	01	1.64	R1	G	RSA	D	$ 500,000	$ 493,400	I	Q		
								3,144			04/27/2021			BROWN FAMILY REV TRUST	$ 360,700
0.987	00007C	000030	000052	01	0.38	R1	H	RSA	D	$ 531,200	$ 524,300	I	Q		
								2,433			01/29/2021			HAMPSHIRE VENTURES INC	$ 149,700
0.987	00006D	000519	000U07	01	0.00	R1	Q	RCD	D	$ 310,000	$ 306,000	I	Q		
								1,812			02/03/2021			RANKINS KEVIN & SUZANN	$ 197,200
0.988	00007E	000020	000S52	01	0.00	R1	Q	RCD	D	$ 220,000	$ 217,400	I	Q		
								1,152			11/09/2020			SQUEGLIA MELISSA C	$ 145,100
0.988	00007E	000020	000S61	01	0.00	R1	Q	RCD	D	$ 220,000	$ 217,400	I	Q		
								1,152			10/27/2020			COLON TRACEY A & ALAIN	$ 147,000
0.989	00006D	000047	000011	01	0.53	R1	H	RSA	D	$ 652,500	$ 645,200	I	Q		
								3,181			05/05/2021			BERMAN BRITTANY M	$ 444,200
0.989	005D-2	000004	000078	01	0.00	R1	Q	RCG	A	$ 225,000	$ 222,600	I	Q		
								1,154			12/02/2020			MCCAFFERY CHARLES E RE	$ 166,200
0.990	00007E	000048	0B5-01	01	0.00	R1	Q	RCG	A	$ 200,000	$ 198,000	I	Q		
								1,057			01/14/2021			CAMPBELL SCOTT M	$ 134,800
0.990	00007E	000048	0S2-28	01	0.00	R1	Q	RCG	A	$ 200,000	$ 198,000	I	Q		
								1,057			12/30/2020			ALTOBELLO MARIA R	$ 132,000
0.991	00007D	000166	000R19	01	0.00	R1	Q	RCD	E	$ 265,000	$ 262,700	I	Q		
								1,789			10/04/2020			CIRRONE ANDREW M & SZO	$ 184,800
0.991	00003D	000025	0EB-18	01	0.00	R1	R	MHD	A	$ 199,900	$ 198,200	I	Q		
								2,022			12/22/2020			MOSSEY KAREN	$ 146,200
0.992	00006D	000562	000000	01	0.46	R1	F	RSA	A	$ 335,000	$ 332,300	I	Q		
								1,579			07/09/2021			CARDILLO A & J 2011 TR	$ 226,400
0.992	00007E	000020	000S31	01	0.00	R1	Q	RCD	D	$ 222,533	$ 220,800	I	Q		
								1,212			12/18/2020			BELL JAMES & NICOLE	$ 147,700
0.993	00007C	000030	000042	01	0.26	R1	H	RSA	D	$ 483,700	$ 480,100	I	Q		
								2,407			02/19/2021			HAMPSHIRE VENTURES INC	$ 140,500
0.993	00004C	000250	000000	01	1.10	R1	E	RSA	D	$ 420,000	$ 416,900	I	Q		
								2,524			03/31/2021			BANNISTER SCOTT R	$ 306,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
0.994	00007E	000048	000B28	01	0.00	R1	Q	RCD	D	$ 240,000	$ 238,500	I	Q		
								1,248			01/11/2021			OVERTON LISA ANN	$ 165,700
0.994	00001D	0001-4	000018	03	0.00	R1	Q	RCD	A	$ 485,000	$ 482,200	I	Q		
								2,200			05/25/2021			BOWERS LANDING OF MERR	$ 62,400
0.995	00001E	000001	000122	01	0.00	R1	Q	RCD	E	$ 245,000	$ 243,700	I	Q		
								1,663			10/01/2020			PINHEIRO FERNANDA M	$ 163,000
0.995	005D-2	000002	00060A	01	0.00	R1	Q	RCD	D	$ 195,000	**$ 194,100**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,372			12/21/2020			SCOTT MADISON L	$ 107,800
0.996	00007E	000048	000B30	01	0.00	R1	Q	RCD	D	$ 245,000	$ 244,100	I	Q		
								1,322			04/09/2021			YOUNG BRITTANY	$ 170,100
0.996	00005D	000030	000000	01	0.48	R1	F	RSA	A	$ 357,000	$ 355,700	I	Q		
								1,505			11/06/2020			GOMES EVAN & TIFFANY	$ 230,700
0.998	00001D	0001-4	000034	03	0.00	R1	Q	RCD	A	$ 494,700	$ 493,600	I	Q		
								2,221			01/11/2021			BOWERS LANDING OF MERR	$ 62,400
0.998	00001D	0001-4	000015	03	0.00	R1	Q	RCD	A	$ 485,000	$ 484,200	I	Q		
								2,226			02/16/2021			BOWERS LANDING OF MERR	$ 62,400
0.999	00006C	000262	000000	01	0.64	R1	F	RSA	D	$ 400,000	$ 399,500	I	Q		
								2,386			12/03/2020			BRAUER RAYMOND C & JOY	$ 290,100
0.999	005D-2	000002	00122A	01	0.00	R1	Q	RCD	D	$ 200,000	**$ 199,800**	I	Q		
	INCLUDES ASSESSMENT OF LAND LEASE PARCEL B AS BUYE							1,421			04/15/2021			BEAUSOLEIL JARED M	$ 116,000
0.999	00007D	000166	000C06	01	0.00	R1	Q	RCD	E	$ 240,000	$ 239,800	I	Q		
								1,550			12/18/2020			POIRIER PHILIP D	$ 168,100
0.999	00007E	000029	000037	01	0.00	R1	Q	RCG	A	$ 180,000	$ 179,900	I	Q		
								1,017			01/20/2021			DAVIS KRISTINE	$ 114,500
1.000	00006D	000135	000000	01	0.53	R1	F	RSA	A	$ 359,900	$ 359,800	I	Q		
								2,007			03/26/2021			DIB MOHAMAD AMAD	$ 247,300
1.000	00006B	000258	000000	01	2.31	R1	I	RSA	E	$ 810,000	$ 809,800	I	Q		
								5,361			11/19/2020			DOMO IN AETERNUM REVOC	$ 573,200
1.000	00005C	000827	000000	01	0.41	R1	G	RSA	D	$ 530,000	$ 529,900	I	Q		
								3,203			01/21/2021			KORIANSKI RICARDO L &	$ 390,000
1.000	00001D	0001-3	000037	03	0.00	R1	Q	RCD	D	$ 378,000	$ 378,000	I	Q		
								2,373			01/08/2021			UBELE SCOTT R	$ 297,200
1.000	00005C	000478	000069	01	0.00	R1	Q	RCD	D	$ 240,000	$ 240,000	I	Q		
								1,628			05/06/2021			LAFORGE JAMES P	$ 167,500
1.000	00007E	000048	00M138	01	0.00	R1	Q	RCD	D	$ 260,000	$ 260,000	I	Q		
								1,508			03/29/2021			CURREN TIMOTHY J	$ 183,200
1.000	006D-1	000020	0000U4	02	0.00	R1	Q	RCD	D	$ 201,000	$ 201,000	I	Q		
								1,309			11/16/2020			KOCH KATHY	$ 146,300
1.001	00004D	000055	000000	03	3.30	CI	E	CEN	A	$ 2,605,000	$ 2,606,900	I	Q		
								33,234			03/15/2021			GROSKY MARLENE REV TRU	$ 1,531,300

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.001	00007D	000231	000000	01	0.84	R1	F	RSA	A	$ 380,000	$ 380,400	I	Q		
								1,815			06/30/2021			FELICIANO ANGEL SAMUEL	$ 270,800
1.001	004D-3	000076	000016	01	0.00	R1	Q	RCD	D	$ 344,000	$ 344,500	I	Q		
								1,941			12/15/2020			HARPER FAMILY REVOC TR	$ 224,600
1.002	00007E	000048	00M055	01	0.00	R1	Q	RCD	D	$ 252,000	$ 252,500	I	Q		
								1,442			12/14/2020			COMTOIS JESSICA ANNE	$ 180,100
1.002	00007D	000166	000W22	01	0.00	R1	Q	RCD	E	$ 254,933	$ 255,500	I	Q		
								1,802			12/30/2020			AZEVEDO TONI	$ 177,900
1.003	00002B	000308	000000	01	0.35	R1	F	RSA	A	$ 310,000	$ 310,800	I	Q		
								1,387			02/26/2021			DROUIN DENNIS R	$ 224,400
1.004	005D-4	000001	000007	04	0.00	R1	Q	RCD	A	$ 369,000	$ 370,300	I	Q		
								1,745			10/27/2020			STREIF LLC	$ 174,500
1.004	00007C	000030	000054	01	0.32	R1	H	RSA	D	$ 566,400	$ 568,400	I	Q		
								3,143			12/21/2020			HAMPSHIRE VENTURES INC	$ 144,300
1.004	00005B	000159	000000	01	0.54	R1	F	RSA	A	$ 355,000	$ 356,300	I	Q		
								2,002			11/13/2020			LATHE RICHARD N & ANNE	$ 244,300
1.004	00004A	000004	000040	01	1.10	R1	H	RSA	D	$ 650,000	$ 652,400	I	Q		
								4,329			02/22/2021			VECCHIARELLI JAMES G	$ 521,800
1.004	00007E	000020	000K03	01	0.00	R1	Q	RCD	D	$ 215,000	$ 215,900	I	Q		
								1,152			03/16/2021			MCINTYRE JENA L	$ 143,900
1.005	005D-4	000001	000044	04	0.00	R1	Q	RCD	A	$ 364,225	$ 366,000	I	Q		
	TAX STAMPS CALCULATE TO 349933 HOWEVER MLS INDICA							1,745			03/25/2021			STREIF LLC	$ 125,200
1.005	00007D	000040	000000	01	0.52	R1	F	RSA	D	$ 391,900	$ 393,900	I	Q		
								2,224			04/05/2021			GREGORICH JAMES REVOCA	$ 282,600
1.005	00005C	000208	000000	01	2.00	R2	E	RSA	B	$ 385,000	$ 387,100	I	Q		
								2,120			04/09/2021			WINTERS NATHAN / MELIS	$ 283,900
1.006	006D-1	000046	000000	02	1.37	R1	E	RSA	E	$ 674,000	$ 678,300	I	Q		
								10,332			11/02/2020			BENSON LAURA	$ 570,700
1.007	005D-4	000001	000005	04	0.00	R1	Q	RCD	A	$ 367,900	$ 370,300	I	Q		
								1,745			12/10/2020			STREIF LLC	$ 174,500
1.007	006E-1	000057	000000	01	0.50	R2	F	RSA	B	$ 380,000	$ 382,500	I	Q		
								2,282			05/10/2021			BURGESS CECILE E	$ 261,700
1.007	00001D	0001-4	000037	03	0.00	R1	Q	RCD	A	$ 511,800	$ 515,300	I	Q		
								2,486			10/23/2020			BOWERS LANDING OF MERR	$ 62,400
1.007	00007C	000030	000049	01	0.30	R1	H	RSA	D	$ 615,000	$ 619,600	I	Q		
								3,305			11/12/2020			HAMPSHIRE VENTURES INC	$ 142,700
1.008	00006C	000600	000000	01	0.28	R1	F	RSA	A	$ 360,000	$ 363,000	I	Q		
								1,425			01/29/2021			LAKEVIEW PROPERTIES	$ 214,900
1.009	00006D	000236	000000	01	0.50	R1	F	RSA	D	$ 395,000	$ 398,500	I	Q		
								2,514			11/16/2020			BAEZ CARLOS & SALAZAR	$ 289,600

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.009	00005C	000038	000000	01	0.46	R1	F	RSA	A	$ 352,000	$ 355,200	I	Q		
								1,740			10/01/2020			FILADORO NICOLE ANN	$ 241,700
1.010	00001D	0001-3	000097	03	0.00	R1	Q	RCD	A	$ 455,000	$ 459,400	I	Q		
								1,860			05/04/2021			GRACE FAMILY REVOCABLE	$ 333,500
1.010	00007E	000048	0G2-32	01	0.00	R1	Q	RCG	A	$ 199,000	$ 201,000	I	Q		
								1,057			12/28/2020			MCGOWAN ELLEN M	$ 135,000
1.010	004D-4	000025	000000	01	0.39	R2	E	RSA	A	$ 485,000	$ 489,900	I	Q		
								4,485			11/30/2020			SLEEPER JUSTIN M & KRI	$ 332,800
1.011	00007C	000030	000001	01	0.23	R1	H	RSA	D	$ 549,500	$ 555,500	I	Q		
								2,926			12/22/2020			HAMPSHIRE VENTURES INC	$ 131,700
1.012	00007D	000343	000000	01	0.51	R1	F	RSA	A	$ 325,000	$ 328,800	I	Q		
								1,485			11/03/2020			GUERRERA NICHOLAS R	$ 231,900
1.012	005D-4	000019	000001	01	0.00	R1	Q	RCD	A	$ 268,900	$ 272,200	I	Q		
								1,691			01/04/2021			MARCHETTI ALISON & CHA	$ 174,600
1.013	00001E	000001	000028	01	0.00	R1	Q	RCD	E	$ 245,000	$ 248,100	I	Q		
								1,766			10/07/2020			SULLIVAN SUSAN I & JAM	$ 164,300
1.014	006D-1	000090	000027	01	0.00	R1	Q	RCD	D	$ 189,933	$ 192,500	I	Q		
								1,355			01/08/2021			MITCHELL CARRIE W	$ 159,900
1.014	00006B	000085	000045	01	1.02	R1	F	RSA	D	$ 450,000	$ 456,300	I	Q		
								3,068			12/01/2020			MORALES SCOTT M	$ 328,500
1.014	00002B	000159	000000	01	0.46	R1	F	RSA	B	$ 320,000	$ 324,600	I	Q		
								1,467			10/19/2020			MARTIN KEVIN J & KATHL	$ 229,500
1.015	005D-4	000001	000003	04	0.00	R1	Q	RCD	A	$ 364,933	$ 370,300	I	Q		
								1,745			12/31/2020			STREIF LLC	$ 174,500
1.015	005D-4	000001	000043	04	0.00	R1	Q	RCD	A	$ 364,900	$ 370,300	I	Q		
								1,745			04/12/2021			STREIF LLC	$ 125,200
1.015	005D-4	000001	000045	04	0.00	R1	Q	RCD	A	$ 397,900	$ 403,800	I	Q		
								2,165			03/22/2021			STREIF LLC	$ 125,200
1.015	00003B	000070	000000	01	1.30	R2	F	RSA	D	$ 570,000	$ 578,600	I	Q		
	SOLD TO FAM, BUT WANTED MKT VALUE AND HAD APPRAIS							4,593			01/06/2021			HEALEY CHARLES F III	$ 429,400
1.016	00007D	000309	000000	01	1.52	R1	F	RSA	A	$ 335,000	$ 340,200	I	Q		
								1,656			02/22/2021			ROUSSELLE EDWARD G	$ 250,400
1.016	00005A	000032	000000	01	1.75	R1	F	RSA	D	$ 375,000	$ 381,100	I	Q		
								1,948			05/24/2021			DUNCAN DAVID M JR	$ 274,500
1.017	005D-4	000001	000041	04	0.00	R1	Q	RCD	A	$ 359,900	$ 366,000	I	Q		
								1,745			05/04/2021			STREIF LLC	$ 125,200
1.017	00004A	000004	000003	01	2.38	R1	F	RSA	D	$ 692,533	$ 704,300	I	Q		
								4,032			12/31/2020			LYNCH ASHLEY	$ 541,300
1.017	005D-4	000080	000000	04	0.35	CI	E	CST	D	$ 313,000	$ 318,400	I	Q		
								2,243			01/14/2021			HOCK DANIEL G	$ 264,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.018	00004C	000039	000014	01	0.30	R1	G	RSA	D	$ 550,000	$ 560,100	I	Q		
								3,335			12/03/2020			RACHMACIEJ STEVEN E	$ 402,000
1.019	004D-4	000067	000A03	01	0.00	R1	Q	RCD	D	$ 200,000	$ 203,700	I	Q		
								1,335			12/24/2020			ENGLAND ROGER W & STEF	$ 146,200
1.019	00002A	000040	000000	01	5.60	R1	E	RSA	B	$ 350,000	$ 356,500	I	Q		
								2,640			10/14/2020			PATON JACQUELINE A	$ 304,000
1.019	00005C	000640	000000	01	1.00	R1W	E	RSA	C	$ 380,000	$ 387,100	I	Q		
								1,771			03/31/2021			JOLY PAUL H	$ 254,500
1.019	00004C	000451	000009	01	1.50	R1	H	RSA	D	$ 647,000	$ 659,200	I	Q		
								4,244			11/20/2020			OSTLER SEAN M & SUSAN	$ 482,700
1.020	00006D	000088	000004	01	0.38	R1	G	RSA	D	$ 560,000	$ 571,100	I	Q		
								3,748			12/14/2020			DEKEMPER MARA	$ 435,300
1.020	00007E	000029	000026	01	0.00	R1	Q	RCG	A	$ 175,000	$ 178,500	I	Q		
								917			10/06/2020			MULCAHY PATRICK E	$ 108,400
1.021	00007D	000166	000W38	01	0.00	R1	Q	RCD	D	$ 230,000	$ 234,800	I	Q		
								1,407			12/04/2020			MARTEL REBECCA L	$ 161,800
1.021	004D-4	000055	000000	04	0.81	CI	E	COF	A	$ 1,000,000	$ 1,020,900	I	Q		
								8,239			04/01/2021			309 DW HIGHWAY LLC	$ 807,900
1.021	00006C	000380	000052	01	0.00	R1	Q	RCD	C	$ 235,000	$ 240,000	I	Q		
	CHARLES ENOS DOD 4/8/18							1,257			02/12/2021			ENOS CHARLES F	$ 145,100
1.021	00001D	0001-4	000009	03	0.00	R1	Q	RCD	A	$ 502,100	$ 512,800	I	Q		
								2,456			11/05/2020			BOWERS LANDING OF MERR	$ 62,400
1.021	00007E	000017	000009	01	0.23	R1	F	RSA	D	$ 314,000	$ 320,700	I	Q		
								1,527			10/02/2020			GRIBOUSKI EILEEN	$ 224,300
1.022	00004D	000064	000044	01	0.00	R1	Q	RCD	D	$ 310,000	$ 316,700	I	Q		
								1,668			03/22/2021			WUNDERLICH DONALD S	$ 200,600
1.022	00001D	0001-4	000019	03	0.00	R1	Q	RCD	A	$ 480,600	$ 491,200	I	Q		
								2,221			10/08/2020			BOWERS LANDING OF MERR	$ 62,400
1.023	00001E	000001	000094	01	0.00	R1	Q	RCD	E	$ 240,000	$ 245,600	I	Q		
								1,672			11/19/2020			KARAVIAS EILEEN	$ 167,000
1.024	00006B	000074	000000	01	0.90	R1	E	RSA	A	$ 390,000	$ 399,200	I	Q		
								2,051			12/14/2020			STEINES BERNADINE M	$ 280,500
1.024	00003D	000025	0EA-09	01	0.00	R1	R	MHS	A	$ 92,000	$ 94,200	I	Q		
								796			01/25/2021			GREENWOOD JENNIFER	$ 57,400
1.024	00004C	000286	000V16	01	0.00	R1	Q	RCD	E	$ 250,000	$ 256,100	I	Q		
								1,626			11/03/2020			WOLF ZACHARY C	$ 177,500
1.025	00007E	000048	0G3-04	01	0.00	R1	Q	RCG	A	$ 180,800	$ 185,300	I	Q		
								900			12/11/2020			LORD BRIAN SCOTT MARIA	$ 122,200
1.026	00007E	000030	000000	04	1.10	CI	E	CCW	A	$ 850,000	$ 871,800	I	Q		
	$1,100,000 SALE PRICE LESS ESTIMATED EQUIPEMTN OF $250,							1,890			12/18/2020			VASCO HOLDINGS LLC	$ 433,500

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.026	00003D	000027	000039	01	0.39	R1	G	RSA	D	$ 500,000	$ 512,900	I	Q		
								2,975			11/17/2020			MANFIELD JAMES K & JIL	$ 360,600
1.027	00007E	000048	00M119	01	0.00	R1	Q	RCD	D	$ 260,000	$ 266,900	I	Q		
								1,661			12/21/2020			DIFONZO FRANK	$ 187,800
1.027	00003B	000138	000023	01	2.32	R1	G	RSA	D	$ 535,000	$ 549,300	I	Q		
								3,877			11/24/2020			MANNING THOMAS C & NAN	$ 396,400
1.027	005D-4	000001	000042	04	0.00	R1	Q	RCD	A	$ 391,000	$ 401,500	I	Q		
								2,165			04/23/2021			STREIF LLC	$ 124,500
1.027	00006D	000495	000000	01	0.95	R1	F	RSA	D	$ 445,000	$ 457,000	I	Q		
								3,075			02/26/2021			EISERMANN RALF	$ 341,100
1.027	00006A	000006	000018	01	3.99	R1	G	RSA	E	$ 521,000	$ 535,100	I	Q		
								3,225			03/05/2021			SOUKUP ELIZABETH A REV	$ 383,900
1.027	00005C	000237	000V07	01	0.00	R1	Q	RCD	E	$ 229,900	$ 236,200	I	Q		
								1,720			10/16/2020			KHROMETS ANDREY	$ 158,900
1.028	00002A	000052	000000	01	1.26	R1	F	RSA	A	$ 336,933	$ 346,200	I	Q		
								1,600			12/30/2020			DOAN ANDREW D	$ 247,400
1.028	003D-2	000010	000016	01	0.00	R1	Q	RCD	D	$ 205,000	$ 210,800	I	Q		
								1,238			02/16/2021			MANUELE KEVIN	$ 163,200
1.029	00006D	000147	000000	01	0.57	R1	F	RSA	D	$ 400,000	$ 411,400	I	Q		
								2,378			11/13/2020			ISABELLE JOSEPH A & TS	$ 271,400
1.029	00007E	000046	0C9-B3	01	0.00	R1	Q	RCG	A	$ 205,000	$ 211,000	I	Q		
								892			12/04/2020			SISTERS OF HOLY CROSS	$ 131,600
1.030	00004D	000056	00004B	03	0.50	CI	P	IWH	A	$ 975,000	$ 1,003,900	I	Q		
								13,825			07/01/2021			BREVAN ELECTRONICS INC	$ 796,800
1.030	00001D	0001-3	000047	03	0.00	R1	Q	RCD	D	$ 355,000	$ 365,600	I	Q		
								2,274			11/04/2020			FAUCHER RONALD M	$ 286,800
1.030	00007D	000166	000W32	01	0.00	R1	Q	RCD	D	$ 240,000	$ 247,200	I	Q		
								1,568			10/22/2020			LAWRENCE BENJAMIN T	$ 174,200
1.032	00007C	000030	000046	01	0.38	R1	H	RSA	D	$ 551,600	$ 569,100	I	Q		
								2,929			11/17/2020			HAMPSHIRE VENTURES INC	$ 149,500
1.032	00007E	000048	00M151	01	0.00	R1	Q	RCD	D	$ 253,000	$ 261,100	I	Q		
								1,540			01/11/2021			SAID MINA	$ 183,300
1.032	00007E	000048	0S1-06	01	0.00	R1	Q	RCG	A	$ 179,500	$ 185,300	I	Q		
								900			04/07/2021			MANNION JOSEPH	$ 122,200
1.032	004D-4	000062	000000	04	1.16	CI	E	COF	D	$ 1,200,000	$ 1,238,900	I	Q		
								10,271			11/23/2020			VACCA MICHAEL A & LEON	$ 1,018,100
1.033	00004C	000286	000V33	01	0.00	R1	Q	RCD	E	$ 248,000	$ 256,100	I	Q		
								1,602			10/02/2020			MULCAHY PATRICK E	$ 177,400
1.033	00004D	000043	000000	01	1.00	R2	E	RMF	A	$ 347,500	$ 358,900	I	Q		
								1,927			03/19/2021			HAYES MARY REVOCABLE T	$ 250,900

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.034	004D-3	000093	000022	01	0.00	R1	Q	RCD E	$ 295,000	$ 304,900	I	Q		
								1,827		12/30/2020			LATANISION STEPHEN A	$ 220,000
1.036	00006D	000142	000000	01	0.86	R2	F	RSA D	$ 420,000	$ 435,000	I	Q		
								3,556		11/13/2020			FREEDOM ASSET MANAGEME	$ 315,000
1.036	00006A	000012	000000	01	13.40	R1	E	RSA B	$ 484,500	$ 502,000	I	Q		
								3,106		12/01/2020			DIFILLIPO FAMILY REVOC	$ 354,700
1.036	00006C	000590	000000	01	0.25	R1	F	RSA A	$ 364,900	$ 378,200	I	Q		
								2,035		12/02/2020			GIANNELLI RICHARD A &	$ 237,500
1.037	00003D	000027	000017	01	0.45	R1	G	RSA D	$ 450,000	$ 466,500	I	Q		
								2,181		11/12/2020			GEORGE ANU & MATHEW JE	$ 316,700
1.037	00003B	000247	000000	01	0.91	R1	F	RSA D	$ 405,000	$ 419,900	I	Q		
								2,674		01/15/2021			SLATER JESSE HW	$ 326,600
1.037	004D-2	000015	000000	01	0.50	R1W	F	RSA A	$ 540,000	$ 559,900	I	Q		
								3,677		11/06/2020			CARDINAL P & D REVOC L	$ 354,400
1.037	00007E	000048	00M002	01	0.00	R1	Q	RCD D	$ 255,000	$ 264,400	I	Q		
								1,512		10/01/2020			PERET MICHAEL J REVOCA	$ 184,300
1.037	004D-3	000093	000039	01	0.00	R1	Q	RCD E	$ 305,000	$ 316,400	I	Q		
								1,910		10/26/2020			WYSOLMIERSKI ROBERT S	$ 233,000
1.038	004D-4	000064	000000	03	1.14	CI	E	CNH E	$ 875,000	$ 908,300	I	Q		
								10,360		11/02/2020			RAYMOND CLAUDE J	$ 915,200
1.038	00005C	000289	000005	01	0.00	R1	Q	RCD D	$ 225,000	$ 233,600	I	Q		
								1,186		03/26/2021			WYAND MICHAEL D	$ 146,500
1.038	00002B	000095	000000	01	0.46	R1	F	RSA A	$ 340,000	$ 353,000	I	Q		
								1,389		03/25/2021			FORTIER LEO P	$ 249,700
1.039	00003C	000135	000000	01	0.37	R1	F	RSA A	$ 310,000	$ 322,200	I	Q		
								1,686		12/07/2020			ZWIRBLE JEAN I	$ 224,200
1.039	00004D	000005	000001	01	1.11	R1	E	RSA D	$ 365,000	$ 379,400	I	Q		
								2,131		10/02/2020			MOUNSEY HEATHER M	$ 281,500
1.040	005D-2	000004	000056	01	0.00	R1	Q	RCD B	$ 350,000	$ 363,900	I	Q		
								2,224		11/30/2020			SCHULTZ DIANE F REVOC	$ 272,900
1.040	006E-1	000061	000000	01	0.67	R2	F	RMF D	$ 455,000	$ 473,400	I	Q		
	IN PROCESS OF CONVERSION TO 2FAM RES, UNDER CONSTRU							4,178		10/01/2020			APMK VENTURES LLC	$ 272,200
1.040	003D-2	000010	000011	01	0.00	R1	Q	RCD E	$ 215,000	$ 223,700	I	Q		
								1,478		12/01/2020			MUNSON DOREEN R	$ 164,200
1.041	00007C	000030	000044	01	0.30	R1	H	RSA D	$ 561,100	$ 584,000	I	Q		
								2,958		11/23/2020			HAMPSHIRE VENTURES INC	$ 143,000
1.041	00005B	000126	000000	01	0.92	R1	F	RSA D	$ 375,000	$ 390,400	I	Q		
								2,632		11/24/2020			VARELA THOMAS J & LIND	$ 285,600
1.041	00003B	000072	000000	01	0.88	R1	F	RSA B	$ 415,000	$ 432,100	I	Q		
								2,455		11/12/2020			KOCZERA JAMES M	$ 306,700

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.043	00004A	000023	000000	01	27.78	R1	I	RSA C	$ 1,175,000	$ 1,225,500	I	Q		
								6,499		12/01/2020			VAUGHN BRETT W REVOCAB	$ 1,030,400
1.043	004D-3	000001	0000U2	04	0.00	CI	E		$ 575,000	$ 600,000	I	Q		
										03/30/2021			UNIT 2 MERRIMACK LLC	$ 0
1.045	006D-1	000090	000019	01	0.00	R1	Q	RCD D	$ 175,000	$ 182,900	I	Q		
								1,320		02/04/2021			POWERS SEAN D & MARY M	$ 155,900
1.046	005D-4	000016	000023	01	0.00	R1	Q	RCD D	$ 200,000	$ 209,100	I	Q		
								1,499		07/01/2021			HELMBRECHT FAMILY REVO	$ 146,700
1.046	006A-2	000116	000000	01	0.60	R1A	D	RSA A	$ 300,500	$ 314,200	I	Q		
								1,543		10/19/2020			FAJANS PATRICIA L	$ 229,800
1.046	00003C	000038	000013	01	0.53	R1	G	RSA D	$ 495,000	$ 517,600	I	Q		
								2,947		11/09/2020			DAVID KELLY & MARSHALL	$ 389,000
1.046	005D-4	000001	000004	04	0.00	R1	Q	RCD A	$ 349,900	$ 366,000	I	Q		
								1,745		12/15/2020			STREIF LLC	$ 174,500
1.047	004D-4	000067	00E69A	01	0.00	R1	Q	RCG A	$ 134,000	$ 140,300	I	Q		
								520		12/28/2020			CHARRON BRIAN S	$ 86,000
1.047	00005B	000090	000001	01	2.84	R1	F	RSA D	$ 377,500	$ 395,300	I	Q		
								2,017		11/02/2020			PEACH MICHAEL L & CLAU	$ 271,700
1.048	00007E	000048	00M153	01	0.00	R1	Q	RCD D	$ 250,000	$ 262,000	I	Q		
								1,576		12/30/2020			PADYKULA JOSEPH S	$ 184,700
1.048	00007C	000030	000021	01	0.25	R1	H	RSA D	$ 522,600	$ 547,800	I	Q		
								2,929		12/14/2020			HAMPSHIRE VENTURES INC	$ 139,500
1.049	005D-4	000001	000006	04	0.00	R1	Q	RCD A	$ 384,900	$ 403,800	I	Q		
								2,165		11/16/2020			STREIF LLC	$ 174,500
1.051	00006C	000349	000119	01	0.00	R1	Q	RCD E	$ 236,533	$ 248,500	I	Q		
								1,477		01/15/2021			MATHIS JACQUELINE	$ 158,500
1.051	005D-4	000V57	000017	01	0.00	R1	Q	RCD D	$ 225,000	$ 236,400	I	Q		
								1,474		11/06/2020			DOBERSTEIN ERIC P & CL	$ 163,400
1.051	00007D	000256	000000	01	0.52	R1	F	RSA A	$ 344,000	$ 361,600	I	Q		
								1,703		11/17/2020			CURLEY KEVIN J	$ 250,200
1.051	004D-3	000120	000000	01	0.35	R1W	F	RSA D	$ 350,000	$ 368,000	I	Q		
								1,517		10/20/2020			VAIL-NAYLOR ERIC P	$ 238,600
1.052	005D-4	000001	000034	04	0.00	R1	Q	RCD A	$ 383,900	$ 403,800	I	Q		
								2,165		04/02/2021			STREIF LLC	$ 174,500
1.052	00007D	000298	000000	01	1.03	R1	F	RSA D	$ 354,000	$ 372,400	I	Q		
								1,516		03/08/2021			HANLEY FAMILY REVOCABL	$ 264,000
1.052	00001D	0001-4	000033	03	0.00	R1	Q	RCD A	$ 468,933	$ 493,400	I	Q		
								2,218		01/21/2021			BOWERS LANDING OF MERR	$ 62,400
1.053	00001D	0001-4	000036	03	0.00	R1	Q	RCD A	$ 468,800	$ 493,600	I	Q		
								2,221		01/21/2021			BOWERS LANDING OF MERR	$ 62,400

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area		Sale Date			Grantor	Prior Year Assessment
1.055	00005B	000046	000000	01	0.93	R1	F	RSA D	$ 440,000	$ 464,100	I	Q		
								2,830		12/07/2020			BALOCHE DANIEL & LAURE	$ 339,000
1.055	00007E	000046	0C7-12	01	0.00	R1	Q	RCG A	$ 201,000	$ 212,100	I	Q		
								892		12/11/2020			TUTTLE RONALD & BATOR	$ 131,600
1.056	00007D	000291	000000	01	1.00	R1	F	RSA A	$ 335,000	$ 353,700	I	Q		
								1,514		11/24/2020			ETLINGER ELIZABETH	$ 256,300
1.057	00006D	000144	000000	01	0.52	R1	F	RSA C	$ 340,000	$ 359,400	I	Q		
								1,919		11/25/2020			PLANTE JOANNE	$ 252,000
1.057	00007C	000030	000047	01	0.40	R1	H	RSA D	$ 552,200	$ 583,900	I	Q		
								3,009		11/23/2020			HAMPSHIRE VENTURES INC	$ 151,000
1.058	00007B	000018	000002	01	2.00	R1	H	RSA D	$ 595,000	$ 629,300	I	Q		
								4,048		11/06/2020			NUNEZ ROBERT J	$ 511,100
1.058	00007E	000048	0S1-35	01	0.00	R1	Q	RCG A	$ 180,000	$ 190,400	I	Q		
								900		12/30/2020			COMITO JANINE M	$ 125,200
1.058	00006D	000516	000028	01	0.08	R1	F	RSA D	$ 275,000	$ 290,900	I	Q		
								1,524		10/01/2020			MILHALICK STEPHEN G	$ 206,700
1.058	00005A	000015	000000	01	1.02	R1W	E	RSA D	$ 710,000	$ 751,400	I	Q		
								2,826		11/09/2020			SMITH STUART A REV TRU	$ 440,400
1.059	00007C	000030	000053	01	0.36	R1	H	RSA D	$ 657,700	$ 696,200	I	Q		
								4,116		11/16/2020			HAMPSHIRE VENTURES INC	$ 148,200
1.060	00004C	000078	000000	01	0.93	R1	F	RSA D	$ 400,000	$ 424,000	I	Q		
								2,589		10/02/2020			CAMPBELL YURIKO	$ 310,100
1.060	00007E	000020	019-13	01	0.00	R1	Q	RCG A	$ 131,000	$ 138,900	I	Q		
								643		11/13/2020			ALBUQUERQUE MATTHEW J	$ 92,500
1.061	004D-4	000067	000C19	01	0.00	R1	Q	RCD D	$ 223,000	$ 236,500	I	Q		
								1,862		03/08/2021			O'LEARY BENJAMIN	$ 164,700
1.061	00001D	0001-4	000021	03	0.00	R1	Q	RCD A	$ 455,000	$ 482,600	I	Q		
								2,175		11/06/2020			BOWERS LANDING OF MERR	$ 152,800
1.061	004D-4	000067	000A05	01	0.00	R1	Q	RCD D	$ 192,000	$ 203,700	I	Q		
								1,335		10/23/2020			MARCHETTI JAMES R & AD	$ 146,200
1.061	005D-4	000V57	000007	01	0.00	R1	Q	RCD D	$ 227,000	$ 240,900	I	Q		
								1,482		10/06/2020			BURPEE PAULA M HEIRS O	$ 166,800
1.063	00002D	000038	00A-28	03	0.00	R1	R	MHS A	$ 75,000	$ 79,700	I	Q		
								929		12/02/2020			SKRIPNICHUK ZOYA	$ 57,800
1.063	00004C	000048	000013	01	0.92	R1	H	RSA D	$ 481,000	$ 511,500	I	Q		
								2,643		11/25/2020			DEMEMBER ERIK P & TINA	$ 377,400
1.063	005D-2	000002	00076A	01	0.00	R1	Q	RCD F	$ 186,000	**$ 197,800**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,554		12/11/2020			MARCHESE RITA I	$ 117,800
1.064	00006C	000184	000000	01	0.97	R1	E	RSA D	$ 365,000	$ 388,300	I	Q		
								2,092		12/18/2020			105 BEDFORD RD MERRIMA	$ 282,100

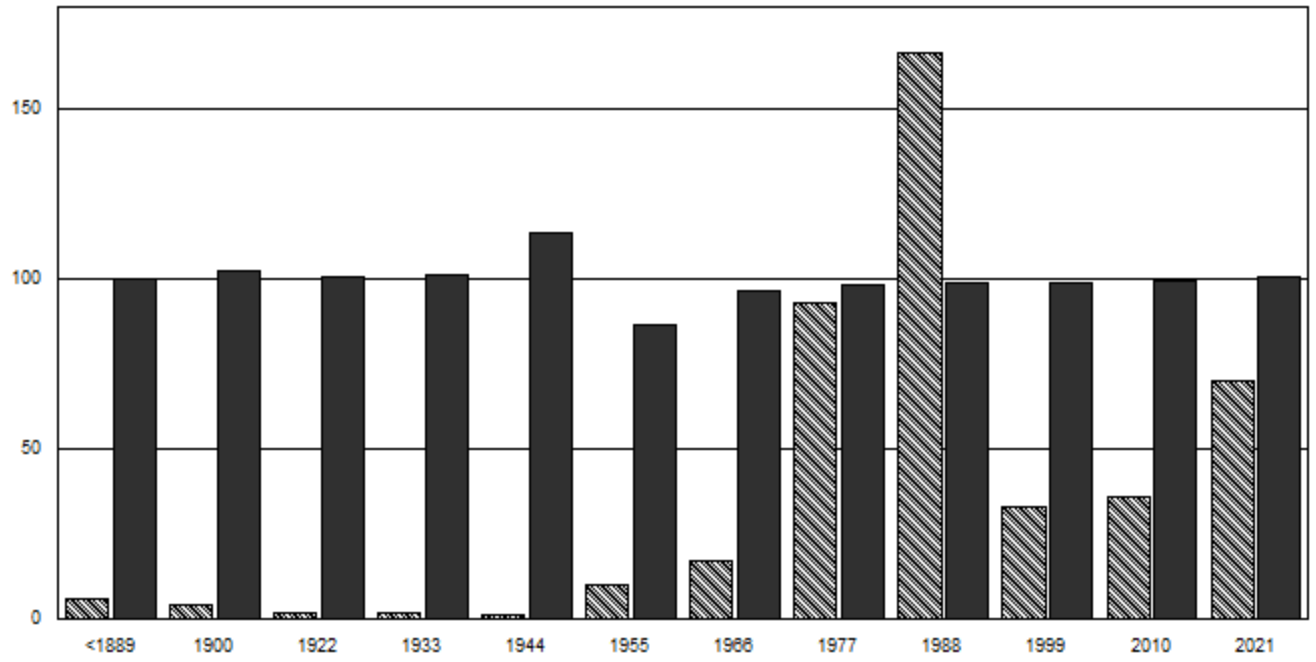
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.065	00007E	000048	0S1-01	01	0.00	R1	Q	RCG	A	$ 186,000	$ 198,000	I	Q		
								1,057			02/23/2021			GOLDBERG SANDRA R	$ 132,000
1.068	00007C	000030	000045	01	0.40	R1	H	RSA	D	$ 572,000	$ 611,100	I	Q		
								3,101			11/17/2020			HAMPSHIRE VENTURES INC	$ 151,000
1.069	00007D	000220	000000	01	0.59	R1	F	RSA	A	$ 341,500	$ 364,900	I	Q		
								1,721			02/23/2021			BISHOP SHARI L	$ 253,800
1.070	00006D	000216	000000	01	0.46	R1	F	RSA	A	$ 376,000	$ 402,200	I	Q		
								2,360			11/10/2020			MARSTON MICHAEL R & JO	$ 283,600
1.073	00003D	000016	00W-13	01	0.00	R1	R	MHS	A	$ 80,000	$ 85,800	I	Q		
								701			06/16/2021			LACHANCE ANDREA L	$ 56,800
1.074	00002B	000365	000040	01	1.49	R1	G	RSA	D	$ 395,000	$ 424,100	I	Q		
								2,294			07/02/2021			AUDETTE DAVID C REVOC	$ 306,600
1.074	005D-3	000041	000000	01	0.93	R1	F	RSA	E	$ 399,900	$ 429,600	I	Q		
								1,906			04/15/2021			PALMER MICHAEL J	$ 307,600
1.075	00001D	0001-4	000038	03	0.00	R1	Q	RCD	A	$ 459,000	$ 493,600	I	Q		
								2,221			11/20/2020			BOWERS LANDING OF MERR	$ 62,400
1.080	00004C	000145	000000	01	0.48	R1	F	RSA	A	$ 291,000	$ 314,400	I	Q		
								1,238			10/29/2020			WELLS ERIC A	$ 220,200
1.081	00002B	000024	000000	01	0.40	R1	E	RSA	B	$ 276,700	$ 299,200	I	Q		
								1,401			02/19/2021			MAFFEE DONALD T	$ 220,200
1.082	00003C	000260	000008	01	2.14	R1	E	RSA	A	$ 370,000	$ 400,200	I	Q		
								2,389			11/20/2020			YONKIN FAMILY REVOC TR	$ 287,700
1.083	00007C	000030	000041	01	0.27	R1	H	RSA	D	$ 512,400	$ 554,800	I	Q		
								2,985			12/24/2020			HAMPSHIRE VENTURES INC	$ 141,000
1.083	00001D	0001-4	000023	03	0.00	R1	Q	RCD	A	$ 443,100	$ 480,000	I	Q		
								2,114			11/04/2020			BOWERS LANDING OF MERR	$ 212,100
1.083	00005C	000546	000000	01	0.36	R1	F	RSA	A	$ 270,000	$ 292,500	I	Q		
								1,443			06/21/2021			DUROST ALTON	$ 212,500
1.084	004D-4	000067	00EV6A	01	0.00	R1	Q	RCG	A	$ 128,000	$ 138,700	I	Q		
								520			10/19/2020			PIAZZA KAREN	$ 85,000
1.084	00006D	000019	000000	01	0.57	R1	F	RSA	D	$ 395,000	$ 428,100	I	Q		
								2,758			10/19/2020			DEL GRECO DANIEL & JOA	$ 301,000
1.085	00004D	000035	000000	01	0.38	R1	F	RSA	A	$ 285,000	$ 309,100	I	Q		
								1,532			03/18/2021			TAYLOR AMY	$ 228,000
1.085	00007E	000046	000001	01	0.13	R1	G	RSA	D	$ 435,000	$ 471,800	I	Q		
								3,292			02/02/2021			ANZALONE REVOCABLE TRU	$ 353,800
1.085	00001D	0001-4	000040	03	0.00	R1	Q	RCD	A	$ 455,000	$ 493,600	I	Q		
								2,221			11/02/2020			BOWERS LANDING OF MERR	$ 92,700
1.086	00003B	000032	000000	01	1.16	R1	F	RSA	C	$ 291,000	$ 315,900	I	Q		
								1,124			11/23/2020			COKER NORMA JO	$ 214,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.086	00002A	000005	000000	01	0.50	CI	E	CAU	D	$ 565,000	$ 613,400	I	Q		
								6,428			11/20/2020			ANMI MERRIMACK REALTY	$ 559,400
1.090	00004B	000009	001-14	01	1.53	R1	I	RSA	D	$ 660,000	$ 719,400	I	Q		
								3,860			10/01/2020			MORRIS FRED R & JENNIF	$ 534,900
1.091	00004D	000044	000000	01	0.47	R1	F	RSA	A	$ 352,000	$ 383,900	I	Q		
								2,464			11/23/2020			GAGE LISA	$ 254,200
1.092	00002C	000068	000000	01	2.63	R1	F	RSA	B	$ 330,000	$ 360,200	I	Q		
								2,015			11/30/2020			DEMERS JOSEPH M & LORR	$ 252,400
1.093	00004D	000064	000039	01	0.00	R1	Q	RCD	A	$ 325,000	$ 355,100	I	Q		
								1,815			01/21/2021			HALVATZES CONSTANTINE	$ 233,800
1.096	00005C	000766	000000	01	0.41	R2	F	RSA	A	$ 475,000	$ 520,800	I	Q		
								3,949			02/02/2021			ZAGWYN COLLEEN A	$ 368,100
1.097	004D-3	000059	000000	01	0.35	R1	F	RSA	B	$ 293,000	$ 321,300	I	Q		
								2,140			12/21/2020			DOUCET CHRISTOPHER D &	$ 222,300
1.101	00004C	000286	000J17	01	0.00	R1	Q	RCD	E	$ 235,000	$ 258,700	I	Q		
								1,722			04/13/2021			BURKE KAITLYN M	$ 177,500
1.101	00006C	000383	000210	01	0.00	R1	Q	RCD	D	$ 215,000	$ 236,700	I	Q		
								1,167			10/15/2020			MOORE IAN	$ 149,500
1.105	00006B	000274	000000	01	8.03	R1	I	RSA	D	$ 790,000	$ 873,300	I	Q		
								5,677			12/03/2020			MILLER BRIAN & LAURA	$ 668,400
1.107	00007E	000020	000S63	01	0.00	R1	Q	RCD	D	$ 195,000	$ 215,900	I	Q		
								1,152			12/07/2020			KAVOOSI SHABNAM	$ 143,900
1.108	00002B	000234	000000	01	0.72	R1	F	RSA	C	$ 344,000	$ 381,100	I	Q		
								2,279			10/30/2020			YVARS JACK W	$ 279,600
1.109	00006C	000349	000155	01	0.00	R1	Q	RCD	E	$ 222,900	$ 247,200	I	Q		
								1,452			04/23/2021			KENNEDY MICHAEL A	$ 158,000
1.110	004D-4	000067	00E68A	01	0.00	R1	Q	RCG	A	$ 125,000	$ 138,700	I	Q		
								520			12/08/2020			SCHULTZ DAVID K	$ 85,000
1.110	006A-1	000120	000000	01	1.22	R1W	D	RSA	C	$ 750,000	$ 832,700	I	Q		
								2,157			06/28/2021			DIGANGI GAETAN III	$ 482,500
1.114	00006C	000585	000000	01	0.33	R1	F	RSA	A	$ 375,000	$ 417,800	I	Q		
								2,369			11/06/2020			CALL MICHAEL J & TAMMI	$ 264,200
1.115	00004C	000286	000W08	01	0.00	R1	Q	RCD	E	$ 235,000	$ 262,000	I	Q		
								1,702			10/01/2020			HASHEM NADA	$ 180,400
1.115	00005C	000605	000025	01	0.42	R1	G	RSA	A	$ 422,000	$ 470,500	I	Q		
								2,999			10/19/2020			AMORIM MARIA CECI	$ 313,800
1.116	005D-2	000002	00085A	01	0.00	R1	Q	RCD	D	$ 174,000	**$ 194,200**	I	Q		
	INCLUDES VALUE OF LAND LEASE PARCEL THAT TAXPAYER							1,417			11/03/2020			ORDZIE NICHOLAS	$ 110,700
1.120	00007D	000113	000000	01	0.57	R1	F	RSA	A	$ 342,000	$ 382,900	I	Q		
								1,963			12/04/2020			RIVERA-AGUSTILIANO MEL	$ 267,000

Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.121	00001D	0001-4	000044	03	0.00	R1	Q	RCD	A	$ 427,000	$ 478,800	I	Q		
								2,069			12/07/2020			BOWERS LANDING OF MERR	$ 350,700
1.121	00001E	000001	000019	01	0.00	R1	Q	RCD	E	$ 216,500	$ 242,800	I	Q		
								1,663			12/14/2020			SOARES MENDES GILBERTO	$ 165,000
1.122	00007D	000044	000000	01	0.69	R1	F	RSA	C	$ 380,000	$ 426,200	I	Q		
								3,118			12/09/2020			BOUCHER JEFFREY M	$ 303,700
1.123	00005C	000337	000000	01	0.45	R1	F	RSA	D	$ 380,000	$ 426,600	I	Q		
								2,827			12/11/2020			CAMPANA JONATHAN & YOK	$ 307,200
1.124	00001D	0001-3	000122	03	0.00	R1	Q	RCD	A	$ 399,000	$ 448,500	I	Q		
								1,827			10/05/2020			HUBBARD DEAN FRANKLIN	$ 322,700
1.126	00007D	000321	000000	01	0.96	R1	F	RSA	A	$ 351,000	$ 395,300	I	Q		
	TAX STAMPS ARE WRONG, T/P AND MLS CONFIRM SALE PRI							1,947			10/14/2020			HIRSCH DANIEL EVAN	$ 269,700
1.127	00005C	000437	000000	01	0.34	R1	F	RSA	A	$ 350,000	$ 394,300	I	Q		
								2,638			12/21/2020			DORMAN DARCIE JEAN	$ 282,700
1.133	00005C	000478	000192	01	0.00	R1	Q	RCD	D	$ 215,000	$ 243,500	I	Q		
								1,579			01/25/2021			LORING KEVIN D REVOC T	$ 170,100
1.133	00003B	000126	000000	01	0.92	R1	G	RSA	E	$ 395,000	$ 447,500	I	Q		
								2,618			01/28/2021			GERENZ RALPH F & JANET	$ 323,900
1.134	00007D	000102	000000	01	0.66	R1	F	RSA	A	$ 326,000	$ 369,600	I	Q		
								2,484			01/14/2021			BOLLEN TAMARA A EXECUT	$ 261,600
1.135	006A-1	000076	000000	01	0.95	R1A	E	RSA	A	$ 460,000	$ 522,000	I	Q		
								3,962			11/10/2020			PLATINUM ROI HOLDINGS	$ 390,400
1.136	00003C	000025	000001	01	1.51	R1	E	RSA	A	$ 235,000	$ 267,000	I	Q		
								624			12/23/2020			LEE VICTORIA E	$ 183,500
1.145	00007E	000046	C11-31	01	0.00	R1	Q	RCG	A	$ 177,500	$ 203,300	I	Q		
								837			02/16/2021			RANGANATHAN MURALI	$ 126,500
1.148	00007E	000029	000106	01	0.00	R1	Q	RCG	A	$ 190,000	$ 218,100	I	Q		
								1,245			10/13/2020			KING JUSTIN & MARIA	$ 138,300
1.159	003D-2	000010	000T03	01	0.00	R1	Q	RCG	A	$ 130,000	$ 150,700	I	Q		
								799			10/22/2020			GOODRIDGE TIMOTHY P	$ 114,000
1.165	00007A	000010	000000	01	6.50	R1	F	RSA	D	$ 485,000	$ 565,000	I	Q		
								2,954			10/23/2020			CHANN BIEN & RABINATHA	$ 443,300
1.169	00004B	000077	000000	01	0.92	R1	F	RSA	A	$ 327,500	$ 382,700	I	Q		
								1,729			10/14/2020			BM INVESTMENTS LLC	$ 180,000
1.182	004D-4	000067	00E61A	01	0.00	R1	Q	RCG	A	$ 118,000	$ 139,500	I	Q		
								520			01/11/2021			BOONE SHEILA M	$ 85,500
1.190	00004C	000401	000000	01	0.51	R1	F	RSA	A	$ 252,000	$ 300,000	I	Q		
								1,349			10/09/2020			LACASSE HAZEL REVOCABL	$ 228,100
1.199	005D-2	000002	00141A	01	0.00	R1	Q	RCD	F	$ 179,000	**$ 214,700**	I	Q		
	ASSMT INCLUDES LAND LEASE PARCEL							1,899			12/23/2020			WAGEMAN RUTH	$ 127,400

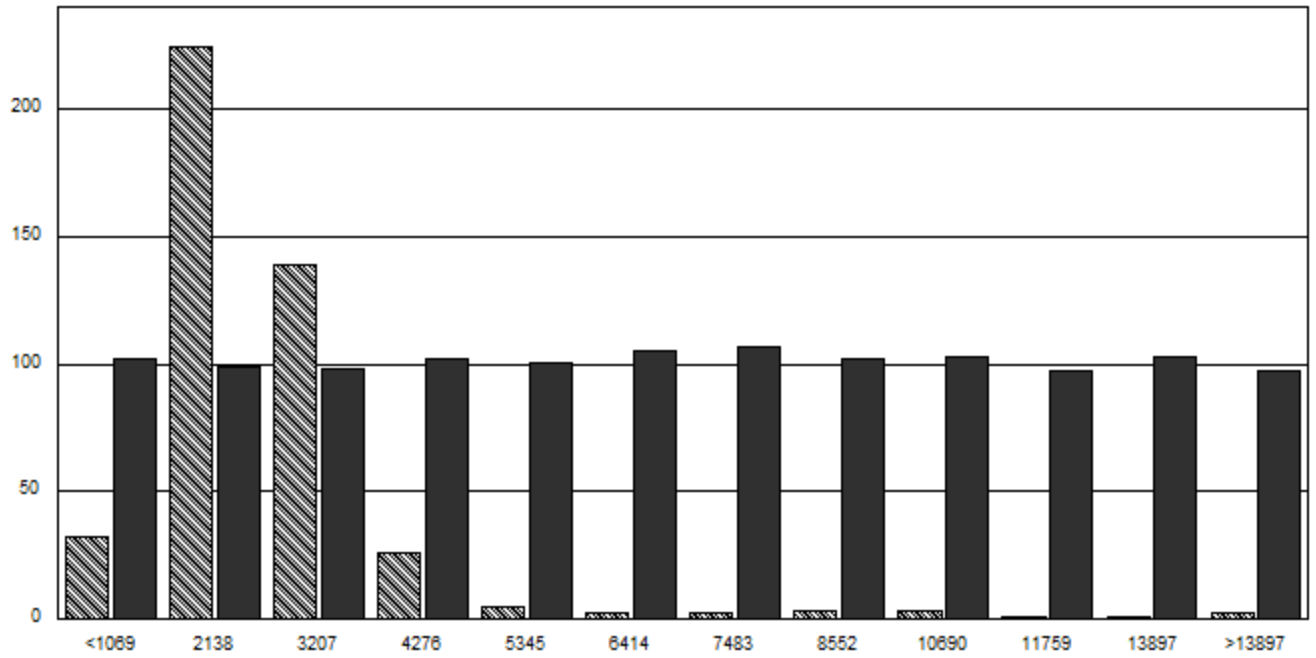
Ratio	Map	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment	I	Q	Unqualified Description	
	Sale Note							Eff. Area			Sale Date			Grantor	Prior Year Assessment
1.203	00007D	000011	000000	01	27.91	R1	E	RSA	D	$ 825,000	$ 992,500	I	Q		
								7,568			10/13/2020			DESANTIS SCOTT	$ 776,500
2.289	00006C	000328	000001	01	4.23	R1	E	RSA	D	$ 180,000	$ 412,000	I	Q		
								4,102			10/21/2020			WOODCASTLE HOMES LLC	$ 196,600

MERRIMACK:Median A/S Ratio by Year of Construction



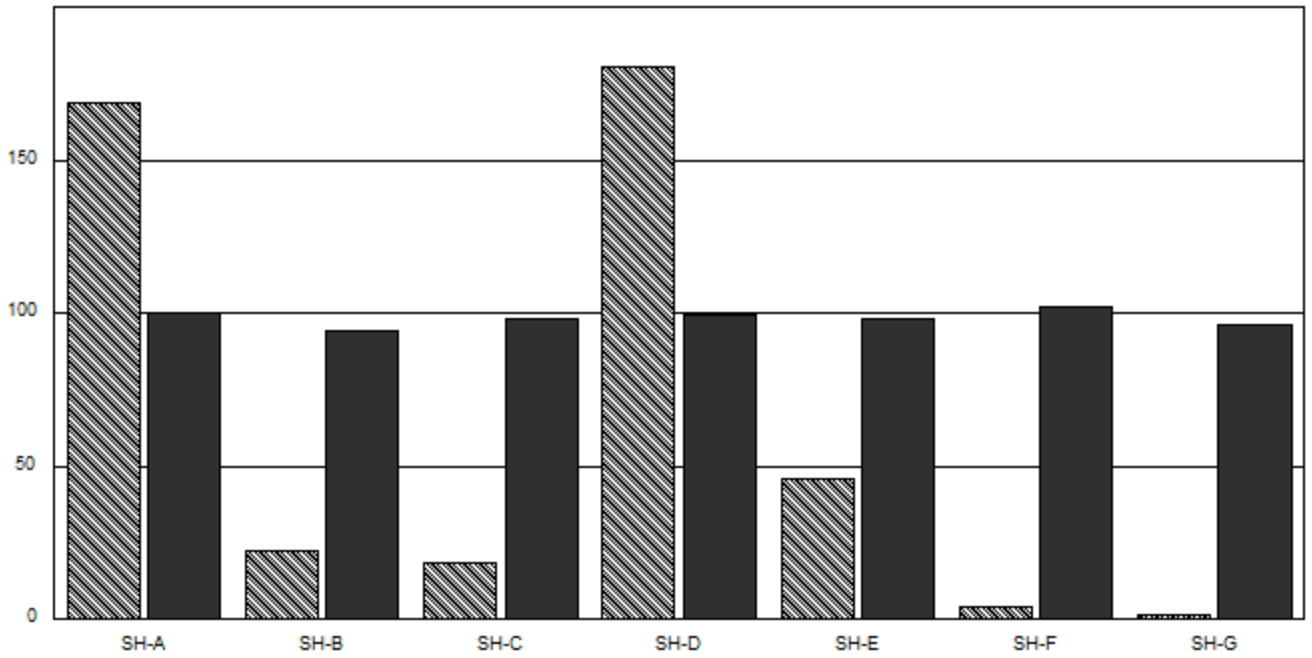
		# of Parcels	Median A/S x 100
<1889	<= 1889	6	100.09
1900	1890 to 1900	4	102.77
1922	1912 to 1922	2	100.60
1933	1923 to 1933	2	101.11
1944	1934 to 1944	1	113.62
1955	1945 to 1955	10	86.69
1966	1956 to 1966	17	96.81
1977	1967 to 1977	93	98.33
1988	1978 to 1988	167	99.00
1999	1989 to 1999	33	99.13
2010	2000 to 2010	36	99.45
2021	2011 to 2021	70	100.57
		441	

MERRIMACK:Median A/S Ratio by Effective Area



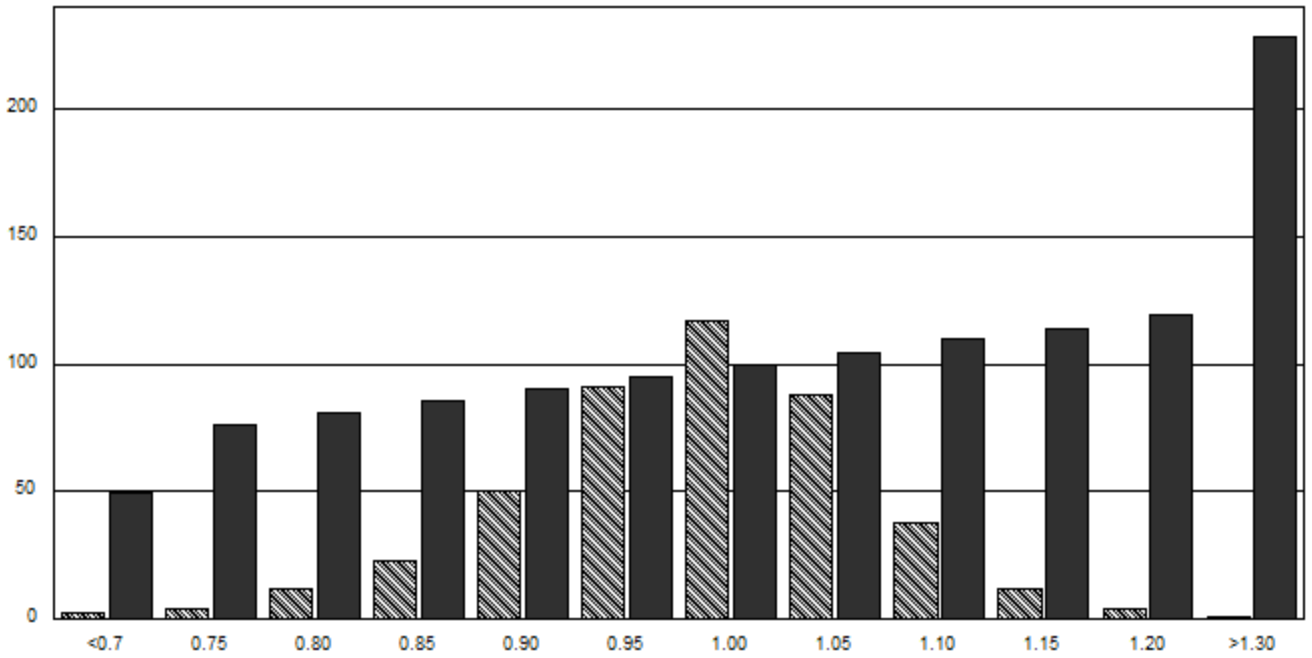
		# of Parcels	Median A/S x 100
<1069	<= 1,069	32	102.44
2138	1,070 to 2,138	225	98.82
3207	2,139 to 3,207	139	98.00
4276	3,208 to 4,276	26	101.93
5345	4,277 to 5,345	5	100.37
6414	5,346 to 6,414	2	105.26
7483	6,415 to 7,483	2	106.43
8552	7,484 to 8,552	3	102.09
10690	9,622 to 10,690	3	103.24
11759	10,691 to 11,759	1	97.32
13897	12,829 to 13,897	1	102.96
>13897	> 13,897	2	97.27
		441	

MERRIMACK:Median A/S Ratio by Story Height



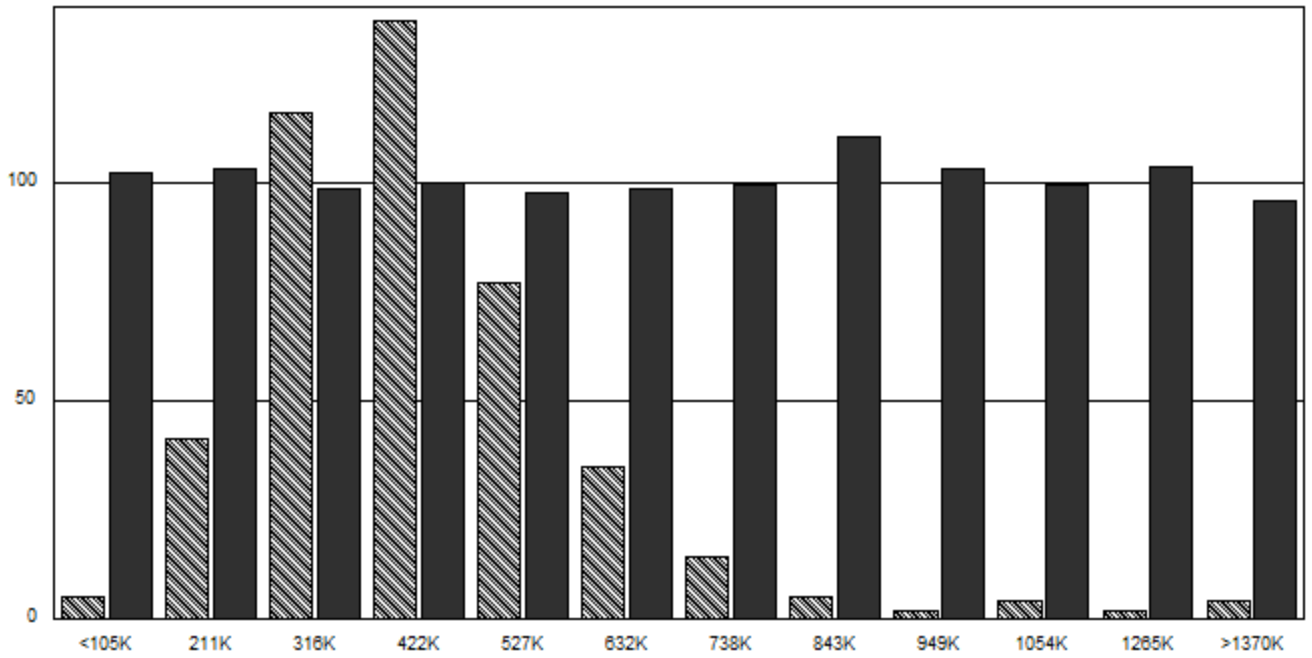
		# of Parcels	Median A/S x 100
SH-A	1 STORY	169	99.97
SH-B	1.5 STORY	22	94.46
SH-C	1.75 STORY	18	97.88
SH-D	2.00 STORY	181	99.26
SH-E	2.50 STORY	46	98.47
SH-F	2.75 STORY	4	102.26
SH-G	3.00 STORY	1	96.41
		441	

MERRIMACK:Distribution of Sale Ratios



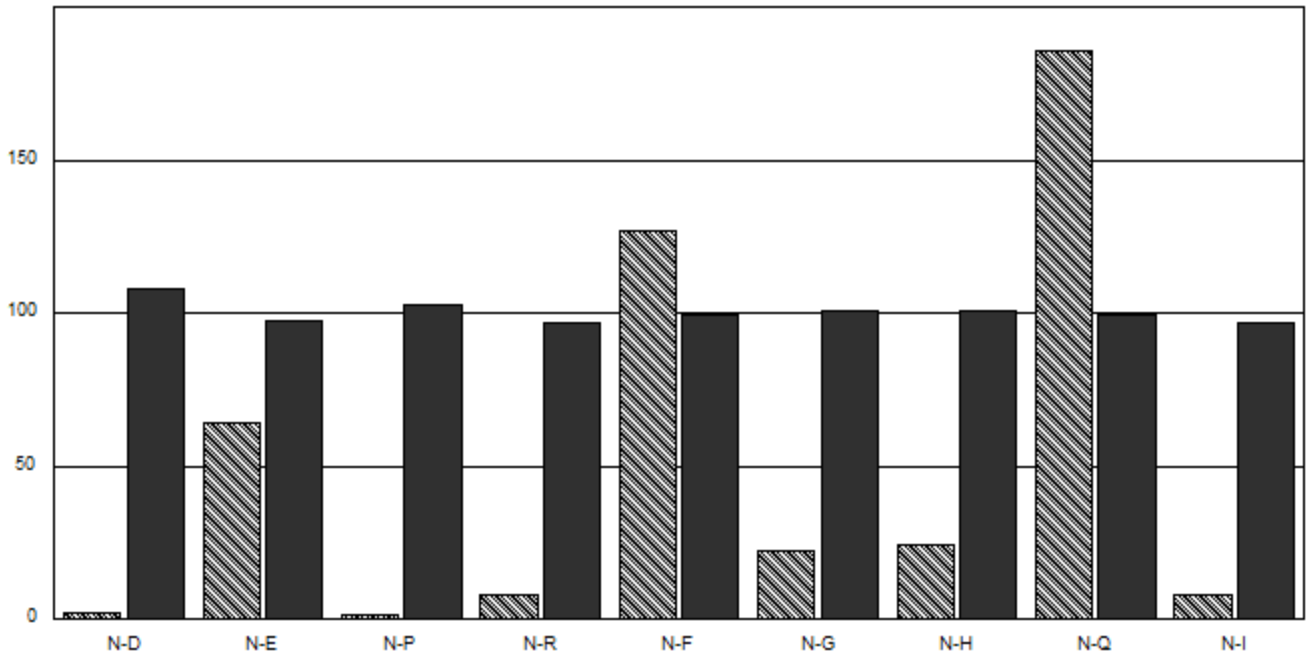
	# of Parcels	Median A/S x 100
<0.7	2	49.30
0.75	4	76.09
0.80	12	81.11
0.85	23	85.61
0.90	50	90.02
0.95	91	95.16
1.00	117	100.11
1.05	88	104.53
1.10	38	109.65
1.15	12	113.55
1.20	4	119.50
>1.30	1	228.89
	442	

MERRIMACK:Median A/S Ratio by Sale Price



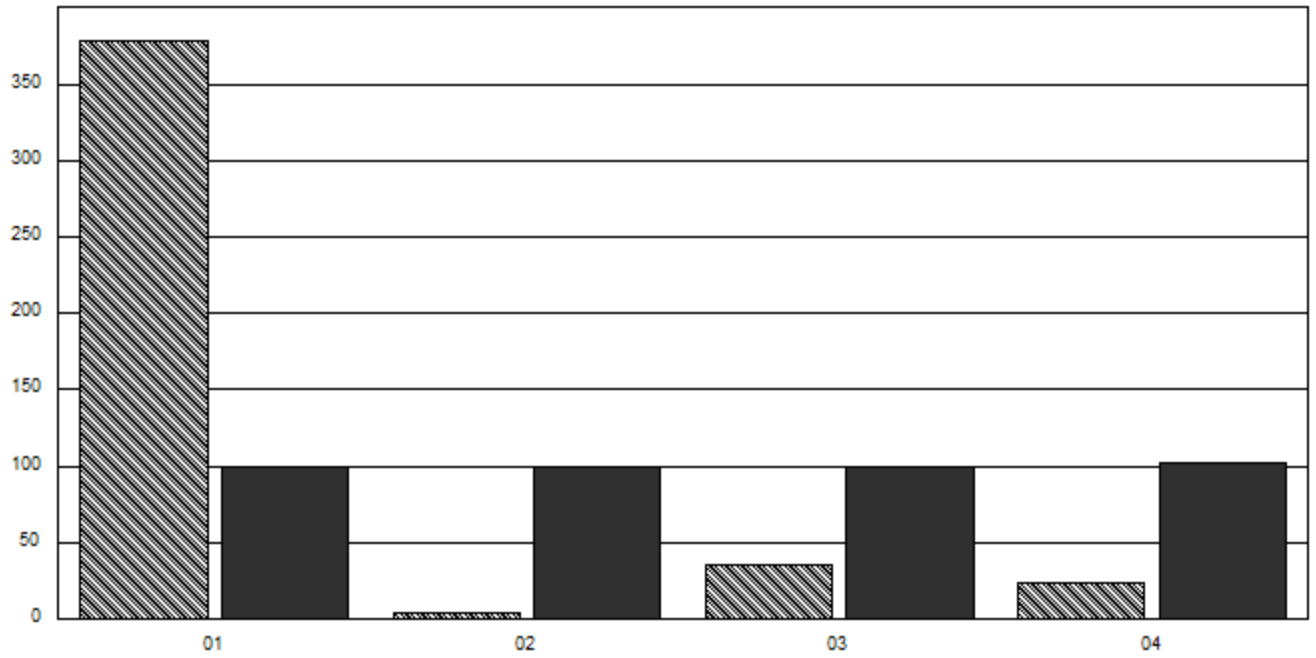
		# of Parcels	Median A/S x 100
<105K	<= $105,410	5	102.39
211K	$105,411 to $210,820	41	102.93
316K	$210,821 to $316,230	116	98.35
422K	$316,231 to $421,640	137	99.97
527K	$421,641 to $527,050	77	97.59
632K	$527,051 to $632,460	35	98.31
738K	$632,461 to $737,870	14	99.63
843K	$737,871 to $843,280	5	110.54
949K	$843,281 to $948,690	2	103.19
1054K	$948,691 to $1,054,100	4	99.49
1265K	$1,159,511 to $1,264,920	2	103.77
>1370K	> $1,370,330	4	95.90
		442	

MERRIMACK:Median A/S Ratio by Neighborhood



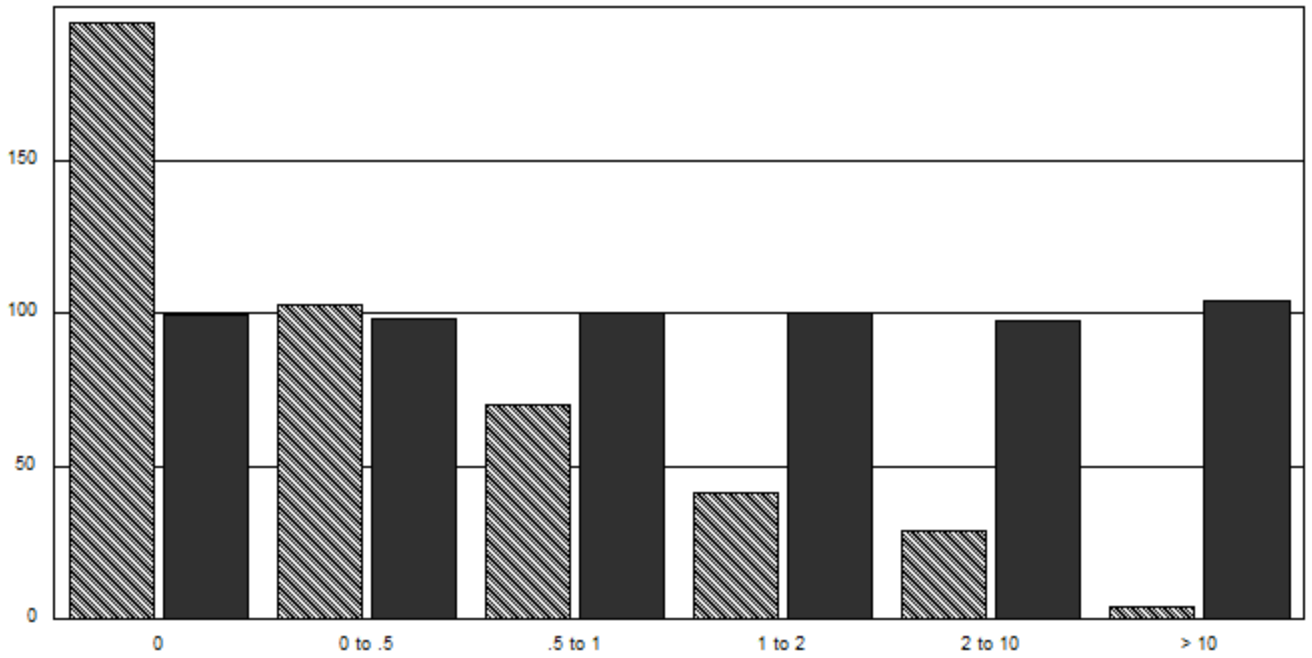
		# of Parcels	Median A/S x 100
N-D	AVERAGE-10	2	107.79
N-E	AVERAGE	64	97.51
N-P	C/I CONDOMINIUMS	1	102.96
N-R	MOBILE HOMES IN PA	8	97.15
N-F	AVERAGE+10	127	99.19
N-G	AVERAGE+20	22	100.91
N-H	AVERAGE+30	24	100.56
N-Q	CONDOMINIUMS	186	99.71
N-I	AVERAGE+40	8	96.64
		442	

MERRIMACK:Median A/S Ratio by Zone



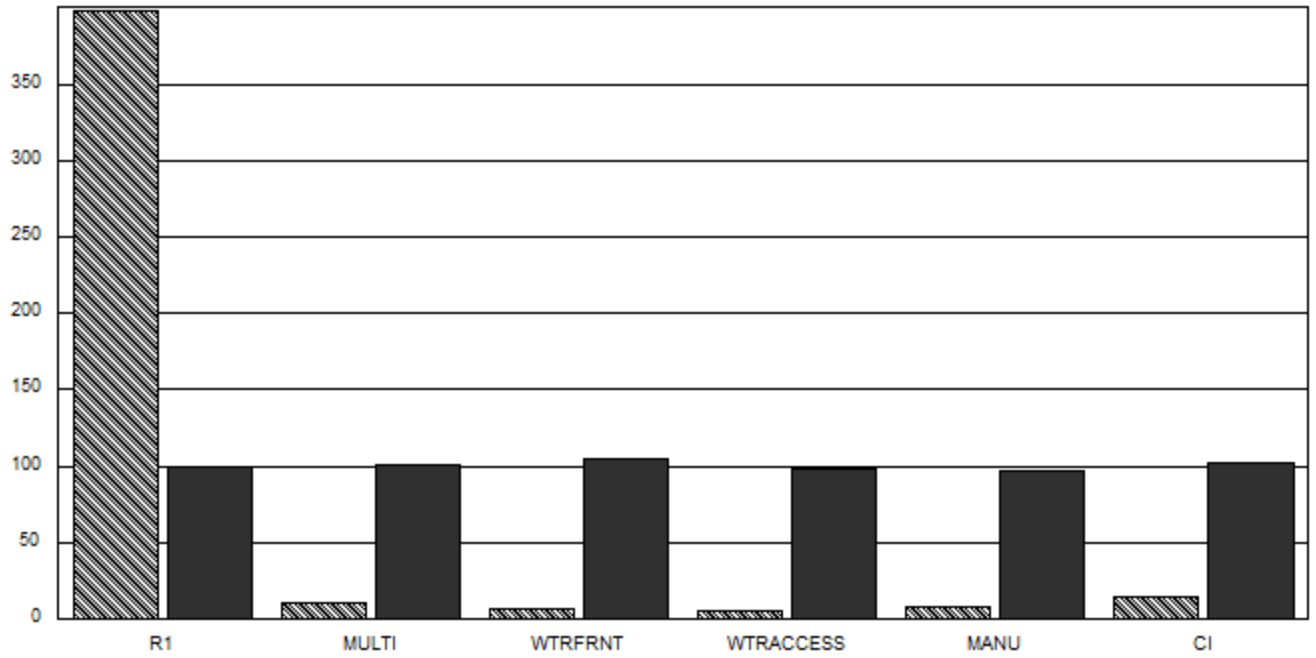
		# of Parcels	Median A/S x 100
01	RESIDENTIAL	379	99.00
02	C1- LTD COMMERCIAL	4	99.16
03	INDUSTRIAL	35	100.00
04	C2- GEN COMM	24	101.48
		442	

MERRIMACK:Median A/S Ratio by Acreage



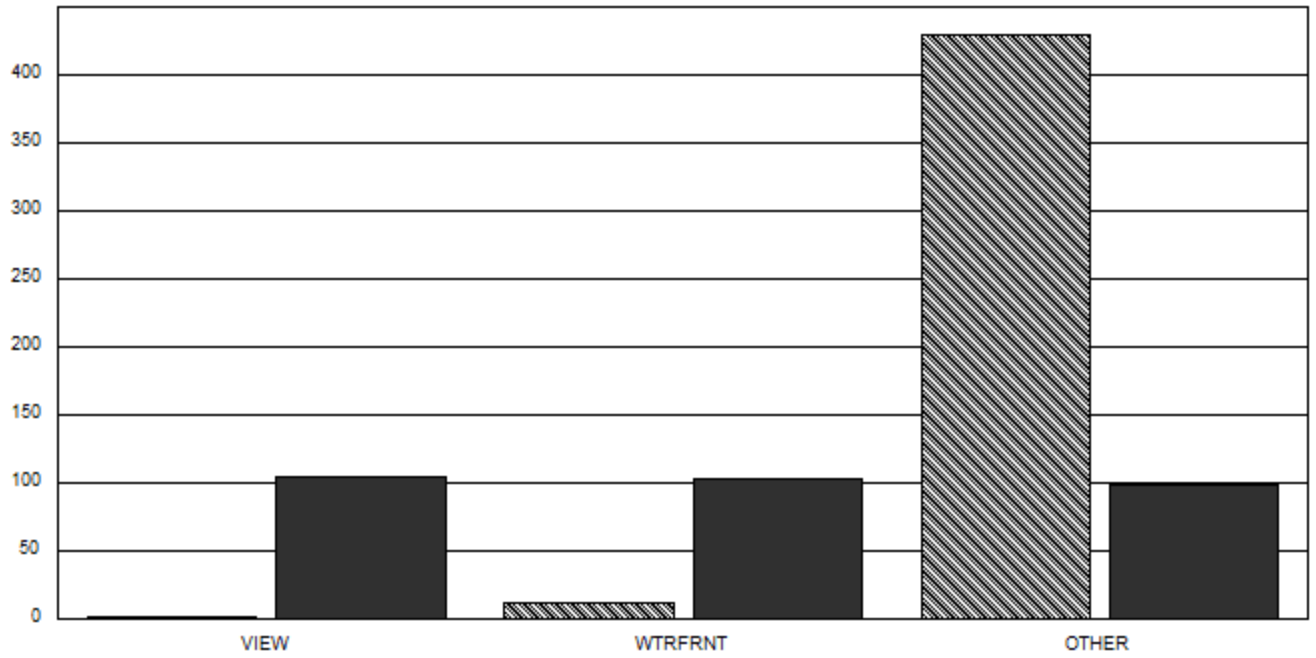
	# of Parcels	Median A/S x 100
0	195	99.63
0 to .5	103	97.94
.5 to 1	70	100.24
1 to 2	41	100.37
2 to 10	29	97.63
> 10	4	103.95
	442	

MERRIMACK:Median A/S Ratio by Improved Use



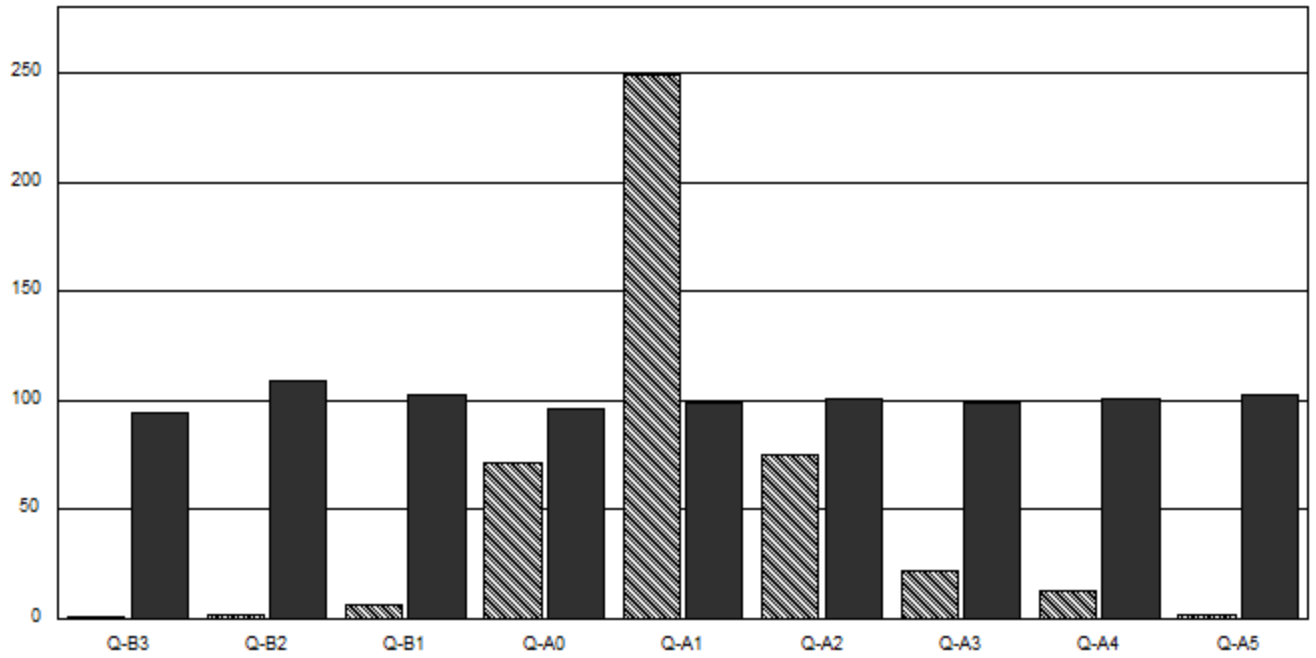
	# of Parcels	Median A/S x 100
R1	398	99.16
MULTI	11	101.01
WTRFRNT	6	104.41
WTRACCESS	5	98.00
MANU	8	97.15
CI	14	101.91
	442	

MERRIMACK:Median A/S Ratio for Views/Waterfront/Other



	# of Parcels	Median A/S x 100
VIEW	1	104.30
WTRFRNT	11	103.69
OTHER	430	99.26
	442	

MERRIMACK:Median A/S Ratio by Building Quality



		# of Parcels	Median A/S x 100
Q-B3	AVG-30	1	94.08
Q-B2	AVG-20	2	108.71
Q-B1	AVG-10	6	102.24
Q-A0	AVG	71	96.60
Q-A1	AVG+10	249	99.00
Q-A2	AVG+20	75	100.49
Q-A3	AVG+30	22	98.51
Q-A4	EXC	13	101.09
Q-A5	EXC+10	2	103.00
		441	

OWNER INFORMATION

TROW FAMILY REVOCABLE TRUST
TROW STEVEN R & TANA K TRUSTEES
3 HANNA CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/22/2021	9442	2558	Q I	398,000	SMITH JEFFREY A
12/23/2010	8277	0208	Q I	280,000	BOWERS LANDING OF MERR

PICTURE

LISTING HISTORY

03/21/21	ERVM	
05/22/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
07/25/11	LMHC	
05/21/10	MRUM	

NOTES

/CORRECTED SKETCH 17/

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BLANCHARD POINTE	1		100	148,000.00	100	148,000	
						151,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 166,100	$ 118,000	$ 0
		Parcel Total: $ 284,100	
2020	$ 166,100	$ 118,000	$ 0
		Parcel Total: $ 284,100	
2021	**$ 215,000**	**$ 151,000**	**$ 0**
		Parcel Total: $ 366,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

TROW FAMILY REVOCABLE TRUST
TROW STEVEN R & TANA K TRUSTEES
3 HANNA CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

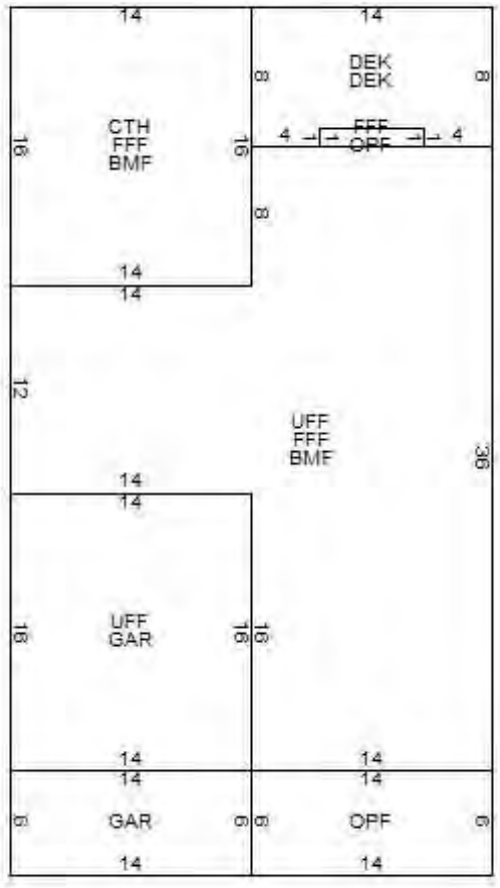
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9641** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1329**
Sq. Foot Cost: **$ 108.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	224	0.10	22
FFF	FST FLR FIN	902	1.00	902
BMF	BSMNT FINISHED	896	0.30	269
DEK	DECK/ENTRANCE	212	0.10	21
OPF	OPEN PORCH	90	0.25	23
UFF	UPPER FLR FIN	896	1.00	896
GAR	GARAGE	308	0.45	139
GLA:	**1,798**	**3,528**		**2,272**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 247,080**
Year Built:		**2008**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 215,000**

OWNER INFORMATION

HJORTH DOUGLAS
HJORTH LORRIE
11 HANNA CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2021	9431	1727	Q I	386,000	MOYLAN SCOTT J
04/14/2017	8959	2090	Q I	330,000	DENAULT ADRIENNE J
07/07/2009	8110	2203	Q I	323,600	BOWERS LANDING

PICTURE

LISTING HISTORY

03/23/21	ERVM	
05/22/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
07/25/11	LMHC	
03/29/10	MRUM	

NOTES

TAN; END// 3/21 DNPU 10X14 AREA BEHIND GUR AREA= COMMON SPRINKLER SYSTEM ETC. NOT LIVING SPC ALL ORIG, EXT GOOD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BLANCHARD POINTE	1		100	148,000.00	100	148,000	
						151,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 175,300	$ 118,000	$ 0
		Parcel Total: $ 293,300	
2020	$ 175,300	$ 118,000	$ 0
		Parcel Total: $ 293,300	
2021	**$ 227,000**	**$ 151,000**	**$ 0**
		Parcel Total: $ 378,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

HJORTH DOUGLAS
HJORTH LORRIE
11 HANNA CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

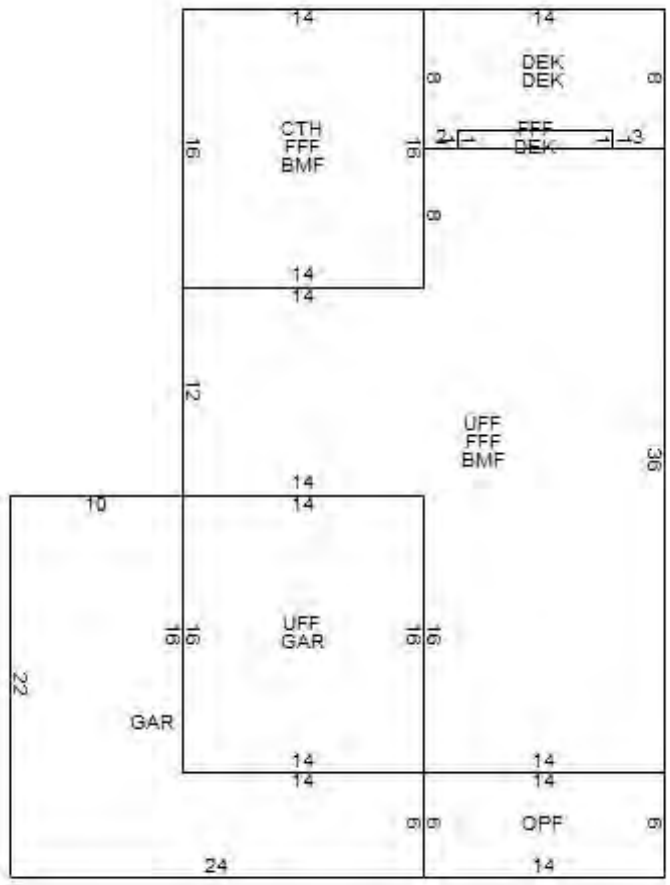
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9528** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1196**
Sq. Foot Cost: **$ 107.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	896	1.00	896
FFF	FST FLR FIN	905	1.00	905
BMF	BSMNT FINISHED	896	0.30	269
GAR	GARAGE	528	0.45	238
CTH	CATHEDRAL	224	0.10	22
DEK	DECK/ENTRANCE	215	0.10	22
OPF	OPEN PORCH	84	0.25	21
GLA:	**1,801**	**3,748**		**2,373**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 255,050**
Year Built:		**2008**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 227,000**

OWNER INFORMATION

MCBURNEY DOUGLAS H.
MCBURNEY DENIESE M.
13 HANNA CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/08/2021	9407	2141	Q I	378,000	UBELE SCOTT R
10/31/2016	8913	0060	Q I	325,000	SETRIN SUSAN
06/01/2010	8208	0981	Q I	319,933	BOWERS LANDING

PICTURE

LISTING HISTORY

02/08/21	ERVM	
07/06/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
07/25/11	LMHC	
04/01/11	MRPR	
12/09/10	MRUM	

NOTES

TAN; END UNIT 6/10 CONDO FEE $250;END/SKETCH ADJ 12; 7/20 NOH; NC SEEN; 2/21 ALL ORIG SML AMOUNT OF ABV AV /SHAPED VINYL DNPU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BLANCHARD POINTE	1		100	148,000.00	100	148,000	
						151,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 179,200	$ 118,000	$ 0
		Parcel Total: $ 297,200	
2020	$ 179,200	$ 118,000	$ 0
		Parcel Total: $ 297,200	
2021	**$ 227,000**	**$ 151,000**	**$ 0**
		Parcel Total: $ 378,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

MCBURNEY DOUGLAS H.
MCBURNEY DENIESE M.
13 HANNA CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

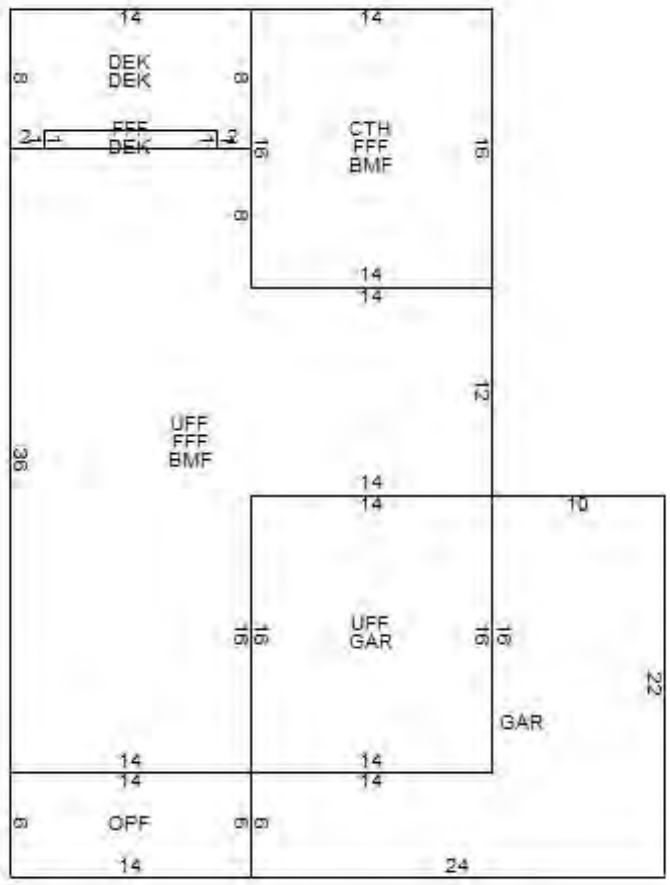
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/15/09		MULTIFAM BLDG	6 UNIT CONDO BLDG
09/26/08		FOUNDATION ONLY	

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9528** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1196**
Sq. Foot Cost: **$ 107.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	896	1.00	896
FFF	FST FLR FIN	906	1.00	906
BMF	BSMNT FINISHED	896	0.30	269
CTH	CATHEDRAL	224	0.10	22
DEK	DECK/ENTRANCE	214	0.10	21
GAR	GARAGE	528	0.45	238
OPF	OPEN PORCH	84	0.25	21
GLA:	**1,802**	**3,748**		**2,373**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 255,050**
Year Built:		**2010**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 227,000**

OWNER INFORMATION

CERULLO BLAKE
CERULLO ANNETTE
33 HANNA CR

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/04/2020	9375	1687	Q I	355,000	FAUCHER RONALD M
06/30/2016	8870	2740	Q I	294,000	GILSENAN FAMILY REV
05/04/2015	8748	1584	U I 44	1	GILSENAN JOHN & SUSAN
06/12/2013	8570	1346	Q I	279,000	BOWERS LANDINGOF

PICTURE

LISTING HISTORY

02/03/21	ERVM	
05/22/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
07/25/11	LMHC	
07/18/11	LMHC	
04/01/11	MRPM	

NOTES

MODEL UNIT MIDDLE UNIT 2/21 ALL ORIG SML ANOUNT ABV AV/SHAPED VINYL DNPU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BLANCHARD POINTE	1		100	148,000.00	100	148,000	
						148,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 171,800	$ 115,000	$ 0
		Parcel Total: $ 286,800	
2020	$ 171,800	$ 115,000	$ 0
		Parcel Total: $ 286,800	
2021	**$ 217,600**	**$ 148,000**	**$ 0**
		Parcel Total: $ 365,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CERULLO BLAKE
CERULLO ANNETTE
33 HANNA CR

MERRIMACK , NH 03054

TAXABLE DISTRICTS

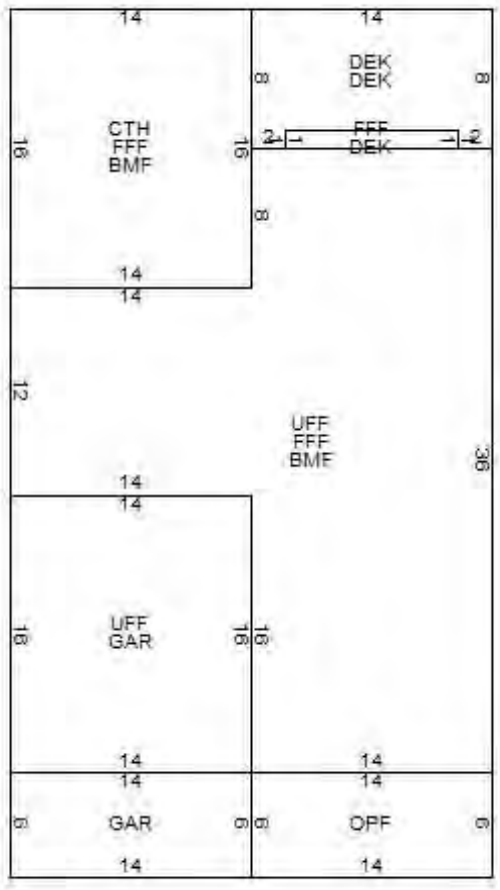
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/02/11		FINISH BASEMENT	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9639** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1326**
Sq. Foot Cost: **$ 108.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	224	0.10	22
FFF	FST FLR FIN	906	1.00	906
BMF	BSMNT FINISHED	896	0.30	269
DEK	DECK/ENTRANCE	214	0.10	21
UFF	UPPER FLR FIN	896	1.00	896
GAR	GARAGE	308	0.45	139
OPF	OPEN PORCH	84	0.25	21
GLA:	**1,802**	**3,528**		**2,274**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 247,252**
Year Built:		**2011**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 217,600**

OWNER INFORMATION

SHEIKH SUFYAN

35 HANNA CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	582	Q I	400,000	REDDY VIKRAM DEV
11/19/2015	8809	0086	Q I	287,000	ARBOUR GREG A &
10/19/2011	8360	0657	Q I	318,400	BOWERS LANDING OF MERR

PICTURE

LISTING HISTORY

03/23/21	ERVM
07/11/16	LMHC
02/17/16	MRUM
02/23/12	MRPL
07/25/11	LMHC
04/01/11	MRPM

NOTES

END UNIT;4/22 CHK BMF BEHIND GGAR APPPRS INACCURATE, 3/21 NOH,DNPU 10X13 COMMON AREA FOR SPRINKLER SYSTEMS BEHIND GARAGE; RMV BMF/BMU UNDER SPRINKLER;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BLANCHARD POINTE	1		100	148,000.00	100	148,000	
						148,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 181,900	$ 115,000	$ 0
		Parcel Total: $ 296,900	
2020	$ 181,900	$ 115,000	$ 0
		Parcel Total: $ 296,900	
2021	**$ 227,800**	**$ 148,000**	**$ 0**
		Parcel Total: $ 375,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SHEIKH SUFYAN

35 HANNA CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

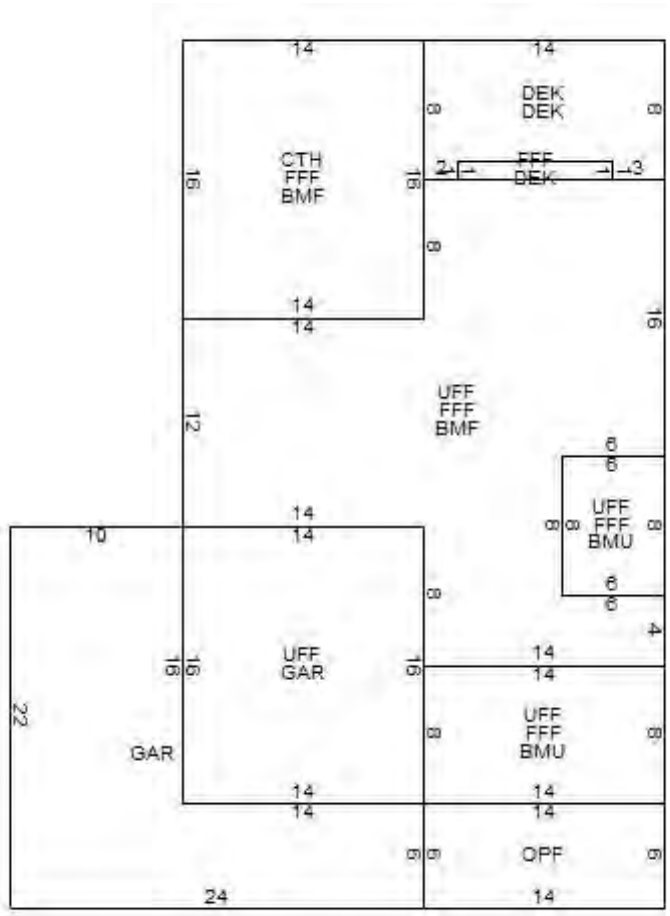
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/15/11		FINISH BASEMENT	FINISH BASEMENT

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9554** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1226**
Sq. Foot Cost: **$ 107.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	224	0.10	22
FFF	FST FLR FIN	905	1.00	905
BMF	BSMNT FINISHED	736	0.30	221
DEK	DECK/ENTRANCE	215	0.10	22
UFF	UPPER FLR FIN	896	1.00	896
GAR	GARAGE	528	0.45	238
OPF	OPEN PORCH	84	0.25	21
BMU	BSMNT	160	0.15	24
GLA:	**1,801**	**3,748**		**2,349**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,152**
Year Built:		**2011**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 227,800**

OWNER INFORMATION

SMYTH BRUCE EVERETT
SMYTH JOCELYN KENT
12 DUNSTABLE CIRCLE

MERIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/04/2021	9465	769	Q I	455,000	GRACE FAMILY
05/15/2018	9072	1392	Q I	421,700	BOWERS LANDINGOF

PICTURE

LISTING HISTORY

07/06/18	MRUL
07/06/18	MRUL
02/28/18	MRPL
07/25/11	LMHC

NOTES

GREY//NEW HOUSE FOR 4/18//PLAN#38431 EFF 4/16//TREY CIEL MSTR//PEARL GRANITE/ISLAND/UPGRADED CABS, RECESSED LTS, GLASS/TILED SHWR//CUST PAINT AND TILE//UNF BMT. GRANITE CTS, KIT CABS UPGRADED, REASSED HS, GLASS TILE SHWR.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROWN POINTE	1		100	240,000.00	100	240,000	
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	CONTEMP LINEAR FPL
						245,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 172,400	$ 161,000	$ 0
		Parcel Total: $ 333,400	
2020	$ 172,500	$ 161,000	$ 0
		Parcel Total: $ 333,500	
2021	**$ 214,400**	**$ 245,000**	**$ 0**
		Parcel Total: $ 459,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

SMYTH BRUCE EVERETT
SMYTH JOCELYN KENT
12 DUNSTABLE CIRCLE

MERIMACK, NH 03054

TAXABLE DISTRICTS

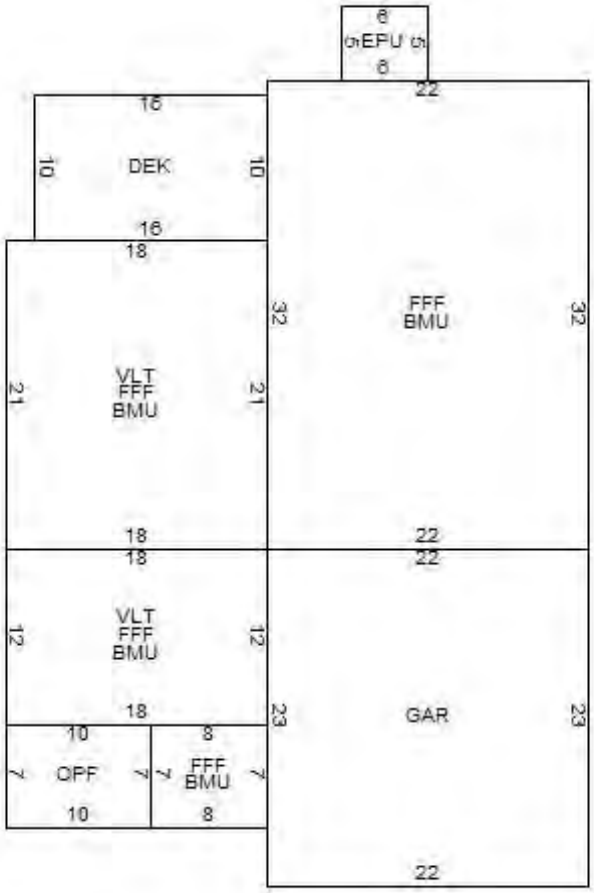
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/11/17		NEW HOUSE	SFR WITH GAR DECK

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0226** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2639**
Sq. Foot Cost: **$ 121.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPU	COVERED BSMNT	30	0.35	11
GAR	GARAGE	506	0.45	228
FFF	FST FLR FIN	1354	1.00	1354
BMU	BSMNT	1354	0.15	203
OPF	OPEN PORCH	70	0.25	18
VLT	VAULTED	594	0.05	30
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,354**	**4,068**		**1,860**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,692**
Year Built:		**2017**
Condition For Age:	GOOD	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 214,400**

OWNER INFORMATION

SULLIVAN JOHN F
RAMOS CHRISTINA EVANGELINA
1 JAREDS WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/05/2020	9359	1840	Q I	399,000	HUBBARD DEAN FRANKLIN
06/15/2016	8865	2175	Q I	345,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	ERVM	
05/22/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/04/16	MRPM	
04/01/16	LMHC	

NOTES

TAN; SEE PLAN#38431 EFF 4/16; 5/16 MODEL UNIT; THE CONCORD;RAFTERS, NOT TRUSSES-CAN ADD SECOND FLOOR(ONLY THIS ONE)//PDAS 2/21 ALL ORIG NC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROWN POINTE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 163,700	$ 159,000	$ 0
		Parcel Total: $ 322,700	
2020	$ 163,700	$ 159,000	$ 0
		Parcel Total: $ 322,700	
2021	**$ 205,500**	**$ 243,000**	**$ 0**
		Parcel Total: $ 448,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

SULLIVAN JOHN F
RAMOS CHRISTINA EVANGELINA
1 JAREDS WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

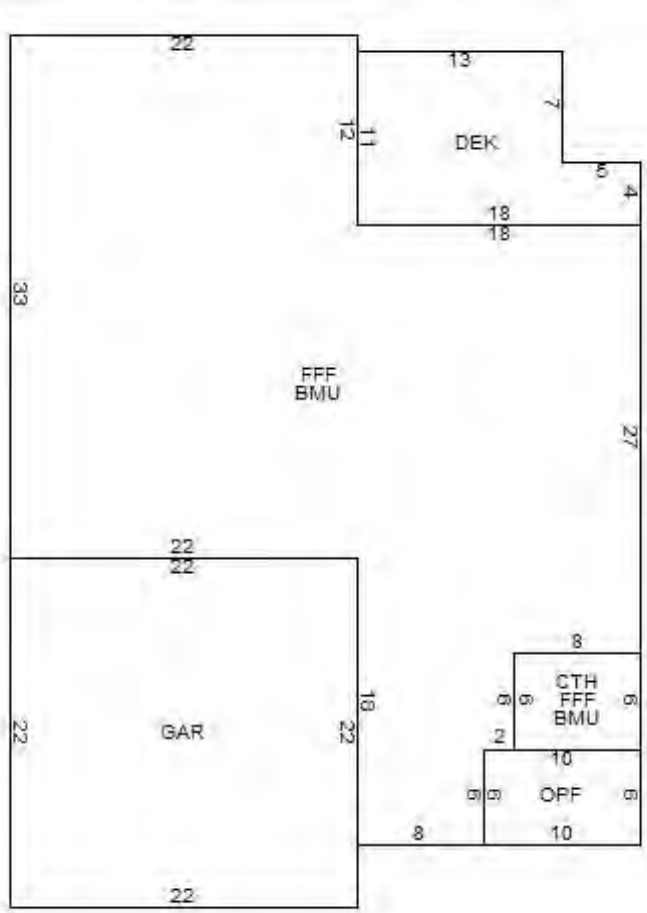
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/24/15		NEW BUILDING	55X40 W22X22 GAR

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0284** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2464**
Sq. Foot Cost: **$ 119.66**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	48	0.10	5
FFF	FST FLR FIN	1368	1.00	1368
BMU	BSMNT	1368	0.15	205
DEK	DECK/ENTRANCE	163	0.10	16
OPF	OPEN PORCH	60	0.25	15
GAR	GARAGE	484	0.45	218
GLA:	**1,368**	**3,491**		**1,827**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,619**
Year Built:		**2015**
Condition For Age:	GOOD	**6 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 205,500**

OWNER INFORMATION

ANZALONE REVOCABLE TRUST OF 2007
ANZALONE PAUL & MILENA TRUSTEES
15 TOBY CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/04/2021	9421	222	Q I	501,700	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - INT VBO; HSE COMPLETED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 238,400**	**$ 243,000**	**$ 0**
		Parcel Total: $ 481,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ANZALONE REVOCABLE TRUST OF 2
ANZALONE PAUL & MILENA TRUSTEES
15 TOBY CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

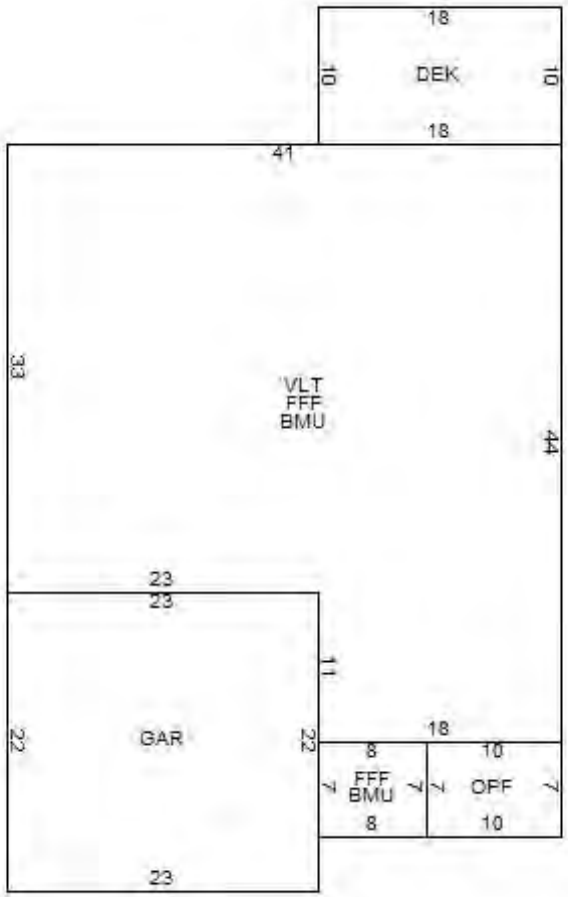
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9740** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1454**
Sq. Foot Cost: **$ 109.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	506	0.45	228
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1607	1.00	1607
BMU	BSMNT	1607	0.15	241
DEK	DECK/ENTRANCE	180	0.10	18
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,607**	**5,521**		**2,190**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 240,812**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 238,400**

OWNER INFORMATION

COLLENTRO FAMILY TRUST
COLLENTRO J SCOTT & ANN W TRUSTEES
17 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/15/2021	9497	2893	U I 38	1	COLLENTRO J SCOTT
11/05/2020	9376	725	Q I	502,100	BOWERS LANDING OF

PICTURE

LISTING HISTORY

04/21/21	IKPE
02/03/21	IKVE
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - NOH; POSTED = ALL EST; EST BMF PER PERMIT; 4/21 - NOH; POSTED = ALL EST; PU BMF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 269,800**	**$ 243,000**	**$ 0**
		Parcel Total: $ 512,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

COLLENTRO FAMILY TRUST
COLLENTRO J SCOTT & ANN W TRUSTEES
17 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

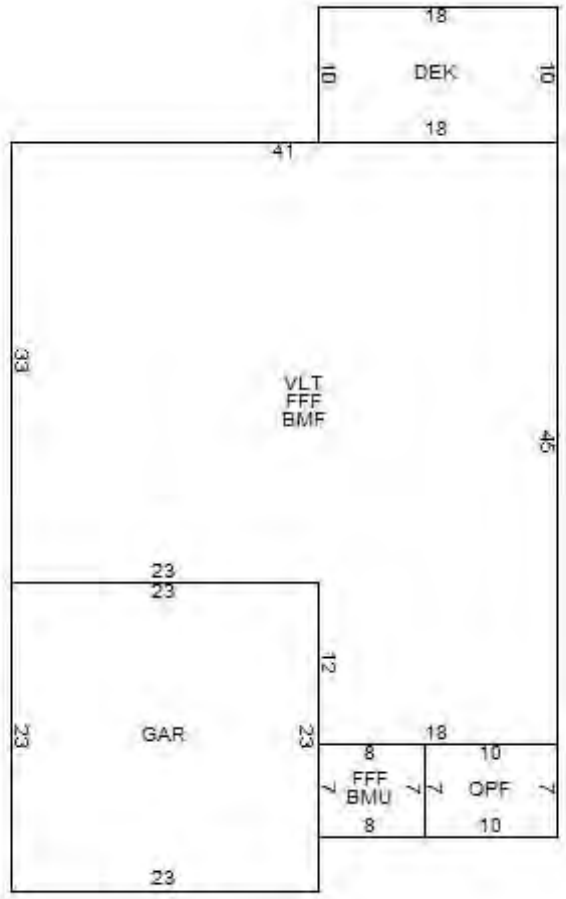
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/19/21		FINISH BASEMENT	32X37 TO OPN FMLY RM, C
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9443** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1558**
Sq. Foot Cost: **$ 110.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	529	0.45	238
FFF	FST FLR FIN	1625	1.00	1625
BMU	BSMNT	56	0.15	8
OPF	OPEN PORCH	70	0.25	18
VLT	VAULTED	1569	0.05	78
DEK	DECK/ENTRANCE	180	0.10	18
BMF	BSMNT FINISHED	1569	0.30	471
GLA:	**1,625**	**5,598**		**2,456**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 272,518**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 269,800**

OWNER INFORMATION

HUTCHINSON KAREN MARIE

29 TOBY CIRCLE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	906	Q I	534,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

03/09/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 3/21 - NOH = INT ALL EST; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 270,500**	**$ 243,000**	**$ 0**
		Parcel Total: $ 513,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HUTCHINSON KAREN MARIE

29 TOBY CIRCLE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

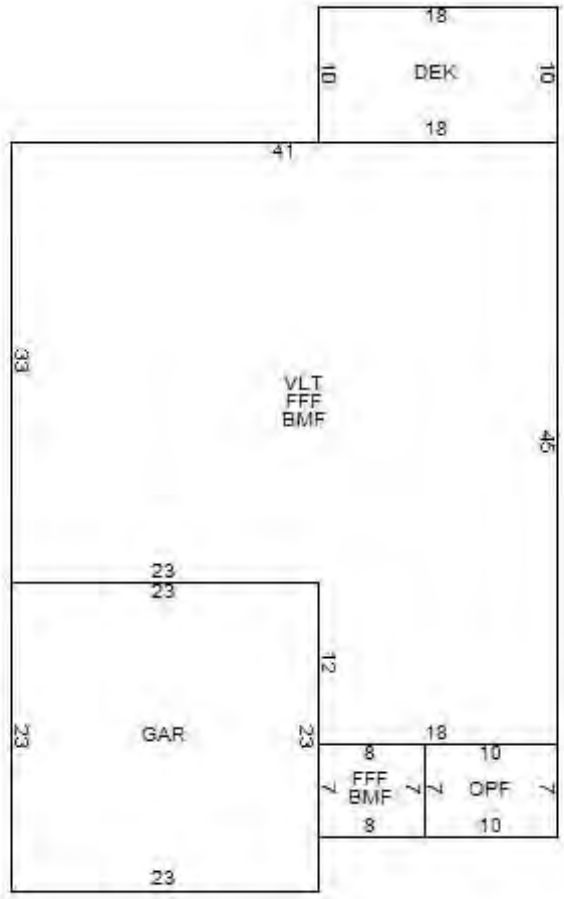
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/18/20		FINISH BASEMENT	32X37 BSMT SEC TO FMLY
10/05/20		NEW HOUSE	33X40 2 BD SFR W/22X22 A

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9434** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1547**
Sq. Foot Cost: **$ 110.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	529	0.45	238
FFF	FST FLR FIN	1625	1.00	1625
BMF	BSMNT FINISHED	1625	0.30	488
OPF	OPEN PORCH	70	0.25	18
VLT	VAULTED	1569	0.05	78
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,625**	**5,598**		**2,465**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 273,245**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 270,500**

OWNER INFORMATION

LAWSON BRUCE J
LAWSON ALISON C
31 TOBY CIRLCE #15

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/16/2021	9425	1569	Q I	485,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

03/09/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 3/21 - INT VBO; HSE COMPLETE; BMF = 50% COMPLETE AS PER HO; CK '22 FOR AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 241,200**	**$ 243,000**	**$ 0**
		Parcel Total: $ 484,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LAWSON BRUCE J
LAWSON ALISON C
31 TOBY CIRLCE #15

MERRIMACK , NH 03054

TAXABLE DISTRICTS

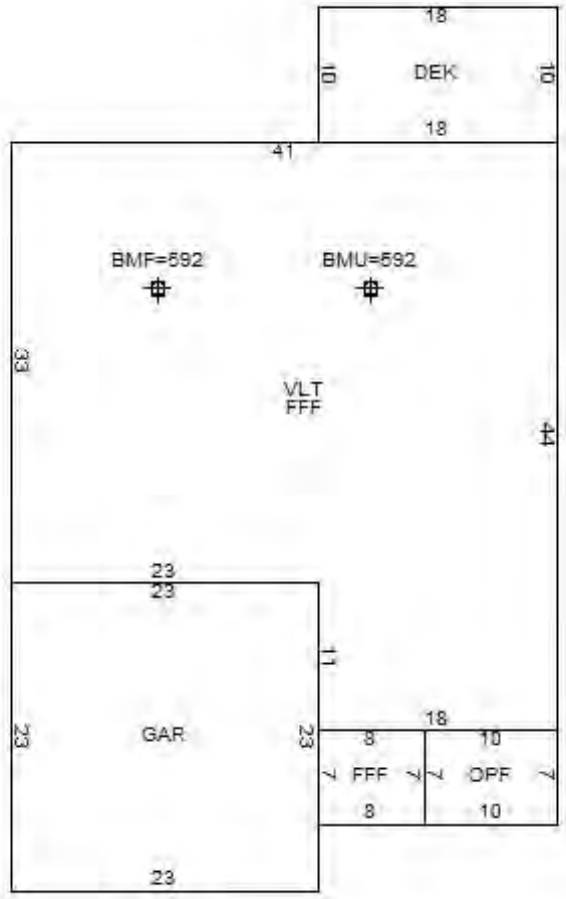
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/18/20		FINISH BASEMENT	32X37 BSMT SEC TO FMLY
10/05/20		NEW HOUSE	33X40 2 BD SFR W/22X22 A

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces: **1**
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9695** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1401**
Sq. Foot Cost: **$ 109.45**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	529	0.45	238
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1607	1.00	1607
BMF	BSMNT FINISHED	592	0.30	178
BMU	BSMNT	592	0.15	89
OPF	OPEN PORCH	70	0.25	18
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,607**	**5,121**		**2,226**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 243,636**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 241,200**

OWNER INFORMATION

BONABOINA NIHARIKA
AMBATI SANDEEP
33 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/08/2021	9452	762	Q I	526,300	BOWERS LANDING OF

PICTURE

LISTING HISTORY

03/09/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 3/21 - HSE COMPLETE FOR 4/1/21; DW = PAVED; RD = PAVED; CK '22 FOR AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 257,300**	**$ 243,000**	**$ 0**
		Parcel Total: $ 500,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BONABOINA NIHARIKA
AMBATI SANDEEP
33 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

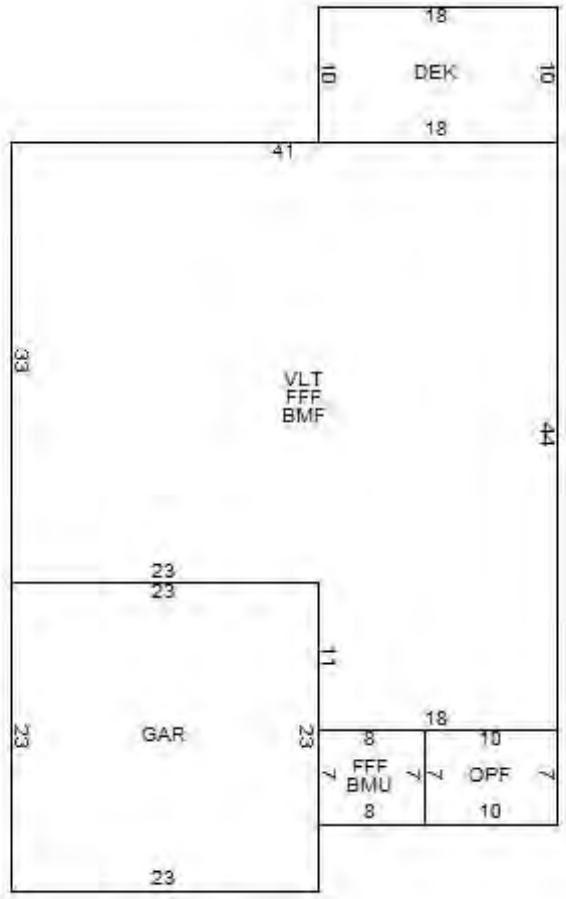
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/19/21		FINISH BASEMENT	32X37 TO OPN FMLY RM &
10/05/20		NEW HOUSE	33X40 2 BD SFR W/22X22 A

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9467** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1133**
Sq. Foot Cost: **$ 106.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	529	0.45	238
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1607	1.00	1607
BMF	BSMNT FINISHED	1551	0.30	465
BMU	BSMNT	56	0.15	8
OPF	OPEN PORCH	70	0.25	18
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,607**	**5,544**		**2,432**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 259,932**
Year Built: **2020**
Condition For Age: AVERAGE **1 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **1 %**

Building Value: **$ 257,300**

OWNER INFORMATION

NAGARAJ SUBRAMANI M
RAO DEEPIKA ACHYUT
35 TOBY CIRCLE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/15/2021	9439	650	Q I	525,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

03/12/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 3/21 - HSE COMPLETE FOR 4/1/21; CK'22 FOR AC; PU BMF;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 257,300**	**$ 243,000**	**$ 0**
		Parcel Total: $ 500,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NAGARAJ SUBRAMANI M
RAO DEEPIKA ACHYUT
35 TOBY CIRCLE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

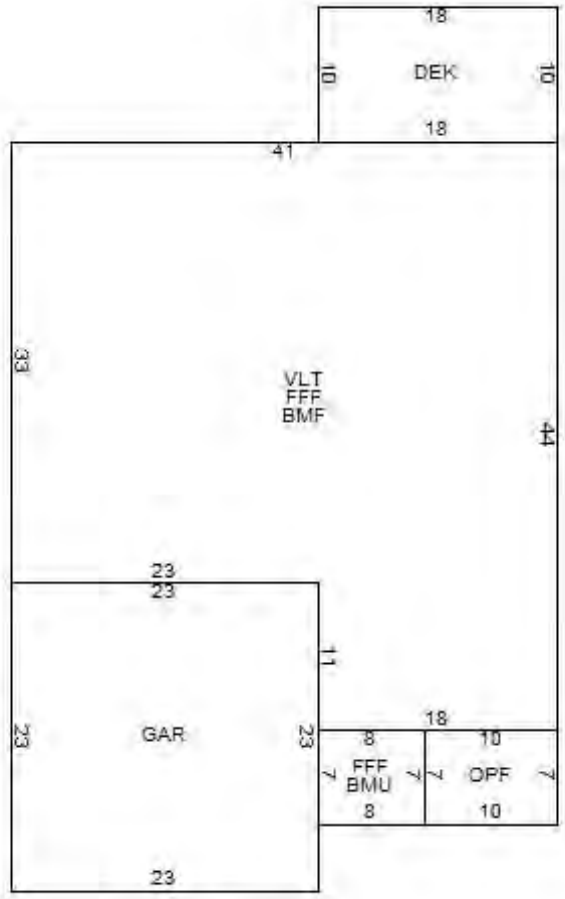
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/27/21		FINISH BASEMENT	32X37 TO OPN FMLY RM &
10/05/20		NEW HOUSE	33X40 2 BD SFR W/22X22 A

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9467** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1133**
Sq. Foot Cost: **$ 106.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1607	1.00	1607
BMF	BSMNT FINISHED	1551	0.30	465
GAR	GARAGE	529	0.45	238
BMU	BSMNT	56	0.15	8
OPF	OPEN PORCH	70	0.25	18
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,607**	**5,544**		**2,432**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 259,932**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 257,300**

OWNER INFORMATION

OUYANG JIANSHENG

37 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/25/2021	9474	50	Q I	485,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

03/09/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 3/21 - HSE COMPLETE FOR 4/1/21; CK '22 FOR AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 239,200**	**$ 243,000**	**$ 0**
		Parcel Total: $ 482,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

OUYANG JIANSHENG

37 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

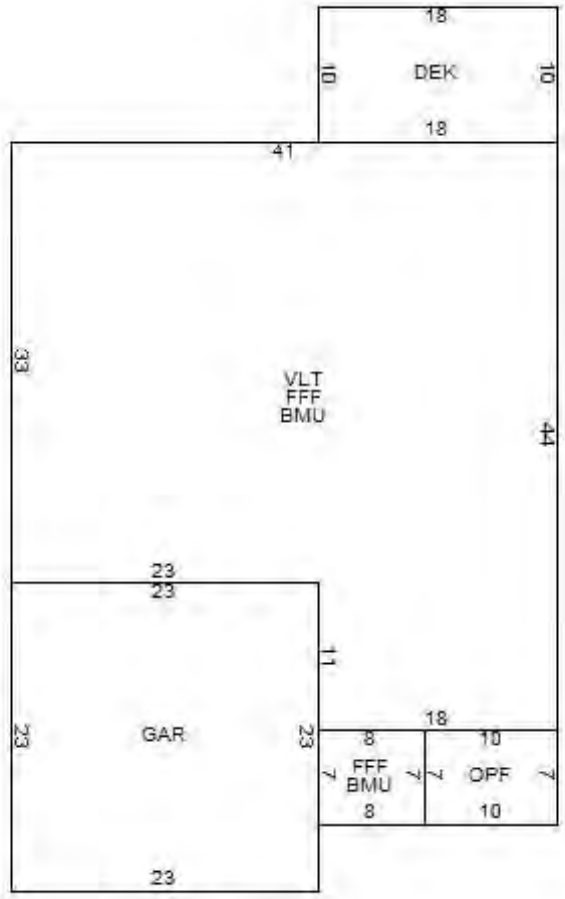
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/05/20		NEW HOUSE	33X40 2 BD SFR W/22X22 A

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9727** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1439**
Sq. Foot Cost: **$ 109.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	529	0.45	238
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1607	1.00	1607
BMU	BSMNT	1607	0.15	241
OPF	OPEN PORCH	70	0.25	18
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,607**	**5,544**		**2,200**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 241,582**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 239,200**

OWNER INFORMATION

EKSTROM EDWARD C
EKSTROM CAROL
39 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/08/2020	9361	883	Q I	480,600	BOWERS LANDING OF

PICTURE

LISTING HISTORY

07/12/21 LMHC
02/04/21 IKVM
04/01/19 LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 248,200**	**$ 243,000**	**$ 0**
		Parcel Total: $ 491,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

EKSTROM EDWARD C
EKSTROM CAROL
39 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

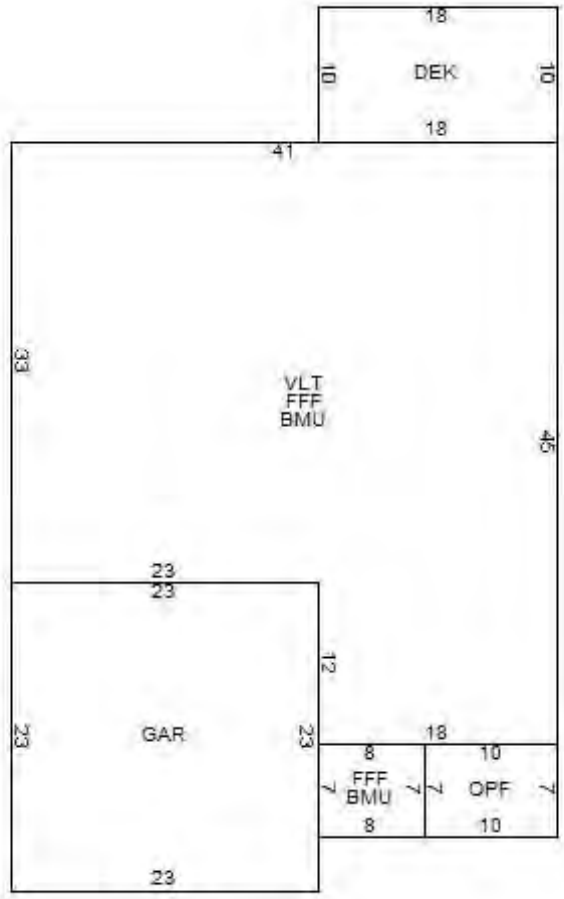
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/30/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2
05/11/20		FOUNDATION ONLY	CONSTRUCT 33FTX40FT FC

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9701** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1758**
Sq. Foot Cost: **$ 112.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1625	0.15	244
OPF	OPEN PORCH	70	0.25	18
GAR	GARAGE	529	0.45	238
VLT	VAULTED	1569	0.05	78
DEK	DECK/ENTRANCE	180	0.10	18
FFF	FST FLR FIN	1625	1.00	1625
GLA:	**1,625**	**5,598**		**2,221**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 250,684**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 248,200**

OWNER INFORMATION

WEED MICHAEL H
WEED DENISE M
204 LULL ROAD

NEW BOSTON, NH 03070

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1767	Q I	535,400	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/04/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 270,500**	**$ 243,000**	**$ 0**
		Parcel Total: $ 513,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WEED MICHAEL H
WEED DENISE M
204 LULL ROAD

NEW BOSTON, NH 03070

TAXABLE DISTRICTS

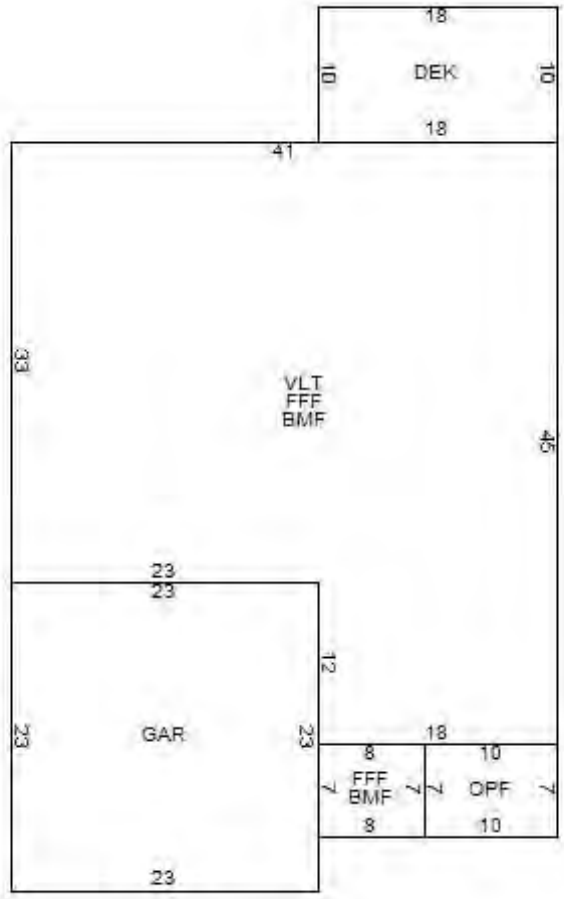
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/30/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2
05/11/20		FOUNDATION ONLY	33FTX40FT FOUNDATION

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9434** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1547**
Sq. Foot Cost: **$ 110.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1569	0.05	78
FFF	FST FLR FIN	1625	1.00	1625
BMF	BSMNT FINISHED	1625	0.30	488
GAR	GARAGE	529	0.45	238
OPF	OPEN PORCH	70	0.25	18
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,625**	**5,598**		**2,465**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 273,245**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 270,500**

OWNER INFORMATION

BRADFIELD JOHN & KATHLEEN JOINT R
BRADFIELD JOHN & KATHLEEN TRUSTEES
43 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	1067	Q I	455,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/04/21 IKVM
05/04/20 RWPM
04/01/19 LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 5/20 PU NEW HSE; EST UC & INT INFO INT OPEN STUD; EST NO SIDING 4/1; 2/21 - INT VBO; PU CARPET AS PER HO; HSE COMPLETE = RMV UC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
			Parcel Total: $ 0
2020	$ 71,800	$ 81,000	$ 0
			Parcel Total: $ 152,800
2021	**$ 239,600**	**$ 243,000**	**$ 0**
			Parcel Total: $ 482,600

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BRADFIELD JOHN & KATHLEEN JO
BRADFIELD JOHN & KATHLEEN TRUSTEES
43 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

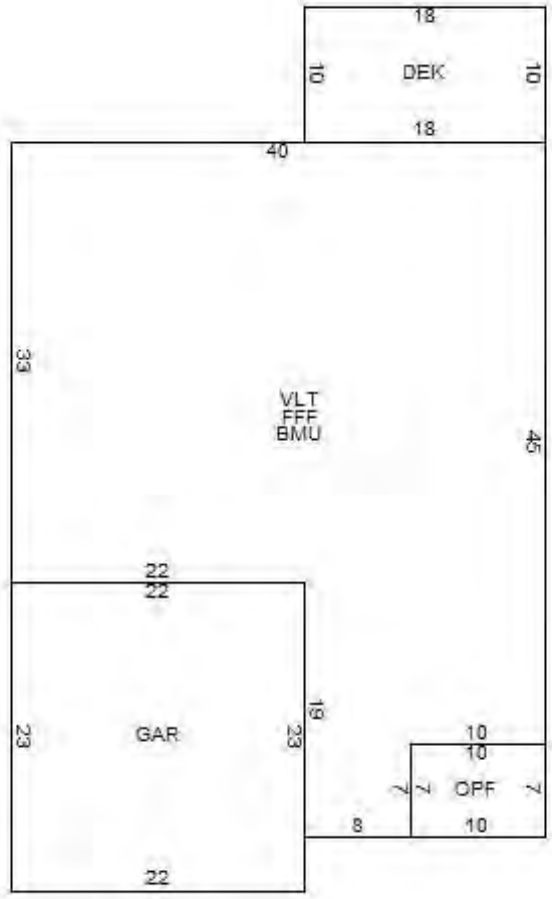
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/22/19		NEW HOUSE	SFR 2 BDRM WITH GAR

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9759** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1828**
Sq. Foot Cost: **$ 113.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	180	0.10	18
VLT	VAULTED	1592	0.05	80
FFF	FST FLR FIN	1592	1.00	1592
BMU	BSMNT	1592	0.15	239
OPF	OPEN PORCH	70	0.25	18
GAR	GARAGE	506	0.45	228
GLA:	**1,592**	**5,532**		**2,175**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 246,971**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 239,600**

OWNER INFORMATION

ORDWAY MELISSA J

47 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2021	9410	432	U I 54	1	BOWERS LANDING OF
11/04/2020	9375	470	Q I	443,100	BOWERS LANDING OF

PICTURE

LISTING HISTORY

07/12/21	LMHC
02/04/21	IKVM
05/04/20	RWPM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 5/20 PU NEW HSE, EST INT & UC FOR 4/1; 2/21 - INT VBO; HSE COMPLETE = RMV UC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 42,100	$ 0
		Parcel Total: $ 42,100	
2020	$ 115,500	$ 96,600	$ 0
		Parcel Total: $ 212,100	
2021	**$ 237,000**	**$ 243,000**	**$ 0**
		Parcel Total: $ 480,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

ORDWAY MELISSA J

47 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

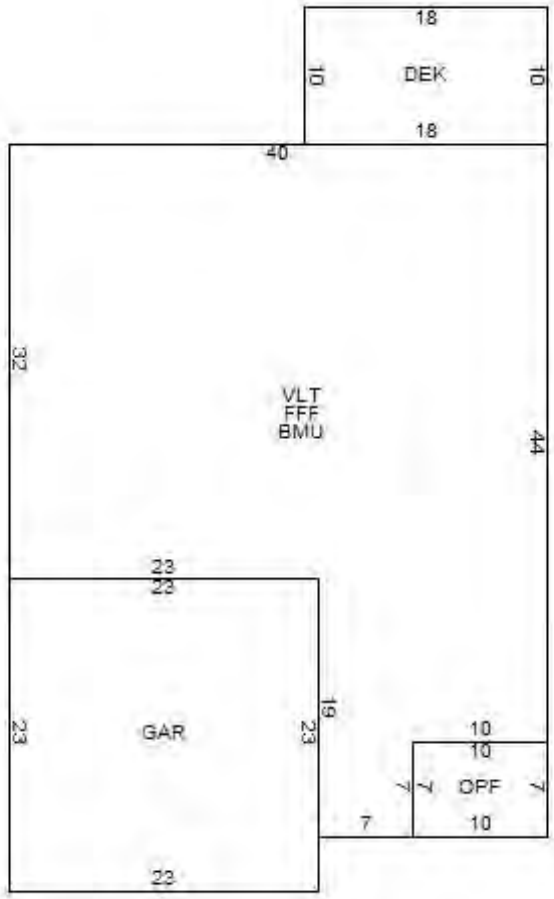
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/22/19		NEW HOUSE	SFR 2 BDRM GAR

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9838** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2042**
Sq. Foot Cost: **$ 115.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	180	0.10	18
VLT	VAULTED	1533	0.05	77
FFF	FST FLR FIN	1533	1.00	1533
BMU	BSMNT	1533	0.15	230
OPF	OPEN PORCH	70	0.25	18
GAR	GARAGE	529	0.45	238
GLA:	**1,533**	**5,378**		**2,114**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 244,378**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 237,000**

OWNER INFORMATION

GRIFFITHS DONNA MARIE

16 TOBY CIR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/21/2021	9413	279	Q I	468,933	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - NOH; HSE COMPLETE; CNV INT; GET NEW PIC '22;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 250,400**	**$ 243,000**	**$ 0**
		Parcel Total: $ 493,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRIFFITHS DONNA MARIE

16 TOBY CIR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

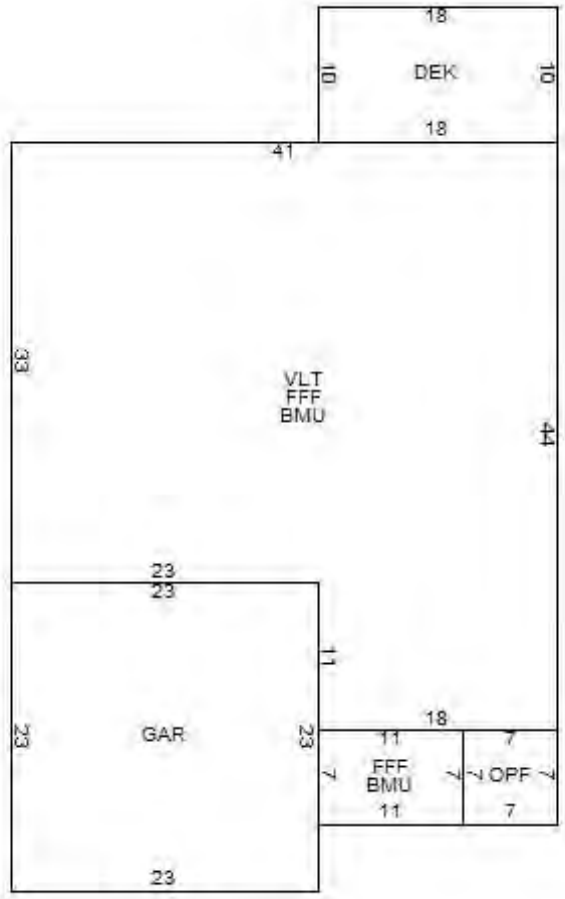
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9705** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1879**
Sq. Foot Cost: **$ 114.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1551	0.05	78
FFF	FST FLR FIN	1628	1.00	1628
BMU	BSMNT	1628	0.15	244
GAR	GARAGE	529	0.45	238
OPF	OPEN PORCH	49	0.25	12
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,628**	**5,565**		**2,218**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 252,941**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 250,400**

OWNER INFORMATION

BRAY JD FIRST & BRAY LA FAMILY REV
BRAY JOHN & LISA TRUSTEES
18 TOBY CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/11/2021	9408	470	Q I	494,700	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 02/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 250,600**	**$ 243,000**	**$ 0**
		Parcel Total: $ 493,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BRAY JD FIRST & BRAY LA FAMILY I
BRAY JOHN & LISA TRUSTEES
18 TOBY CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

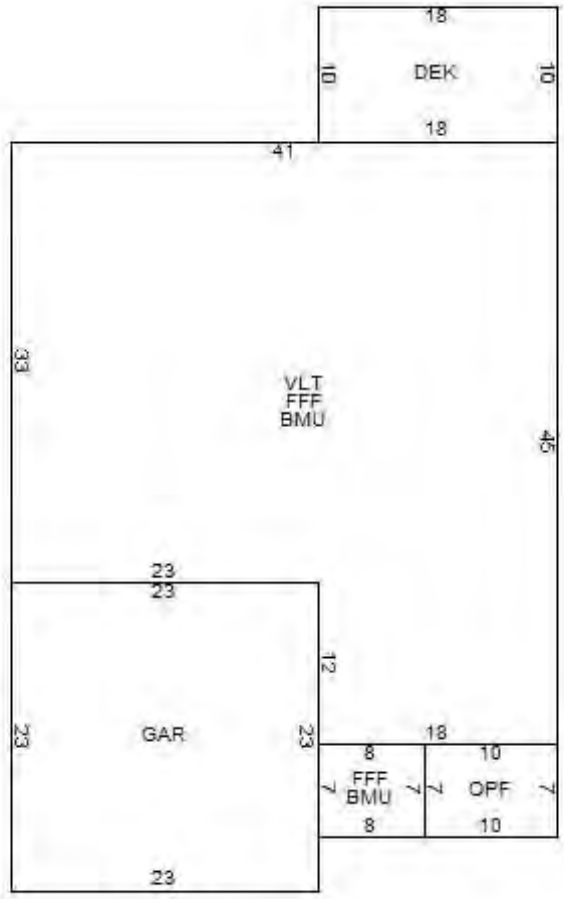
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/30/20		FINISH BASEMENT	39X38 SCT TO FMLY RM, C
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9701** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1874**
Sq. Foot Cost: **$ 113.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1569	0.05	78
FFF	FST FLR FIN	1625	1.00	1625
BMU	BSMNT	1625	0.15	244
GAR	GARAGE	529	0.45	238
DEK	DECK/ENTRANCE	180	0.10	18
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,625**	**5,598**		**2,221**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,172**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 250,600**

OWNER INFORMATION

WALTERS DION D
LIGON KATHERINE
20 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/19/2021	9456	2859	Q I	550,300	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - INT VBO; HSE COMPLETE; 7/21 FIN BASEMENT ADDED PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 272,400**	**$ 243,000**	**$ 0**
		Parcel Total: $ 515,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WALTERS DION D
LIGON KATHERINE
20 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

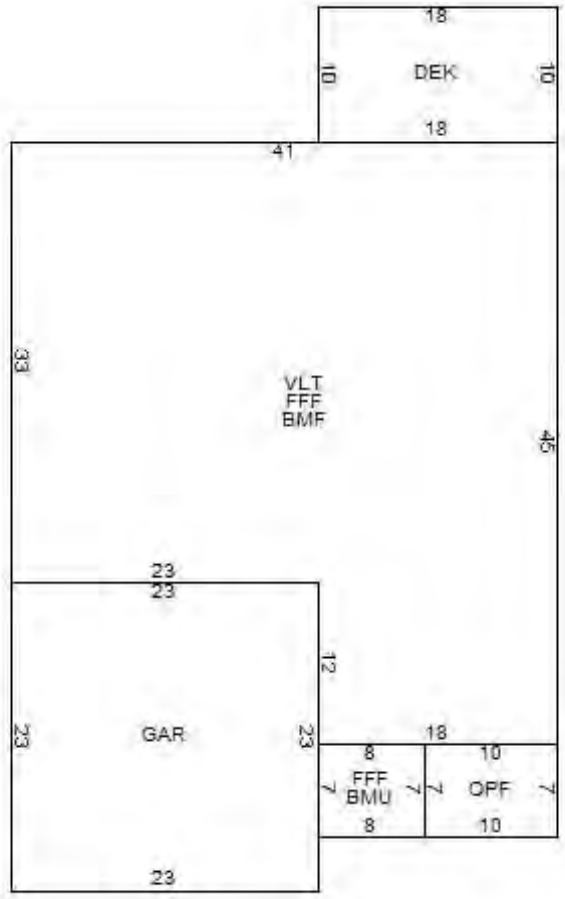
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/30/20		FINISH BASEMENT	39X38 SCT TO FMLY RM, C
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9443** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1672**
Sq. Foot Cost: **$ 112.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1569	0.05	78
FFF	FST FLR FIN	1625	1.00	1625
BMF	BSMNT FINISHED	1569	0.30	471
GAR	GARAGE	529	0.45	238
DEK	DECK/ENTRANCE	180	0.10	18
BMU	BSMNT	56	0.15	8
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,625**	**5,598**		**2,456**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 275,195**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 272,400**

OWNER INFORMATION

ROOKS GERALD A
ROOKS IRENE
22 TOBY CIR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/21/2021	9412	2759	Q I	468,800	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS, HOME IS 2 BDS,2 BATHS WITH 7 FIXTURES; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 250,600**	**$ 243,000**	**$ 0**
		Parcel Total: $ 493,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ROOKS GERALD A
ROOKS IRENE
22 TOBY CIR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

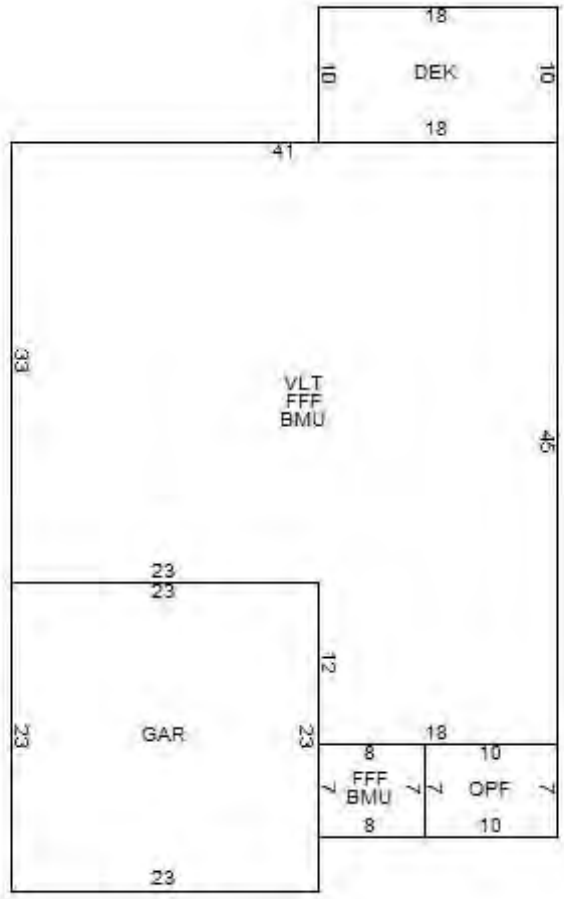
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9701** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1874**
Sq. Foot Cost: **$ 113.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1569	0.05	78
FFF	FST FLR FIN	1625	1.00	1625
BMU	BSMNT	1625	0.15	244
DEK	DECK/ENTRANCE	180	0.10	18
GAR	GARAGE	529	0.45	238
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,625**	**5,598**		**2,221**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,172**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 250,600**

OWNER INFORMATION

KUCERIS KARL
KUCERIS DONNA
24 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/23/2020	9368	2955	Q I	511,800	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/03/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 272,300**	**$ 243,000**	**$ 0**
		Parcel Total: $ 515,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KUCERIS KARL
KUCERIS DONNA
24 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

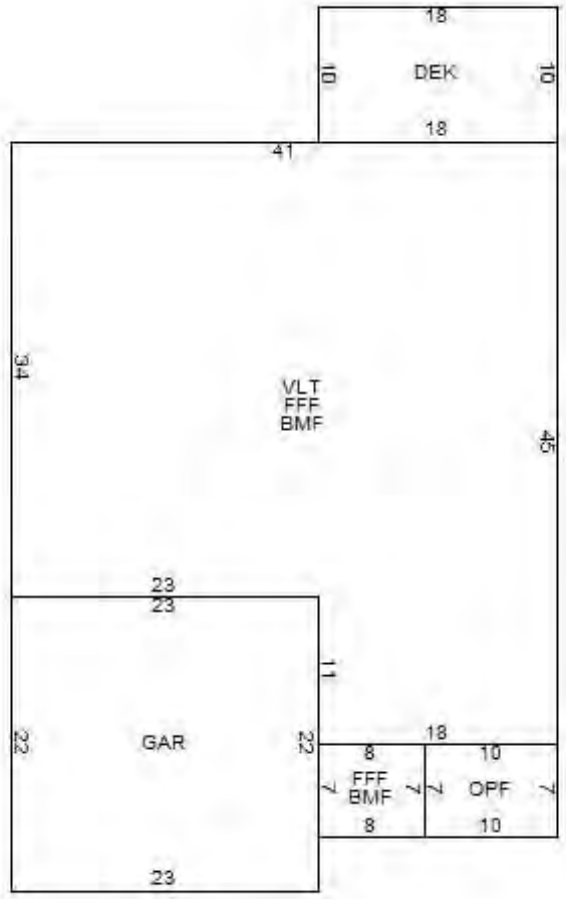
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/27/20		FINISH BASEMENT	20X37 SECTION OF BSMT T
07/30/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2
05/11/20		FOUNDATION ONLY	CONSTRUCT 33FTX40FT FC

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9414** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1523**
Sq. Foot Cost: **$ 110.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1592	0.05	80
FFF	FST FLR FIN	1648	1.00	1648
BMF	BSMNT FINISHED	1648	0.30	494
DEK	DECK/ENTRANCE	180	0.10	18
GAR	GARAGE	506	0.45	228
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,648**	**5,644**		**2,486**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 275,001**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 272,300**

OWNER INFORMATION

DUFOE CARLETON C
DUFOE MICHELLE N
42 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9383	2671	Q I	459,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

02/04/21	IKVM
05/04/20	RWPR
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; CK21; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 0
		Parcel Total: $ 0	
2020	$ 0	$ 62,400	$ 0
		Parcel Total: $ 62,400	
2021	**$ 250,600**	**$ 243,000**	**$ 0**
		Parcel Total: $ 493,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DUFOE CARLETON C
DUFOE MICHELLE N
42 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

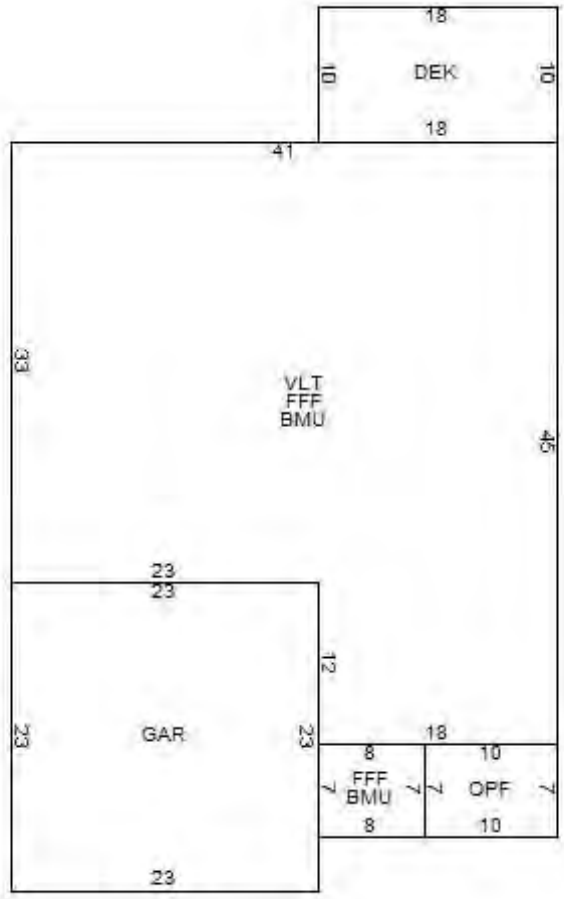
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/20		NEW HOUSE	33X40 2 BDRM SFR W/22X2

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9701** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1874**
Sq. Foot Cost: **$ 113.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1569	0.05	78
FFF	FST FLR FIN	1625	1.00	1625
BMU	BSMNT	1625	0.15	244
GAR	GARAGE	529	0.45	238
DEK	DECK/ENTRANCE	180	0.10	18
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,625**	**5,598**		**2,221**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,172**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 250,600**

OWNER INFORMATION

CHAWARE VIRAG
CHAWARE MANJIRI
46 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2020	9373	2415	Q I	455,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

07/12/21	LMHC
02/04/21	IKVM
05/04/20	RWPR
12/23/19	MRUM
04/01/19	LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS//FOUNDATION 12/19//; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 42,100	$ 0
		Parcel Total: $ 42,100	
2020	$ 0	$ 92,700	$ 0
		Parcel Total: $ 92,700	
2021	**$ 250,600**	**$ 243,000**	**$ 0**
		Parcel Total: $ 493,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CHAWARE VIRAG
CHAWARE MANJIRI
46 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

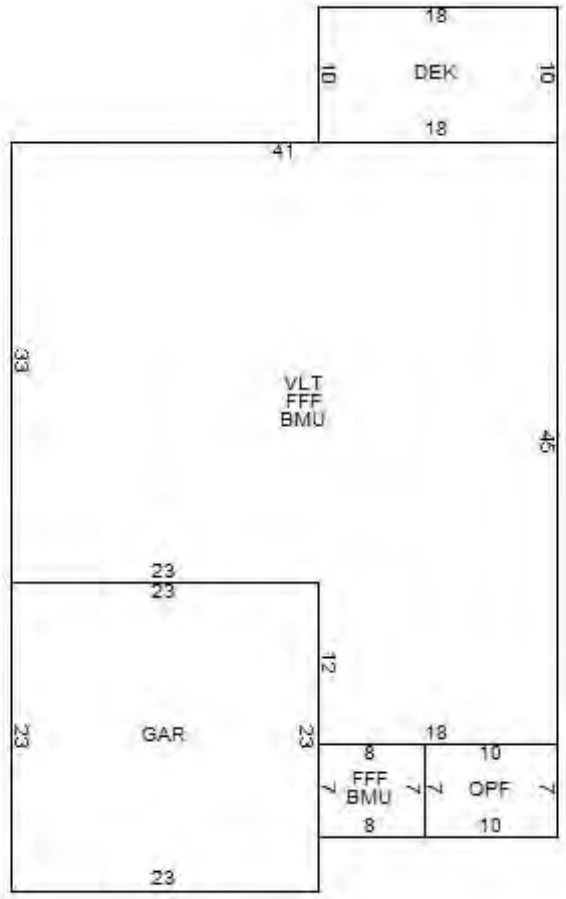
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/22/19		NEW HOUSE	SFR 2 BDRM GAR

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9701** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1874**
Sq. Foot Cost: **$ 113.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1625	0.15	244
DEK	DECK/ENTRANCE	180	0.10	18
GAR	GARAGE	529	0.45	238
OPF	OPEN PORCH	70	0.25	18
FFF	FST FLR FIN	1625	1.00	1625
VLT	VAULTED	1569	0.05	78
GLA:	**1,625**	**5,598**		**2,221**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,172**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 250,600**

OWNER INFORMATION

VALADAO DELIO
VALADAO LEONOR
54 TOBY CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	9391	1793	Q I	427,000	BOWERS LANDING OF

PICTURE

LISTING HISTORY

05/04/20 RWPR
04/01/19 LMSL

NOTES

EFF 4/19 RESIDENTIAL SITE PLAN # 39979, PHASE VI TOWNSEND PLACE CONDOMINIUMS; 5/20 PU PAVED DW/RD; ADD IMAGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
TOWNSEND PLACE	1		100	240,000.00	100	240,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						243,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 42,100	$ 0
		Parcel Total: $ 42,100	
2020	$ 191,700	$ 159,000	$ 0
		Parcel Total: $ 350,700	
2021	**$ 235,800**	**$ 243,000**	**$ 0**
		Parcel Total: $ 478,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

VALADAO DELIO
VALADAO LEONOR
54 TOBY CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

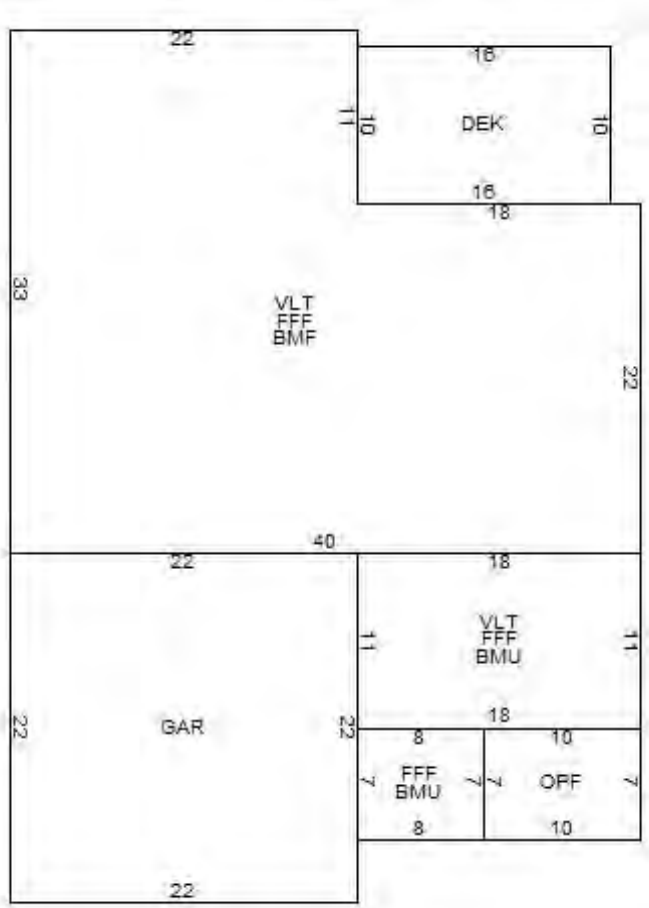
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/21/19		NEW HOUSE	SFR 2 BDRM

BUILDING DETAILS

Model: **1 STORY DET CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9900** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2236**
Sq. Foot Cost: **$ 117.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1320	0.05	66
FFF	FST FLR FIN	1376	1.00	1376
BMF	BSMNT FINISHED	1122	0.30	337
DEK	DECK/ENTRANCE	160	0.10	16
BMU	BSMNT	254	0.15	38
GAR	GARAGE	484	0.45	218
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,376**	**4,786**		**2,069**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 243,045**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 235,800**

OWNER INFORMATION

MURDY STEVEN

20 MERRIMACK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/02/2021	9419	1885	Q I	260,500	COLINBROOKE
11/02/2020	9373	2177	U I 13	170,000	NICHOLS JEFFREY D
03/21/2017	8952	2984	U I 38	1	DONOVAN GERARD
05/28/1986	3535	538	U I 99		HARRIS POND DEV
01/05/1985	3257	603	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

02/05/21	ERVM	
05/01/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
07/06/04	AAUM	
05/13/95	AAUL	

NOTES

X VANITY W/SINK, PATIO, WALKOUT BASEMENT// 2/21 N.O.H PER MLS INTERIOR & RENO NEW FLOORING GRANITE COUNTER TOPS VANITIES FRESH PAINT FULLY UPDATED ETC = VG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
						96,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,300	$ 58,000	$ 0
		Parcel Total: $ 160,300	
2020	$ 102,300	$ 58,000	$ 0
		Parcel Total: $ 160,300	
2021	**$ 152,200**	**$ 96,000**	**$ 0**
		Parcel Total: $ 248,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MURDY STEVEN

20 MERRIMACK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

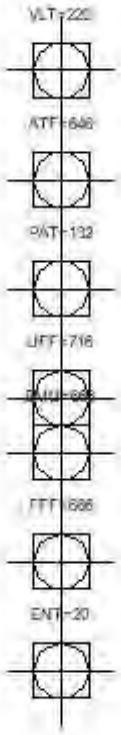
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0593** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1172**
Sq. Foot Cost: **$ 107.25**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	646	0.25	162
PAT	PATIO	132	0.10	13
UFF	UPPER FLR FIN	716	1.00	716
ENT	ENTRY WAY	20	0.10	2
BMU	BSMNT	666	0.15	100
VLT	VAULTED	220	0.05	11
FFF	FST FLR FIN	666	1.00	666
GLA:	**1,544**	**3,066**		**1,670**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,108**
Year Built:		**1986**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 152,200**

OWNER INFORMATION

LOGAN JENNIFER L

38 MERRIMACK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9394	2955	Q I	216,500	SOARES MENDES GILBERTO
08/29/2016	8890	1920	Q I	168,900	LEBLANC LISA R
06/02/2008			U I 99	1	ROMANIECKI,LISA
11/29/2004			Q I	190,000	CINCOTTA,FREDE

PICTURE

LISTING HISTORY

02/08/21	ERVM	
07/11/16	LMHC	
05/08/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
07/06/04	AAUM	

NOTES

U 19 805//DECK OVER PATIO, X VANITY W/SINK, WALKOUT BASEMENT/ 2015 SITE, DRIVE, 2/21 N O H APPEARS INT MOSTLY ORIG PER MLS STATES UNFIN WOB CORR BMF TO BMU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
						96,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 107,000	$ 58,000	$ 0
		Parcel Total: $ 165,000	
2020	$ 107,000	$ 58,000	$ 0
		Parcel Total: $ 165,000	
2021	**$ 146,800**	**$ 96,000**	**$ 0**
		Parcel Total: $ 242,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LOGAN JENNIFER L

38 MERRIMACK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

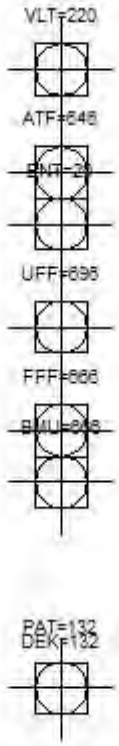
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0608** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1078**
Sq. Foot Cost: **$ 106.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	666	0.15	100
FFF	FST FLR FIN	666	1.00	666
ATF	ATTIC FINISHED	646	0.25	162
ENT	ENTRY WAY	20	0.10	2
UFF	UPPER FLR FIN	696	1.00	696
PAT	PATIO	132	0.10	13
DEK	DECK/ENTRANCE	132	0.10	13
VLT	VAULTED	220	0.05	11
GLA:	**1,524**	**3,178**		**1,663**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,860**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 146,800**

OWNER INFORMATION

GALLANT JAMES R
GALLANT AMBER RYAN
46 MERRIMACK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2021	9462	1511	Q I	258,500	DECRISTOFARO MICHAEL L
01/02/2018	9040	1378	Q I	185,000	CHAN ALAN
11/22/2004	7362	674	Q I	179,933	NELSON,KENNETH
02/09/2003	6885	0064	U I 38	1	NELSON,ROBERT W

PICTURE

LISTING HISTORY

03/14/19	MRPR	
03/16/18	MRPL	
07/11/16	LMHC	
05/08/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
07/08/04	AAUL	

NOTES

U 23 660// PATIO, WALKOUT BSMT ,X VANITY W/SINK// INT UNIT//REMOVE UC=2 FOR 4/19, DW FOR 4/1 //UPDATED TO GD COND, FLOORING 18//MKB 2019 REMOVED UC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
						96,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,200	$ 58,000	$ 0
		Parcel Total: $ 172,200	
2020	$ 114,200	$ 58,000	$ 0
		Parcel Total: $ 172,200	
2021	**$ 153,700**	**$ 96,000**	**$ 0**
		Parcel Total: $ 249,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

GALLANT JAMES R
GALLANT AMBER RYAN
46 MERRIMACK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

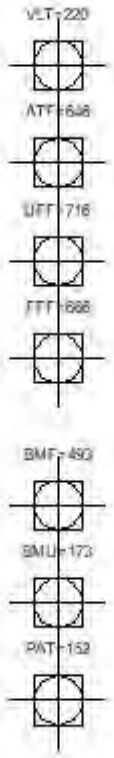
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/20/18		FINISH BASEMENT	

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0440** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1335**
Sq. Foot Cost: **$ 108.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	220	0.05	11
FFF	FST FLR FIN	666	1.00	666
BMF	BSMNT FINISHED	493	0.30	148
BMU	BSMNT	173	0.15	26
UFF	UPPER FLR FIN	716	1.00	716
ATF	ATTIC FINISHED	646	0.25	162
PAT	PATIO	152	0.10	15
GLA:	**1,544**	**3,066**		**1,744**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 189,765**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 153,700**

OWNER INFORMATION

COOKE MARISA E

90 MERRIMACK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/07/2020	9361	209	Q I	245,000	SULLIVAN SUSAN I & JAMES
09/10/2019	9207	2567	Q I	210,000	KOLEK CRAIG C
09/27/2002	6721	1322	Q I	168,500	WEIGOLD,MICHAEL
06/30/2000	6261	0350	Q I	120,000	HEALY,CHRISTOP

PICTURE

LISTING HISTORY

02/03/21	ERVM	
05/15/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
07/09/04	AAUM	

NOTES

XFIXT=SINK IN BATH LOFT AREA, EST BMF 19 2/21 N O H PER MLS PART UPDATED KITCHEN UPDATED GOOD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
						96,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,300	$ 58,000	$ 0
		Parcel Total: $ 164,300	
2020	$ 106,300	$ 58,000	$ 0
		Parcel Total: $ 164,300	
2021	**$ 152,100**	**$ 96,000**	**$ 0**
		Parcel Total: $ 248,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COOKE MARISA E

90 MERRIMACK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

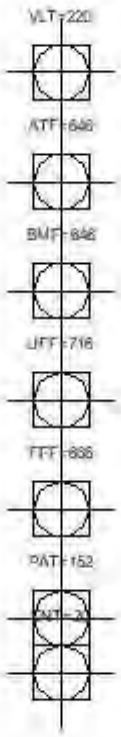
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0398** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1074**
Sq. Foot Cost: **$ 106.31**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	20	0.10	2
UFF	UPPER FLR FIN	716	1.00	716
PAT	PATIO	152	0.10	15
VLT	VAULTED	220	0.05	11
BMF	BSMNT FINISHED	646	0.30	194
FFF	FST FLR FIN	666	1.00	666
ATF	ATTIC FINISHED	646	0.25	162
GLA:	**1,544**	**3,066**		**1,766**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,743**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 152,100**

OWNER INFORMATION

MELENDEZ CARLOS O
CINTRON MALDONADO
62 MERRIMACK DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/23/2021	9459	2193	Q I	270,000	PULVER ALBERT W II
09/12/2018	9108	1943	U I 38	1	PULVER ALBERT W II
10/26/2004	7344	1605	Q I	185,000	FISCHER,JENNIFER
03/11/2003	6869	2926	U I 38	1	FISCHER,JENNIFER

PICTURE

LISTING HISTORY

07/16/21	LMHC	
05/16/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
07/06/04	AAUM	

NOTES

L + U 42 805// DECK OVER PATIO, WALKOUT BSMT, X VANITY W/ SINK//3/15 CHANGE TO 3 BR PER PERMIT; 7/21 MODERN KIT/GRANITE AND PU HW FLOORS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
						96,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,600	$ 58,000	$ 0
		Parcel Total: $ 167,600	
2020	$ 109,600	$ 58,000	$ 0
		Parcel Total: $ 167,600	
2021	**$ 164,100**	**$ 96,000**	**$ 0**
		Parcel Total: $ 260,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MELENDEZ CARLOS O
CINTRON MALDONADO
62 MERRIMACK DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/15/14		ALTERATION	INSTALL INTERIOR WALL

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0423** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1208**
Sq. Foot Cost: **$ 107.60**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	67	0.15	10
FFF	FST FLR FIN	666	1.00	666
BMF	BSMNT FINISHED	599	0.30	180
ATF	ATTIC FINISHED	646	0.25	162
PAT	PATIO	152	0.10	15
VLT	VAULTED	220	0.05	11
UFF	UPPER FLR FIN	696	1.00	696
DEK	DECK/ENTRANCE	132	0.10	13
GLA:	**1,524**	**3,178**		**1,753**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 188,623**
Year Built:		**1985**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 164,100**

OWNER INFORMATION

LEVY EYAL

89 LEDGEWOOD HILLS DR

NASHUA, NH 03062

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/11/2021	9438	315	Q I	295,000	RACKLIFF KEVIN
10/27/2017	9020	1948	Q I	212,000	GRAVES RONALD/DEBORAH
10/31/2016	8913	1446	Q I	168,500	JOHNSON CHRISTOPHER C
04/23/1999	6094	0724	Q I	100,000	TROMBLY,CANDACE
02/28/1994	5526	1738	Q I	70,000	HALL,RONALD +

PICTURE

LISTING HISTORY

06/04/19	MRUM	
05/30/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
09/09/04	AAUM	

NOTES

X VANITY W/SINK//EST GD, BMF 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
HARRIS POND	1		100	96,000.00	100	96,000	
						99,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,400	$ 61,000	$ 0
		Parcel Total: $ 175,400	
2020	$ 114,400	$ 61,000	$ 0
		Parcel Total: $ 175,400	
2021	**$ 154,100**	**$ 99,000**	**$ 0**
		Parcel Total: $ 253,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

LEVY EYAL

89 LEDGEWOOD HILLS DR

NASHUA, NH 03062

TAXABLE DISTRICTS

District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/01/18		DECK	
04/09/13		REPAIR	REPAIR SEWER CONNECTI

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0403** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0972**
Sq. Foot Cost: **$ 105.33**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	666	1.00	666
BMF	BSMNT FINISHED	666	0.30	200
ATF	ATTIC FINISHED	646	0.25	162
ENT	ENTRY WAY	20	0.10	2
PAT	PATIO	132	0.10	13
DEK	DECK/ENTRANCE	132	0.10	13
UFF	UPPER FLR FIN	696	1.00	696
VLT	VAULTED	220	0.05	11
GLA:	**1,524**	**3,178**		**1,763**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,697**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 154,100**

OWNER INFORMATION

ST LAURENT PETER J
ST LAURENT NATALIE R
18 SWIFT LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/19/2020	9383	1390	Q I	240,000	KARAVIAS EILEEN
10/31/2019	9227	1122	Q I	210,000	NELSON, ERIC TAYLOR &
12/15/2008	8039	1031	Q I	170,000	THERRIEN,ILENE
07/30/1996	5739	938	Q I	69,900	ROMANELLI,JANE

PICTURE

LISTING HISTORY

02/03/21	ERVM	
06/04/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
08/31/04	AAUL	

NOTES

L + U 94 .00// X VANITY W/SINK, LAUNDRY ROOM// 2/21 N O H UPDATED KIT & BATH EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
HARRIS POND	1		100	96,000.00	100	96,000	
						99,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,000	$ 61,000	$ 0
		Parcel Total: $ 167,000	
2020	$ 106,000	$ 61,000	$ 0
		Parcel Total: $ 167,000	
2021	**$ 146,600**	**$ 99,000**	**$ 0**
		Parcel Total: $ 245,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ST LAURENT PETER J
ST LAURENT NATALIE R
18 SWIFT LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

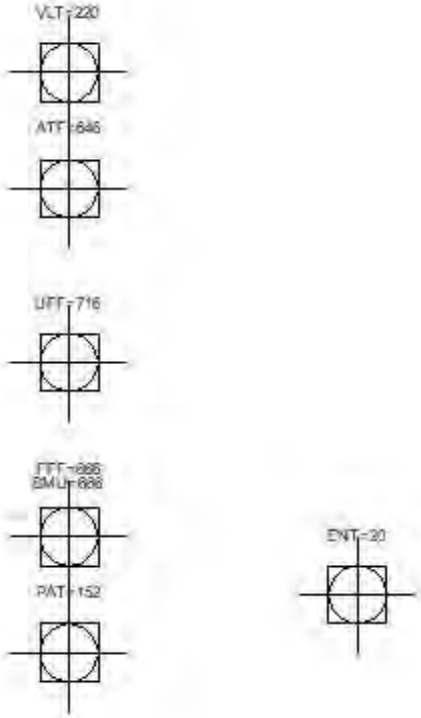
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/01/18		DECK	

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0589** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1277**
Sq. Foot Cost: **$ 108.26**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	666	1.00	666
BMU	BSMNT	666	0.15	100
ATF	ATTIC FINISHED	646	0.25	162
UFF	UPPER FLR FIN	716	1.00	716
PAT	PATIO	152	0.10	15
VLT	VAULTED	220	0.05	11
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,544**	**3,086**		**1,672**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 181,011**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 146,600**

OWNER INFORMATION

NICKOLA JAMES WILLIAM

9 MERRIMACK DR UNIT 122

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	2875	Q I	245,000	PINHEIRO FERNANDA M
04/22/2016	8848	0956	Q I	162,000	FABIANEK SHANE J
05/04/2012	8423	2041	Q I	164,533	FOLIA, ERIC K & CAITLY
08/29/2007	7893	2367	Q I	177,533	NEWELL, LORRAINE
07/29/1987	4309	223	U I 99		DAMAGE RELEASE

PICTURE

LISTING HISTORY

02/03/21	ERVM
07/11/16	LMHC
05/04/16	MRUM
07/12/04	AAUL

NOTES

X VANITY W/ SINK, LAUNDRY ROOM// 2/21 N O H, EXT GD FOR AGE, MLS INDICATES NEW FFLRS/BATHS/PPAINT/SS APPL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
HARRIS POND	1		100	96,000.00	100	96,000	
						99,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,000	$ 61,000	$ 0
		Parcel Total: $ 163,000	
2020	$ 102,000	$ 61,000	$ 0
		Parcel Total: $ 163,000	
2021	**$ 144,700**	**$ 99,000**	**$ 0**
		Parcel Total: $ 243,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NICKOLA JAMES WILLIAM

9 MERRIMACK DR UNIT 122

MERRIMACK, NH 03054

TAXABLE DISTRICTS

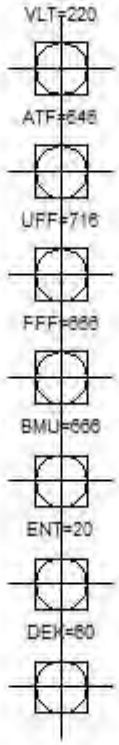
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0608** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1188**
Sq. Foot Cost: **$ 107.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	666	1.00	666
ATF	ATTIC FINISHED	646	0.25	162
UFF	UPPER FLR FIN	716	1.00	716
VLT	VAULTED	220	0.05	11
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	60	0.10	6
BMU	BSMNT	666	0.15	100
GLA:	**1,544**	**2,994**		**1,663**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,623**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 144,700**

OWNER INFORMATION

SEARLES DONALD
SEARLES ELLEN
2 SUNCOOK TR UNIT 15

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2021	9462	2243	Q I	225,000	DEVEAUX KIMBERLY A
11/03/2017	9023	2308	Q I	149,900	FOX GEORGE A & VERNA
04/28/2009	8080	2995	U I 99	1	FOX,GEORGE
10/05/2004			U I 99	60,000	ALADDIN PROPRETY

PICTURE

LISTING HISTORY

05/30/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
07/22/04	AAUM	

NOTES

BLUE;L+U149/ 634// UNIT 15/ CARPORT/ STYLE B//

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
HARRIS POND	1		100	96,000.00	100	96,000	
CARPORT WOOD	200	10 x 20	140	11.00	60	1,848	
						100,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 82,300	$ 62,800	$ 0
		Parcel Total: $ 145,100	
2020	$ 82,300	$ 62,800	$ 0
		Parcel Total: $ 145,100	
2021	**$ 114,100**	**$ 100,800**	**$ 0**
		Parcel Total: $ 214,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

SEARLES DONALD
SEARLES ELLEN
2 SUNCOOK TR UNIT 15

MERRIMACK, NH 03054

TAXABLE DISTRICTS

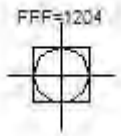
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

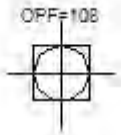
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1843** Base Rate: **RCG 96.00**
Bldg. Rate: **1.1843**
Sq. Foot Cost: **$ 113.69**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1204	1.00	1204
OPF	OPEN PORCH	108	0.25	27
STO	STORAGE AREA	30	0.25	8
GLA:	**1,204**	**1,342**		**1,239**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 140,862**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 114,100**

OWNER INFORMATION

FLORAS LISA A

2 SUNCOOK TERRACE #32

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/11/2021	9482	204	Q I	215,000	TRUONG ERIC
05/08/2019	9166	0977	Q I	169,900	FERTILEDALE PROPERTIES
01/26/2016	8825	0977	U I 40	1	PERRAULT MICHAEL T
09/29/2015	8794	1560	Q I	122,500	ROWE NORMAN & JEWEL
12/11/2000	6328	126	Q I	85,900	HURD,SCOTT

PICTURE

LISTING HISTORY

05/30/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
08/19/04	AAUL	

NOTES

GREY;L+U162/32 503/ UNIT 32/ CARPORT/ STYLE C//

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
HARRIS POND	1		100	96,000.00	100	96,000	
CARPORT WOOD	200	20 x 10	140	11.00	60	1,848	
						97,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 76,200	$ 59,800	$ 0
		Parcel Total: $ 136,000	
2020	$ 76,200	$ 59,800	$ 0
		Parcel Total: $ 136,000	
2021	**$ 106,000**	**$ 97,800**	**$ 0**
		Parcel Total: $ 203,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

FLORAS LISA A

2 SUNCOOK TERRACE #32

MERRIMACK, NH 03054

TAXABLE DISTRICTS

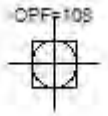
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

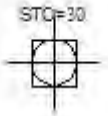
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2505** Base Rate: **RCG 96.00**
Bldg. Rate: **1.2505**
Sq. Foot Cost: **$ 120.05**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1055	1.00	1055
OPF	OPEN PORCH	108	0.25	27
STO	STORAGE AREA	30	0.25	8
GLA:	**1,055**	**1,193**		**1,090**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,855**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 106,000**

OWNER INFORMATION

EXECUTIVE BUILDING SYSTEMS INC

25 CRAFTSMAN LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9383	2082	Q I	565,000	ANMI MERRIMACK REALTY
12/13/2016	8927	2534	Q I	575,000	DARSAN ENTERPRISES LLC
03/21/2002			Q I	426,000	HLB,INC. % BAC

PICTURE

LISTING HISTORY

02/03/21	ERVM	
03/12/18	MRPM	
05/10/17	MRPM	
05/29/13	MRUL	
05/23/13	INSP	MARKED FOR INSPECTION
09/29/03	MRUR	REVIEWED
07/25/02	MRUL	

NOTES

WHT;NATIONAL POWERSPORTS DISTRIBUTORS; 2013 ONE BATH ONLY, REMOVE FENCE 75% AC, WHSE/SHOWROOM//CORR SKETCH 18 N O H SIDING NEEDS WK IN AREAS ROOF NEEDS REPAIR APPEARS INT NEED WORK

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	5,000	1 x 5000	63	3.25	80	8,190	EST SHAPE
						8,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 375,600	$ 0	$ 183,800
		Parcel Total:	$ 559,400*
2020	$ 375,600	$ 0	$ 183,800
		Parcel Total:	$ 559,400*
2021	**$ 378,000**	**$ 8,200**	**$ 227,200**
		Parcel Total:	**$ 613,400**

*** MARKET INCOME APPROACH TO VALUE**

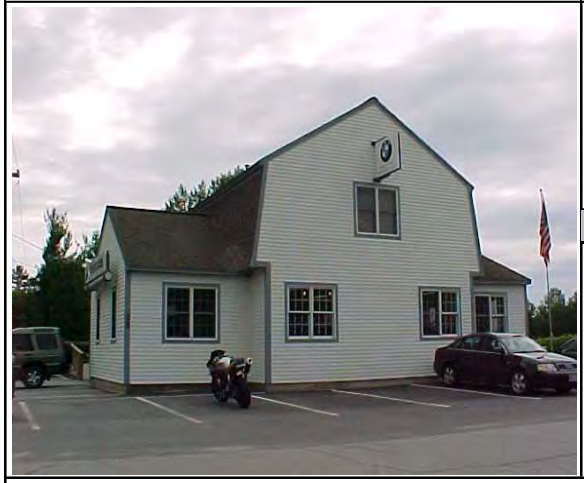
LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.500 ac	181,739	E	100	100	100	100	100 -- LEVEL	125	227,200	0	N	227,200	USE/LOC
	0.500 ac									227,200			**227,200**	

PICTURE



OWNER

EXECUTIVE BUILDING SYSTEMS IN

25 CRAFTSMAN LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

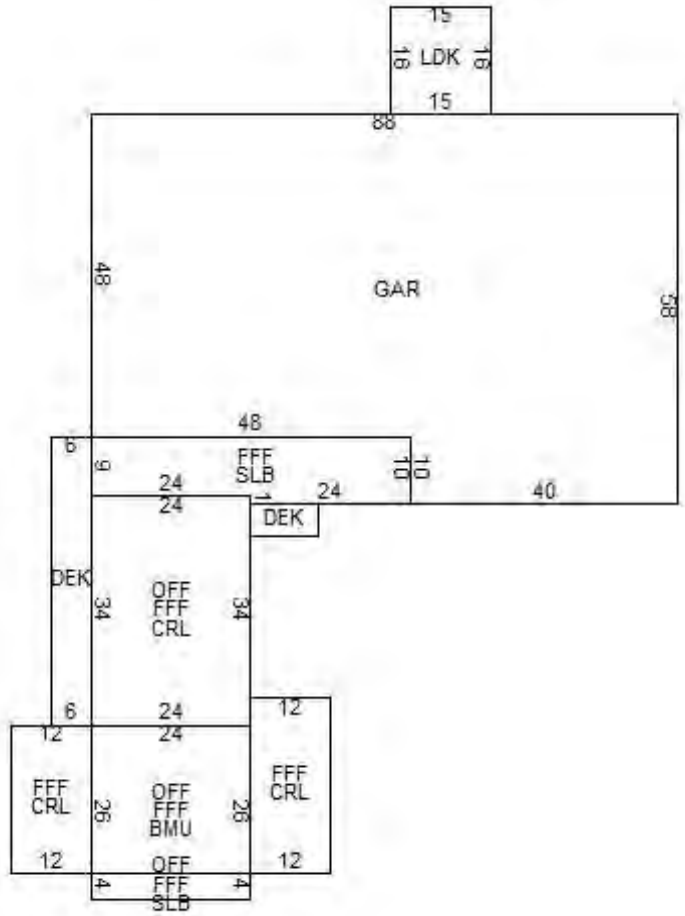
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/14/21		DECK	RPLC ADA RAMP W/ 11X26
03/30/21		ALTERATION	INT RENO
03/23/17		SIGN	

BUILDING DETAILS

Model: **2.00 STORY OFFICE**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD/CNCRT OR BLK**
Int: **DRYWALL/AVE FOR USE**
Floor: **CARPET/CONCRETE**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall: **WOOD AND/OR CLASS D, 1.0000**
Size Adj: **0.8914** Base Rate: **CAU 97.00**
Bldg. Rate: **0.7394**
Sq. Foot Cost: **$ 71.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	1392	0.05	70
GAR	GARAGE	4624	0.45	2081
BMU	BSMNT	624	0.15	94
DEK	DECK/ENTRANCE	308	0.10	31
OFF	OFFICE AREA	1536	1.00	1536
FFF	FST FLR FIN	2568	1.00	2568
LDK	LOADING AREA	240	0.20	48
SLB	SLB	552	0.00	0
GLA:	**4,104**	**11,844**		**6,428**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 461,016**
Year Built:		**1990**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 378,000**

OWNER INFORMATION

DECOURCY CHRISTOPHER E
DECOURCY AUDREY L
42 HANSOM DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/27/2021	9461	1644	Q I	500,000	BROWN FAMILY REV TRUST
08/28/2015	8785	0598	U I 44	1	BROWN ROBERT L & JANICE
08/29/2003			Q I	382,000	ANDERSON,CURT C
08/22/1989			Q I	266,000	MEADOW,GLEN

PICTURE

LISTING HISTORY

07/05/12	MRUL	MARKED FOR INSPECTION
10/07/03	MRUL	

NOTES

TAN;/HIGH IRON XFIXT=SHWR SINK JET TUB;CENTRAL VAC;UPDATED FL AND FIX

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 194,500	$ 3,000	$ 163,200
		Parcel Total:	$ 360,700
2020	$ 194,500	$ 3,000	$ 163,200
		Parcel Total:	$ 360,700
2021	**$ 258,800**	**$ 3,000**	**$ 231,600**
		Parcel Total:	**$ 493,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
1F RES	0.720 ac	x 5,000	X	100				100 -- LEVEL	100	3,600	0	N	3,600	
	1.640 ac									231,600			**231,600**	

PICTURE

OWNER

DECOURCY CHRISTOPHER E
DECOURCY AUDREY L
42 HANSOM DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

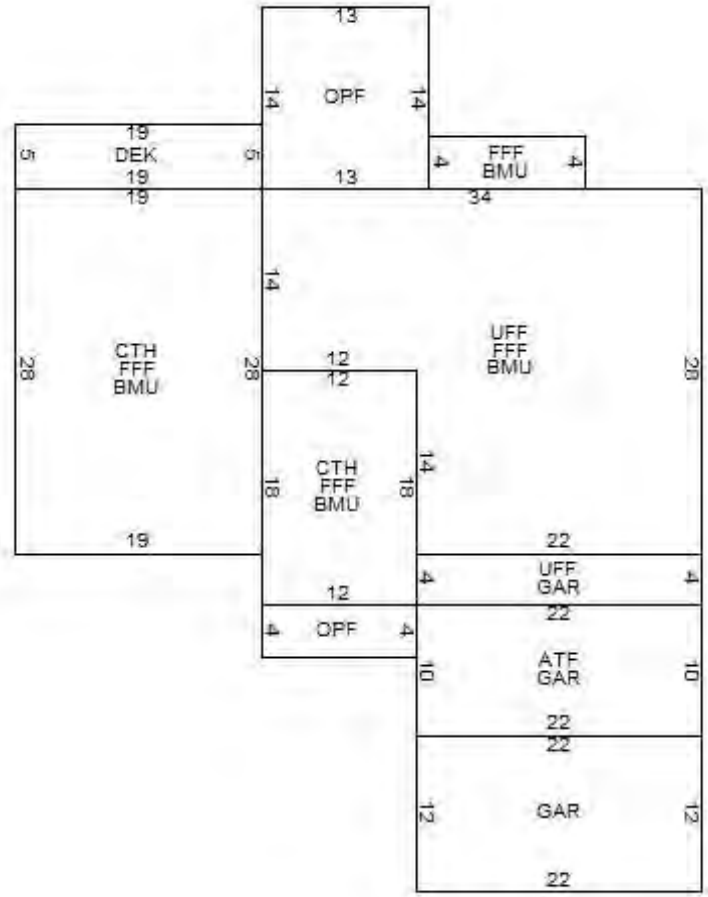
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8908** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9971**
Sq. Foot Cost: **$ 95.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	95	0.10	10
GAR	GARAGE	572	0.45	257
ATF	ATTIC FINISHED	220	0.25	55
UFF	UPPER FLR FIN	872	1.00	872
FFF	FST FLR FIN	1580	1.00	1580
BMU	BSMNT	1580	0.15	237
OPF	OPEN PORCH	230	0.25	58
CTH	CATHEDRAL	748	0.10	75
GLA:	**2,507**	**5,897**		**3,144**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 300,944**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 258,800**

OWNER INFORMATION

DEUTSCH PAUL P
DEUTSCH DIEDRA A
33 SEAVERNS BRIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2020	9364	69	Q I	350,000	PATON JACQUELINE A
06/16/1998			U I 38	43,600	PATON,IRVING

PICTURE

LISTING HISTORY

05/04/20	ERPE
03/20/19	MRRV
02/27/17	MRRV
03/16/16	MSVR
04/13/15	MRVM
03/28/14	MRPL
03/11/14	MRPR
04/15/13	MRPM

NOTES

TAN;HST NO HT/ICE DAMS AND IMPROPER VENTING ON ROOF/HST UNUSABLE DUE TO STAIRCASE POSITION CAN NOT GET ANY FURNITUREUP THERE//4 BR SEPTIC// NEW BATH IN ADDITION CRAWL SP 5FT KIT REN 1950S 2/21 PER HO HOUSE NEEDS REPAIRS/UPDATE KIT 50'S BATH 70'S 27X16 OPEN STUD/WILL HAVE 2ND BATH = UC NEEDS PAINT MISC ROT = AVG CK 22

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 3-STAND	1		100	6,500.00	100	6,500	
SHED-WOOD	160	16 x 10	160	10.00	100	2,560	
LEAN-TO	176	22 x 8	151	4.00	100	1,063	
						10,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 134,400	$ 9,400	$ 148,600
		Parcel Total:	$ 292,400
2020	$ 146,000	$ 9,400	$ 148,600
		Parcel Total:	$ 304,000
2021	**$ 143,700**	**$ 10,100**	**$ 202,700**
		Parcel Total:	**$ 356,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	95	95 -- MILD	100	180,500	0	N	180,500	
1F RES	4.680 ac	x 5,000	X	100				95 -- MILD	100	22,200	0	N	22,200	
	5.600 ac									202,700			**202,700**	

PICTURE

OWNER

DEUTSCH PAUL P
DEUTSCH DIEDRA A
33 SEAVERNS BRIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

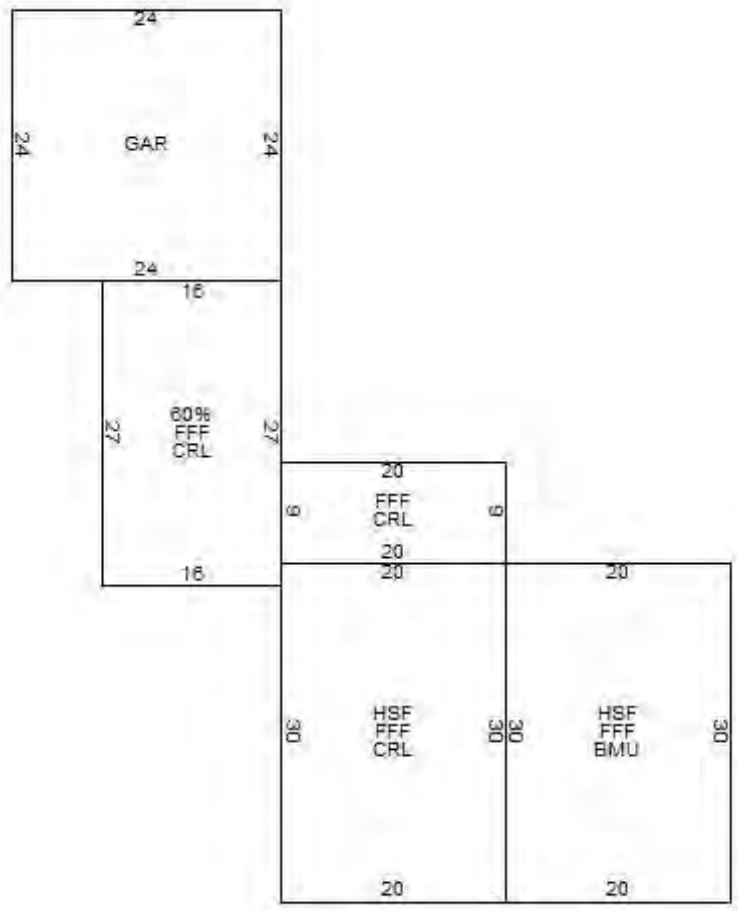
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/12/13		ALTERATION	NEW SHED ROOF
09/04/12		GARAGE	AND ADDITION

BUILDING DETAILS

Model: **1.5 STORY ANTIQUE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/AVERAGE**
Int: **DRYWALL/WOOD/LOG**
Floor: **PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9273** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0905**
Sq. Foot Cost: **$ 104.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	1200	0.50	600
FFF	FST FLR FIN	1639	1.00	1639
CRL	CRAWL SPACE	1039	0.05	52
GAR	GARAGE	576	0.45	259
BMU	BSMNT	600	0.15	90
GLA:	**2,239**	**5,054**		**2,640**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 276,382**
Year Built:		**1790**
Condition For Age:	AVERAGE	**48 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**48 %**
Building Value:		**$ 143,700**

OWNER INFORMATION

WURST REBECCA L

12 CRAMER HILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/13/2021	9454	2595	Q I	360,000	LAPHAM RICHARD
08/03/2015	8776	2903	Q I	264,000	PARSONS DAVID A &
05/09/2002			U I 38		PARSON,DAVID
07/11/1990			U I 31		EASEMENT

PICTURE

LISTING HISTORY

03/20/19	MRPM
07/27/11	LMHC
10/17/03	MRUL

NOTES

WHT;07/11 GRAVEL DW;8/15 GRANITE COUNTERS/SS 2019 LVL OPENED UP KIT 19

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	48	6 x 8	393	10.00	80	1,509	
						1,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 94,200	$ 1,100	$ 151,600
		Parcel Total:	$ 246,900
2020	$ 94,200	$ 1,100	$ 151,600
		Parcel Total:	$ 246,900
2021	**$ 123,500**	**$ 1,500**	**$ 216,600**
		Parcel Total:	**$ 341,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	95	95 -- MILD	100	216,600	0	N	216,600	
	0.920 ac									216,600			**216,600**	

PICTURE

OWNER

WURST REBECCA L

12 CRAMER HILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

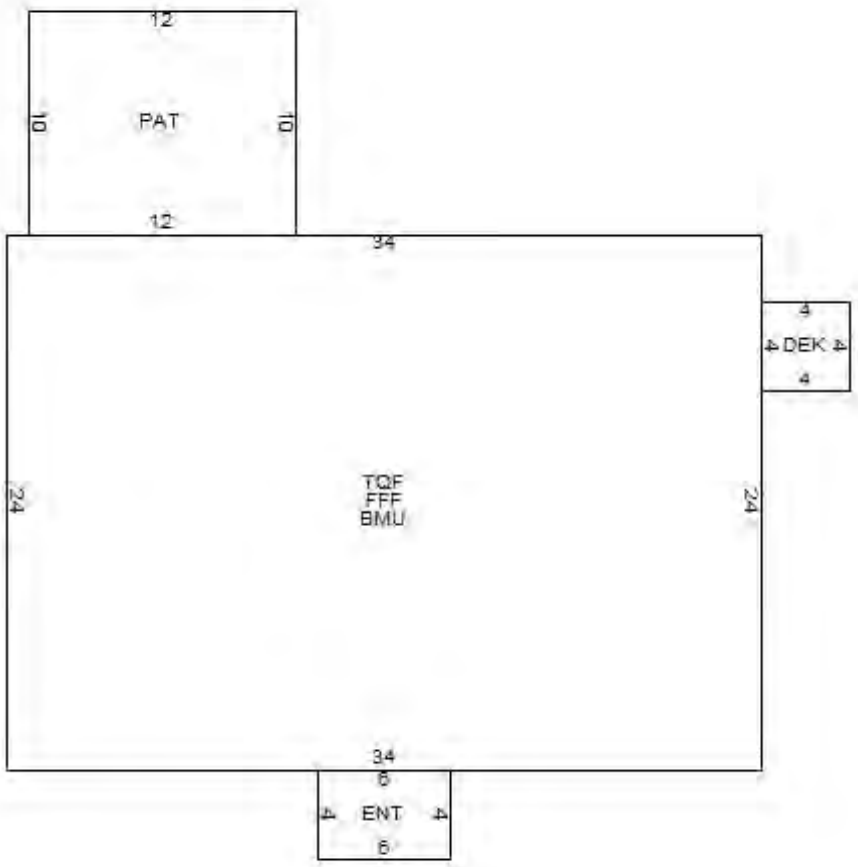
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/29/18		ALTERATION	LVL BEAM KIT/DINING RM

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0831** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9553**
Sq. Foot Cost: **$ 91.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	816	0.75	612
FFF	FST FLR FIN	816	1.00	816
BMU	BSMNT	816	0.15	122
PAT	PATIO	120	0.10	12
DEK	DECK/ENTRANCE	16	0.10	2
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,428**	**2,608**		**1,566**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 143,618**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 123,500**

OWNER INFORMATION

NORTON NICOLE L
NORTON CLINTON J
3 GREENLEAF ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9403	2873	Q I	336,933	DOAN ANDREW D
11/21/2016	8920	896	U I 36	214,500	MERRIMACK VALLEY
02/22/2008			U I 36	222,000	CITIMORTGAGE,IN
08/29/2007			U I 51	229,533	ALOSA,PASQUALE

PICTURE

LISTING HISTORY

02/03/21	ERVM	
06/03/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
07/19/11	LMHN	
03/31/11	LMUL	
10/01/03	MRUL	

NOTES

TAN 04/11 HOME OF PASTORAL STAFF INTERN, NOT OWNED, USED AND OCCUPPIED FOR RELIGIOUS PURPOSES 2015 UNOCC//TAN 2/21 N O H NC TO EXT DNPU PLASTIC SHED

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,800	$ 3,000	$ 140,600
		Parcel Total:	$ 247,400
2020	$ 103,800	$ 3,000	$ 140,600
		Parcel Total:	$ 247,400
2021	**$ 143,000**	**$ 3,000**	**$ 200,200**
		Parcel Total:	**$ 346,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	95	95 -- MILD	100	198,600	0	N	198,600	
1F RES	0.340 ac	x 5,000	X	100				95 -- MILD	100	1,600	0	N	1,600	
	1.260 ac									200,200			**200,200**	

PICTURE

OWNER

NORTON NICOLE L
NORTON CLINTON J
3 GREENLEAF ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

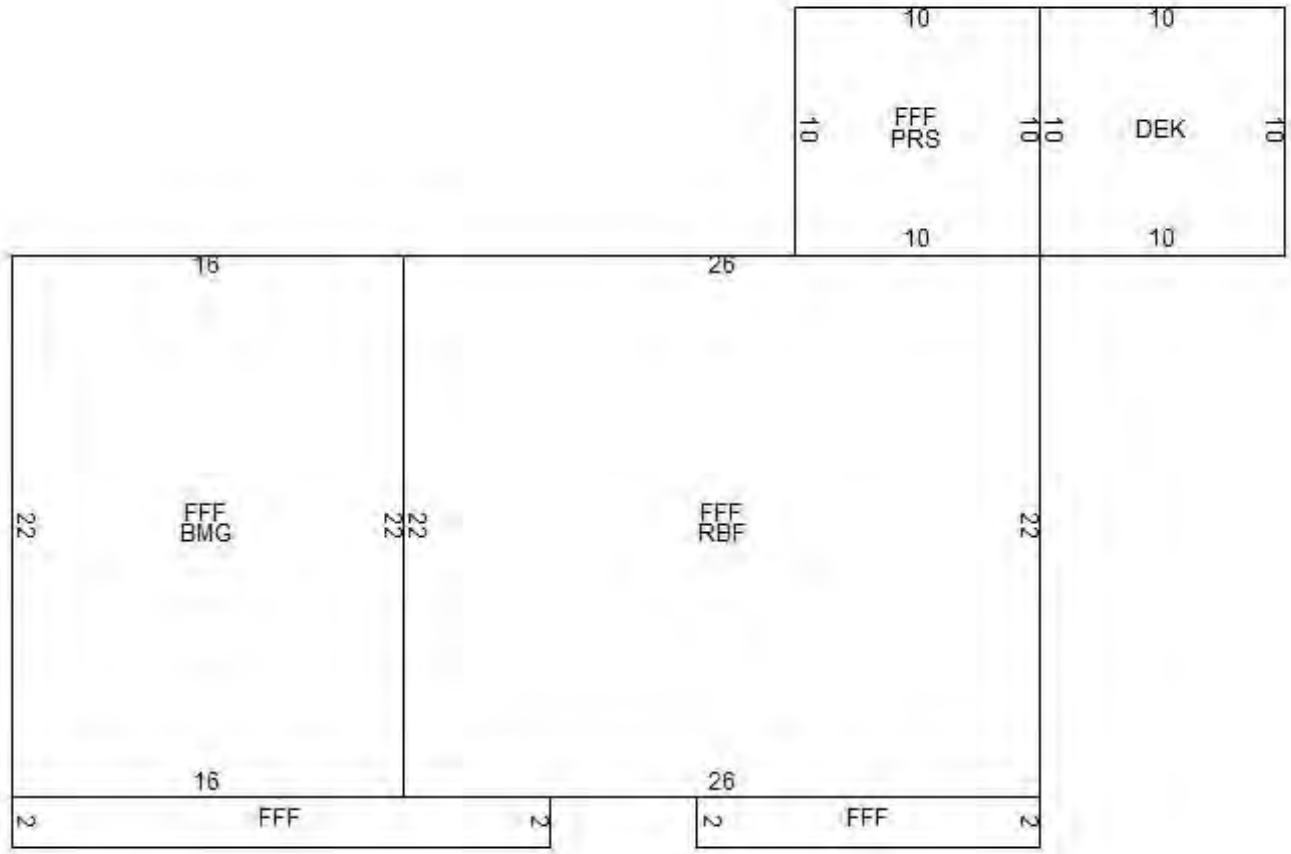
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/22/16		DECK	

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0750** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1352**
Sq. Foot Cost: **$ 108.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1096	1.00	1096
RBF	RAISED BSMNT	572	0.75	429
PRS	PIERS	100	-0.05	-5
DEK	DECK/ENTRANCE	100	0.10	10
BMG	BASEMENT	352	0.20	70
GLA:	**1,096**	**2,220**		**1,600**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,368**
Year Built:		**1975**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 143,000**

OWNER INFORMATION

WELLS CONNOR DAVID

530 BOSTON POST RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2021	9469	1563	U I 31	1	WELLS CONNOR DAVID
02/19/2021	9427	1213	Q I	276,700	MAFFEE DONALD T
12/17/2018	9133	2875	Q I	222,000	ST GEORGE CAMERON J
05/05/2016	8852	2174	U I 51	77,300	ROOT TIMOTHY C
11/28/2007	7925	406	U I 25	169,333	CLARK, LOEHR WOODRIFF

PICTURE

LISTING HISTORY

03/23/21	ERVM	
03/20/19	MRPM	
06/20/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
10/07/03	MRVL	

NOTES

TAN, HST NO HEAT OLD KIT/BATH FIXT 2019 NEW LAUNDRY RM ADD VINYL 3/21 NOH DNPU LNTO ATT SHED LOW Q/COND, NEWER ROOF, SIDING AND WINDOWS, NEWER KITCH SS APPL,GRANITE COUNTERS, REMODELED BATH

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	99	9 x 11	222	10.00	80	1,758	
						1,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,700	$ 1,200	$ 116,300
		Parcel Total:	$ 220,200
2020	$ 102,700	$ 1,200	$ 116,300
		Parcel Total:	$ 220,200
2021	**$ 128,800**	**$ 1,800**	**$ 168,600**
		Parcel Total:	**$ 299,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.400 ac	168,571	E	100	100	100	100	100 -- LEVEL	100	168,600	0	N	168,600	
	0.400 ac									168,600			**168,600**	

PICTURE

OWNER

WELLS CONNOR DAVID

530 BOSTON POST RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

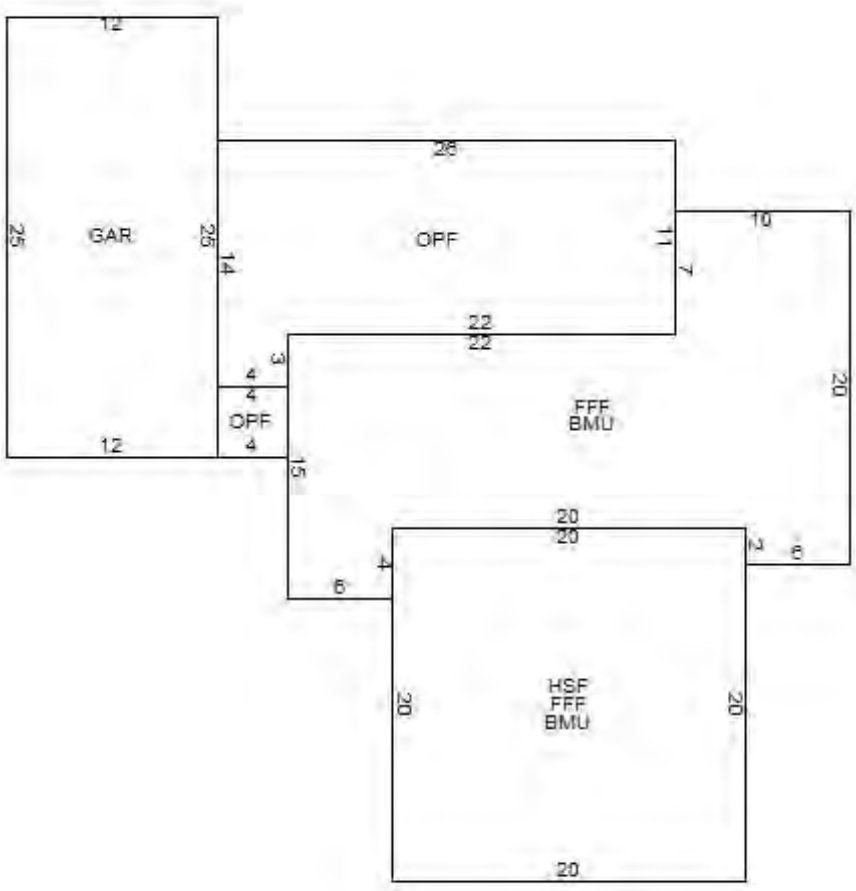
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/18/21		SEPTIC	3 BDRM SEPTIC
01/14/19		ALTERATION	BR TO 10X12 LAUNDRY RC

BUILDING DETAILS

Model: **1.5 STORY CONVENT'NL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1283** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1677**
Sq. Foot Cost: **$ 112.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	400	0.50	200
FFF	FST FLR FIN	858	1.00	858
BMU	BSMNT	858	0.15	129
OPF	OPEN PORCH	314	0.25	79
GAR	GARAGE	300	0.45	135
GLA:	**1,058**	**2,730**		**1,401**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,038**
Year Built:		**1930**
Condition For Age:	VERY GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 128,800**

OWNER INFORMATION

JORGENSEN LEO
JORGENSEN KATHRYN A
19 GAIL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/25/2021	9445	1103	Q I	340,000	FORTIER LEO P
08/07/1997	5840	653	Q I	114,000	PRCELL, JOHN

PICTURE

LISTING HISTORY

04/13/21	IKVM	
07/17/12	MRUL	
05/17/12	INSP	MARKED FOR INSPECTION
12/31/03	MRVM	

NOTES

YELLOW; 4/21 - INT VBO; PU ENT @ FRONT; CORR XFOBS = COND & MATERIAL;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	36	3 x 12	400	10.00	80	1,152	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
						7,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 110,600	$ 7,200	$ 131,900
		Parcel Total:	$ 249,700
2020	$ 110,600	$ 7,200	$ 131,900
		Parcel Total:	$ 249,700
2021	**$ 147,300**	**$ 7,900**	**$ 197,800**
		Parcel Total:	**$ 353,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.459 ac	179,809	F	110	100	100	100	100 -- LEVEL	100	197,800	0	N	197,800	
	0.459 ac									197,800			**197,800**	

PICTURE

OWNER

JORGENSEN LEO
JORGENSEN KATHRYN A
19 GAIL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

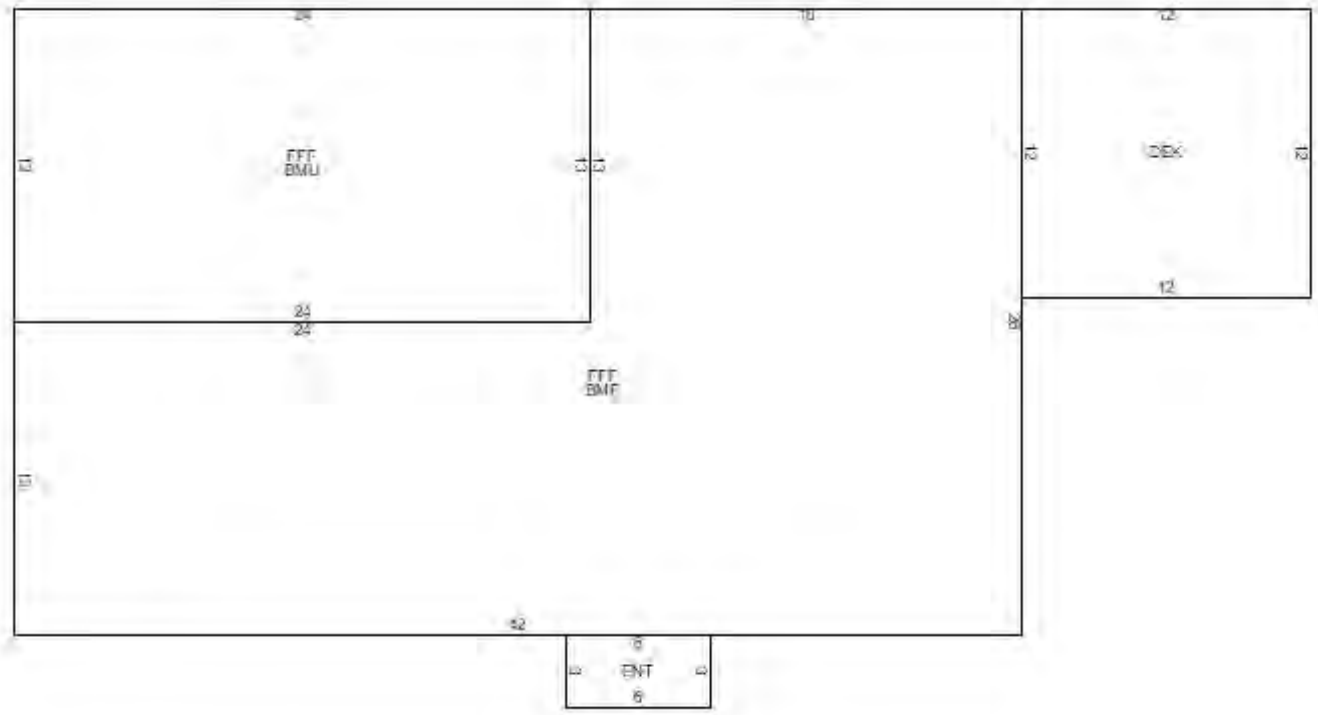
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1320** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2701**
Sq. Foot Cost: **$ 121.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1092	1.00	1092
BMF	BSMNT FINISHED	780	0.30	234
DEK	DECK/ENTRANCE	144	0.10	14
BMU	BSMNT	312	0.15	47
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,092**	**2,346**		**1,389**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,361**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 147,300**

OWNER INFORMATION

NOYES WHITNEY R

19 PETER ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/08/2020	9361	1205	Q I	375,000	EJR HOMES INC
05/29/2020	9300	1216	U I 89	208,000	NH HOME BUYERS
05/29/2020	9300	776	U I 25	165,000	WINSLOW GEORGE S
01/28/2005	7400	1407	U I 38	1	WINSLOW GEORGE

PICTURE

LISTING HISTORY

02/03/21	ERVM	
05/06/20	RWVM	
06/27/19	INSP	MARKED FOR INSPECTION
05/22/19	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
01/20/04	MRVL	

NOTES

TAN ; 2004 INT NEEDS UPDATE; WOOD STOVE/ POOR DW/ LARGE PINES NEAR HOUSE FR=DEFERRED MAINT; 5/20 NO ANS @ DOOR; MEAS ONLY; 2/21 4TH BDRM IN BSMT, GRANITE CTOPS, ISLAND BACKSPLASH INT QUALITY/COND EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	99	11 x 9	222	6.00	5	66	RUSTED
						100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 77,800	$ 1,400	$ 125,300
		Parcel Total:	$ 204,500
2020	$ 77,800	$ 1,400	$ 125,300
		Parcel Total:	$ 204,500
2021	**$ 149,500**	**$ 100**	**$ 187,900**
		Parcel Total:	**$ 337,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.459 ac	179,809	F	110	100	100	100	95 -- MILD	100	187,900	0	N	187,900	
	0.459 ac									187,900			**187,900**	

PICTURE

OWNER

NOYES WHITNEY R

19 PETER ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

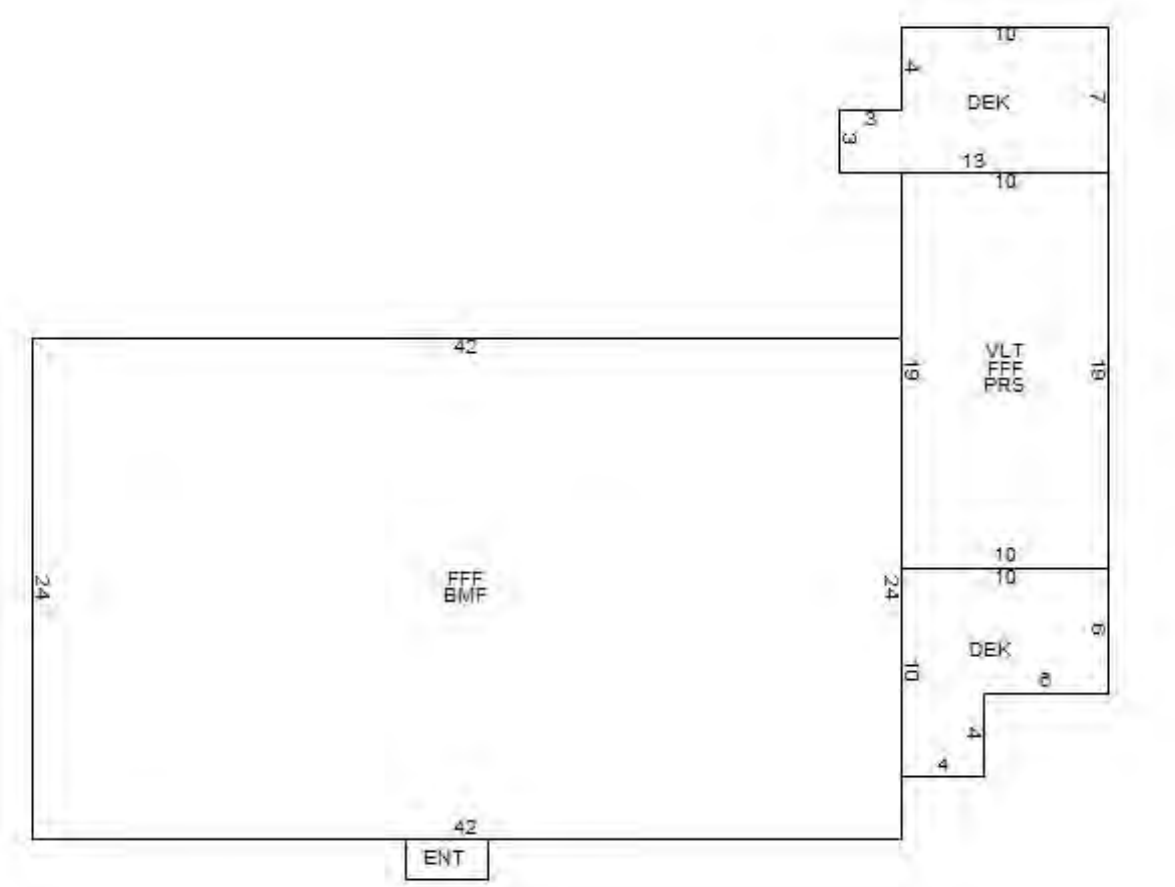
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0955** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1284**
Sq. Foot Cost: **$ 108.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1198	1.00	1198
BMF	BSMNT FINISHED	1008	0.30	302
VLT	VAULTED	190	0.05	10
PRS	PIERS	190	-0.05	-10
ENT	ENTRY WAY	8	0.10	1
DEK	DECK/ENTRANCE	155	0.10	16
GLA:	**1,198**	**2,749**		**1,517**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 164,321**
Year Built:		**1974**
Condition For Age:	EXCELLENT	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 149,500**

OWNER INFORMATION

NOVER MAX
NOVER JENNIFER
18 LAMSON DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2020	9365	1485	Q I	320,000	MARTIN KEVIN J &
04/12/1991	5248	956	Q I	98,000	BROWN, DONALD +

PICTURE

LISTING HISTORY

02/03/21	ERVM	
08/19/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
05/24/19	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
01/22/04	MRVL	

NOTES

BLUE; 8/20 - INT VBO' PU CARPET AS PER HO; 2/21 N O H

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	81	9 x 9	258	6.00	40	502	
DECK	72	9 x 8	282	7.00	60	853	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 96,300	$ 1,200	$ 132,000
		Parcel Total:	$ 229,500
2020	$ 96,300	$ 1,200	$ 132,000
		Parcel Total:	$ 229,500
2021	**$ 125,200**	**$ 1,400**	**$ 198,000**
		Parcel Total:	**$ 324,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.460 ac	180,000	F	110	100	100	100	100 -- LEVEL	100	198,000	0	N	198,000	
	0.460 ac									198,000			**198,000**	

PICTURE

OWNER

NOVER MAX
NOVER JENNIFER
18 LAMSON DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

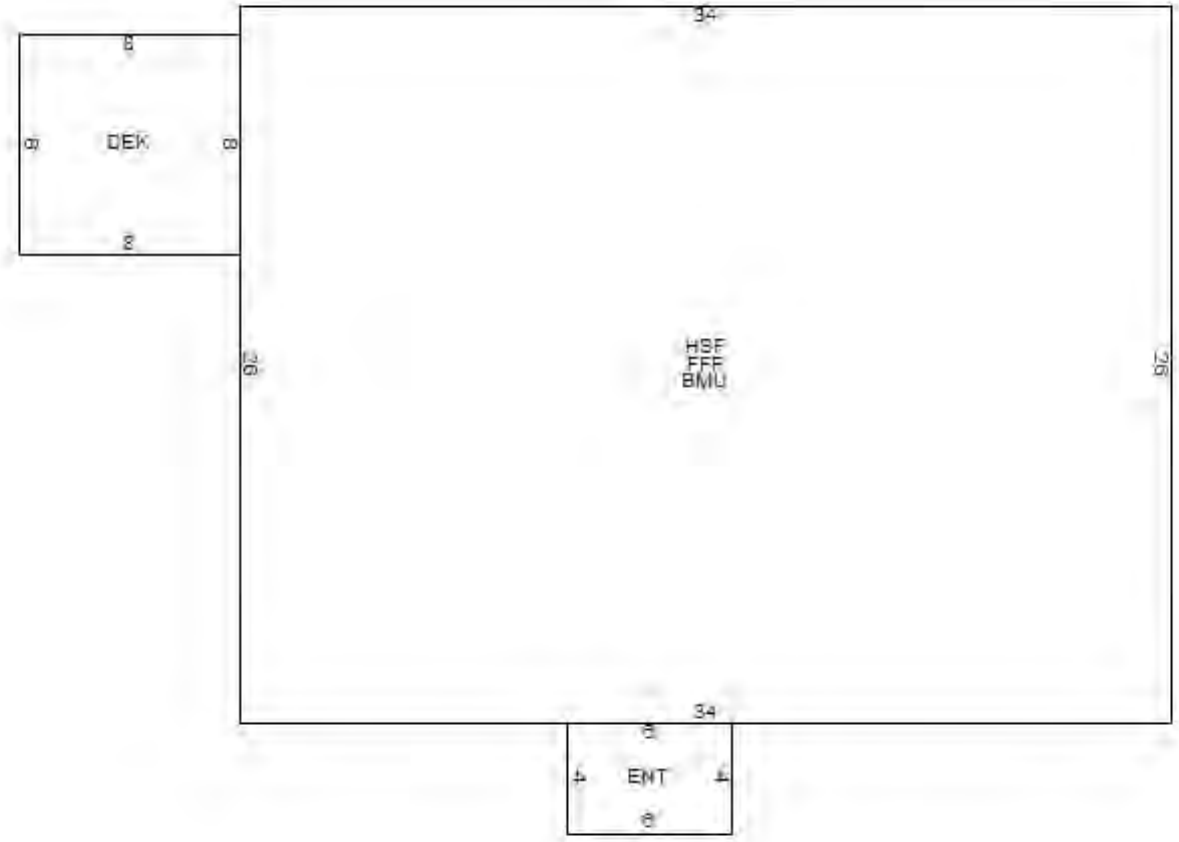
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1090** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0977**
Sq. Foot Cost: **$ 105.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	884	0.50	442
FFF	FST FLR FIN	884	1.00	884
BMU	BSMNT	884	0.15	133
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,326**	**2,740**		**1,467**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 154,592**
Year Built:		**1967**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 125,200**

OWNER INFORMATION

LINDOF RICHARD T

44 LAMSON DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9491	2872	Q I	400,000	FERGUSON DEANNA J
08/28/2008	8014	1465	U I 39	1	FERGUSON GARY R.

PICTURE

LISTING HISTORY

08/20/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
05/24/19	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
01/22/04	MRVL	

NOTES

GREY; 8/20 - NOH; RADON MIT PRESENT; SIDING BEING REPLACED; 12/20 - SIDING COMPLETED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
						5,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,500	$ 5,000	$ 142,600
		Parcel Total:	$ 254,100
2020	$ 106,500	$ 5,000	$ 142,600
		Parcel Total:	$ 254,100
2021	**$ 159,900**	**$ 5,000**	**$ 202,000**
		Parcel Total:	**$ 366,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.766 ac	193,304	F	110	100	100	100	95 -- MILD	100	202,000	0	N	202,000	
	0.766 ac									202,000			**202,000**	

PICTURE

OWNER

LINDOF RICHARD T

44 LAMSON DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

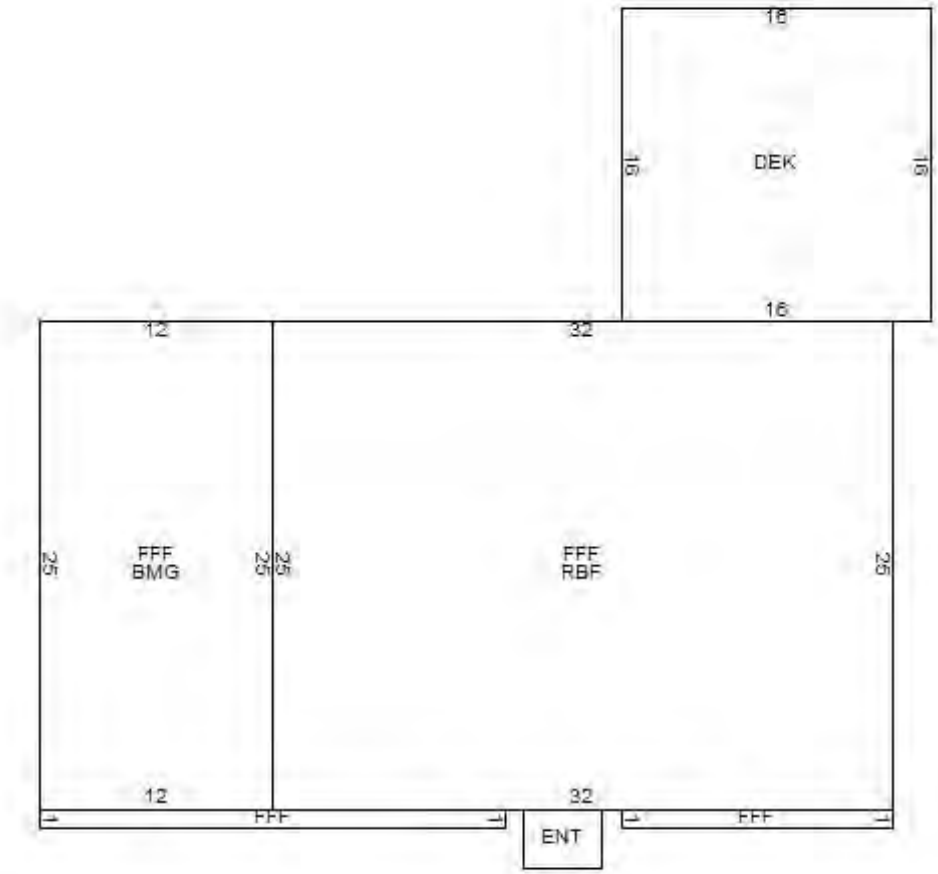
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0288** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0864**
Sq. Foot Cost: **$ 104.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1138	1.00	1138
RBF	RAISED BSMNT	800	0.75	600
DEK	DECK/ENTRANCE	256	0.10	26
BMG	BASEMENT	300	0.20	60
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,138**	**2,506**		**1,825**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,348**
Year Built:		**1978**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 159,900**

OWNER INFORMATION

BERUBE KAITLIN M
TWITCHELL KEVIN J
11 WINCHESTER DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/13/2021	9454	2833	Q I	422,000	CULLINAN CHARLES
07/21/2009	8116	0335	Q I	255,933	WOOD, DARRON S &

PICTURE

LISTING HISTORY

06/01/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/07/09	MRVM	

NOTES

SIDING=COMP.CLAP. & WOOD SHINGLE, 14-GEN,AC 12X8 SHED EST

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
						6,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 130,400	$ 6,000	$ 125,900
		Parcel Total:	$ 262,300
2020	$ 130,400	$ 6,000	$ 125,900
		Parcel Total:	$ 262,300
2021	**$ 178,500**	**$ 6,000**	**$ 188,500**
		Parcel Total:	**$ 373,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.468 ac	180,347	F	110	100	100	100	95 -- MILD	100	188,500	0	N	188,500	
	0.468 ac									188,500			**188,500**	

PICTURE

OWNER

BERUBE KAITLIN M
TWITCHELL KEVIN J
11 WINCHESTER DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

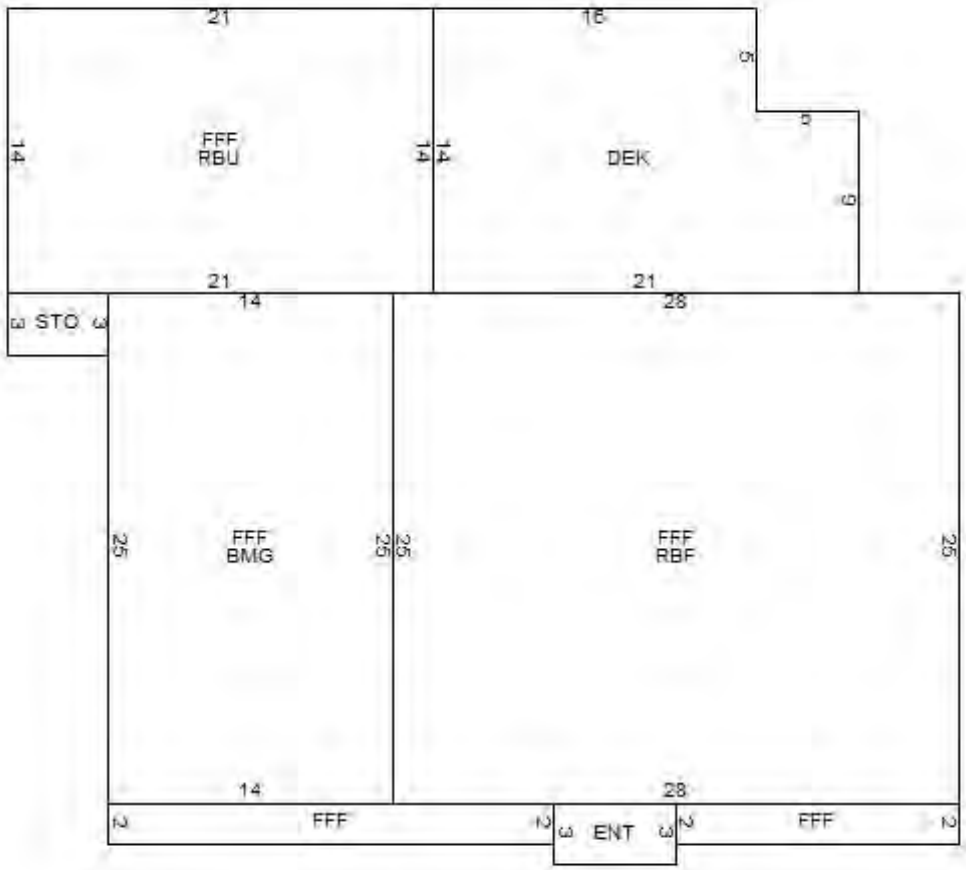
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9833** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0708**
Sq. Foot Cost: **$ 102.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1416	1.00	1416
RBF	RAISED BSMNT	700	0.75	525
STO	STORAGE AREA	15	0.25	4
RBU	RAISED BSMNT	294	0.25	74
DEK	DECK/ENTRANCE	269	0.10	27
BMG	BASEMENT	350	0.20	70
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,416**	**3,062**		**2,118**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 217,730**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 178,500**

OWNER INFORMATION

BOZARTH ALAN CHRISTOPHER
BOZARTH JAMIE KELCHNER
15 MAY DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2020	9373	592	Q I	344,000	YVARS JACK W
06/26/2019	9181	2786	U I 25	206,000	DEMERS ROBERT & SARA
12/03/2012	8500	1048	U I 44		DEMERS ROBERT & SARA
03/01/1979	2679	413	Q I	1	DEMERS ROBERT & SARA

PICTURE

LISTING HISTORY

02/03/21	ERVM	
06/24/15	MRUL	
05/06/15	INSP	MARKED FOR INSPECTION
07/27/11	LMHC	
01/21/04	MRVL	

NOTES

WHITE 2/21 PER H O KIT & BATH 2000'S TQF BATH 90'S 28' REAR DORMER OVER ALL GD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	140	14 x 10	174	10.00	60	1,462	
						4,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 126,100	$ 4,400	$ 149,100
		Parcel Total:	$ 279,600
2020	$ 126,100	$ 4,400	$ 149,100
		Parcel Total:	$ 279,600
2021	**$ 166,000**	**$ 4,500**	**$ 210,600**
		Parcel Total:	**$ 381,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.723 ac	191,434	F	110	100	100	100	100 -- LEVEL	100	210,600	0	N	210,600	
	0.723 ac									210,600			**210,600**	

PICTURE

OWNER

BOZARTH ALAN CHRISTOPHER
BOZARTH JAMIE KELCHNER
15 MAY DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

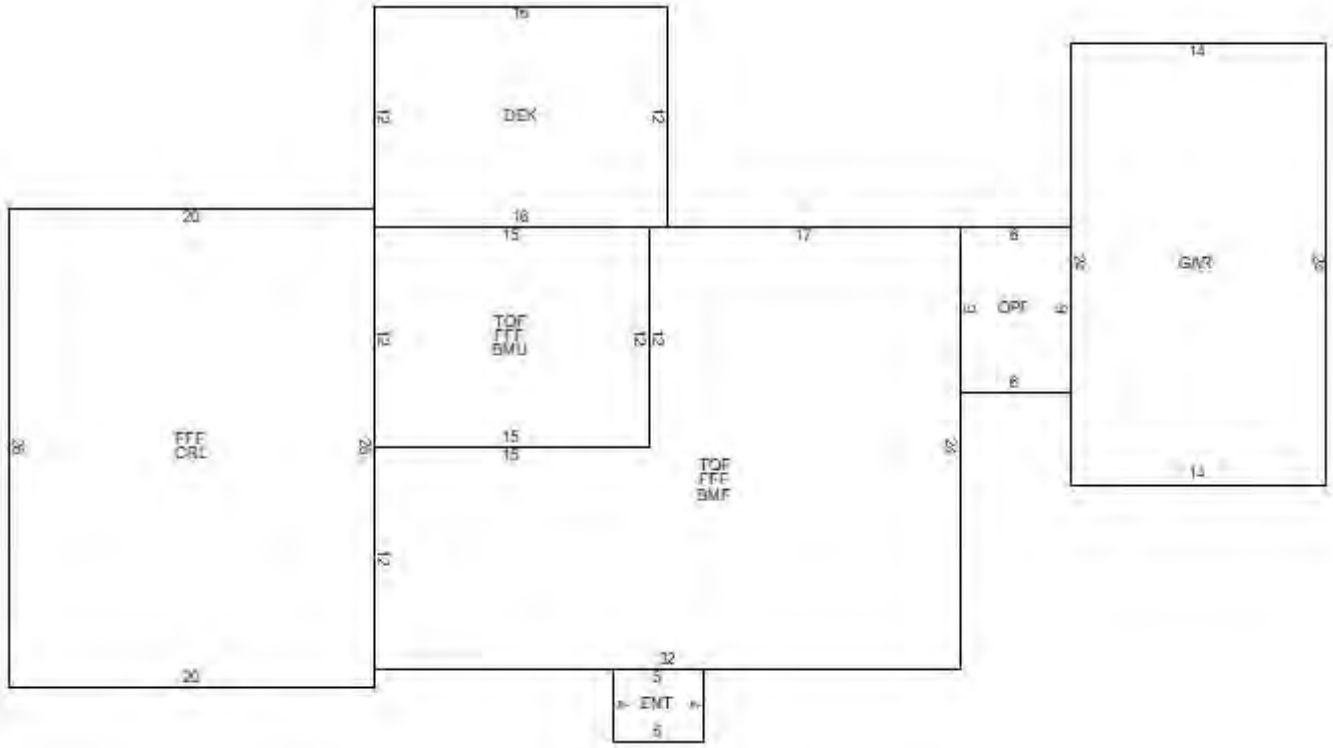
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9633** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9252**
Sq. Foot Cost: **$ 88.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	588	0.30	176
CRL	CRAWL SPACE	520	0.05	26
DEK	DECK/ENTRANCE	192	0.10	19
OPF	OPEN PORCH	54	0.25	14
GAR	GARAGE	336	0.45	151
BMU	BSMNT	180	0.15	27
ENT	ENTRY WAY	20	0.10	2
TQF	3/4 STRY FIN	768	0.75	576
FFF	FST FLR FIN	1288	1.00	1288
GLA:	**1,864**	**3,946**		**2,279**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 202,398**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 166,000**

OWNER INFORMATION

HODGES KIM R

3 DROUIN WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2021	9431	1744	Q I	310,000	DROUIN DENNIS R
05/28/1987	4175	116	U I 38		DROUIN DENNIS

PICTURE

LISTING HISTORY

03/23/21	ERVM	
08/13/13	MRUM	
08/13/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
12/10/03	MRVL	

NOTES

GRY, L 4 + B 769, 3/21 NOH, ONPU 2 LNTO, MISC, NEW WING, EXT AVG/GD

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/ATTIC	720	30 x 24	82	33.00	60	11,690	MISC ROT
GARAGE-1 STY	198	11 x 18	141	30.00	60	5,025	ROT , ATT GAR
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						20,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 82,500	$ 17,700	$ 124,200
		Parcel Total:	$ 224,400
2020	$ 82,500	$ 17,700	$ 124,200
		Parcel Total:	$ 224,400
2021	**$ 115,600**	**$ 20,900**	**$ 174,300**
		Parcel Total:	**$ 310,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.347 ac	158,476	F	110	100	100	100	100 -- LEVEL	100	174,300	0	N	174,300	
	0.347 ac									174,300			**174,300**	

PICTURE

OWNER

HODGES KIM R

3 DROUIN WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

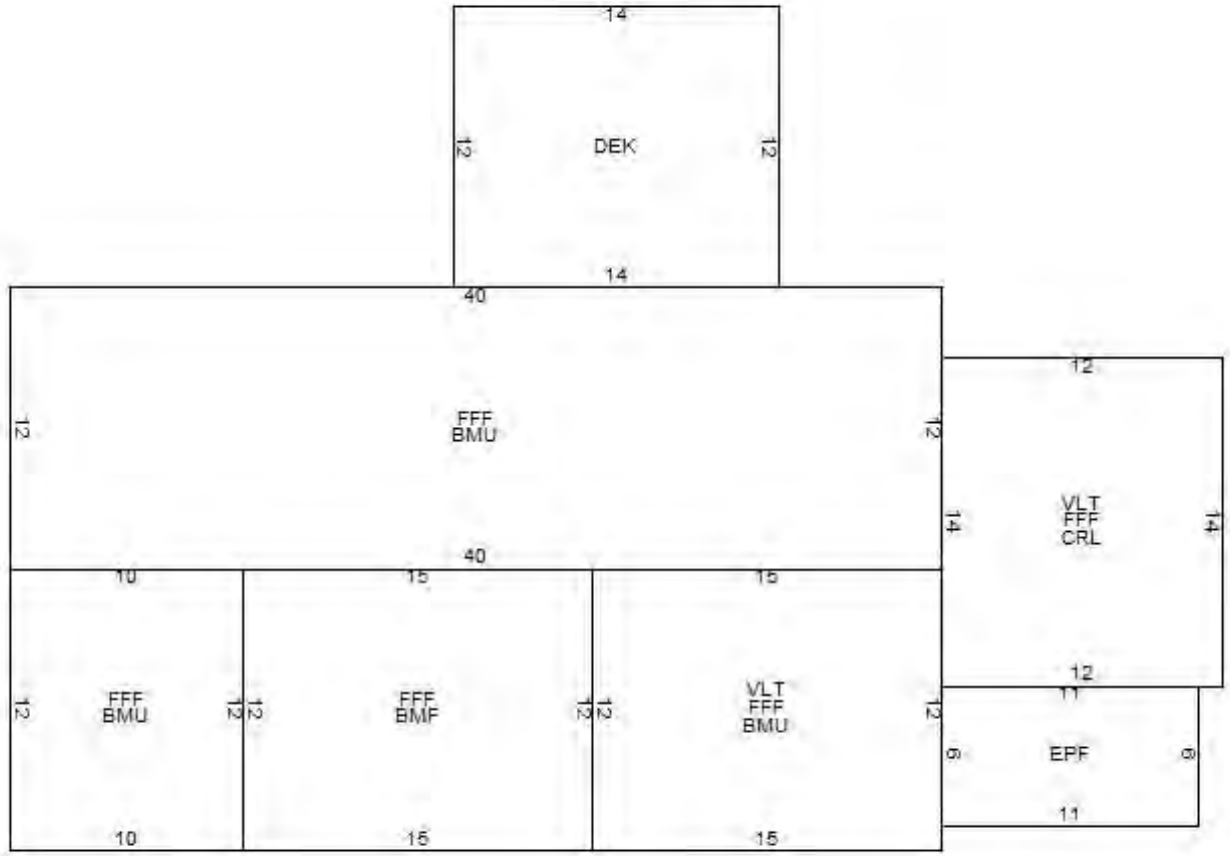
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1326** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0986**
Sq. Foot Cost: **$ 105.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	348	0.05	17
FFF	FST FLR FIN	1128	1.00	1128
BMU	BSMNT	780	0.15	117
CRL	CRAWL SPACE	168	0.05	8
EPF	ENCLOSED	66	0.70	46
BMF	BSMNT FINISHED	180	0.30	54
DEK	DECK/ENTRANCE	168	0.10	17
GLA:	**1,128**	**2,838**		**1,387**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,287**
Year Built:		**1950**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 115,600**

OWNER INFORMATION

GILBERT GEOFFREY A
CHAMBERS MONICA M
36 ERIK ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2021	9492	2913	Q I	395,000	AUDETTE DAVID C REVOC
08/16/2002	6816	495	U I 38	1	AUDETTE, ROSEMARY

PICTURE

LISTING HISTORY

09/11/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
05/20/10	MRVL	

NOTES

GREY; NO UPDATES; CENTRAL VAC.OKB/ADD VINYL, EPF 18

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 141,300	$ 3,000	$ 162,300
		Parcel Total:	$ 306,600
2020	$ 141,300	$ 3,000	$ 162,300
		Parcel Total:	$ 306,600
2021	**$ 190,400**	**$ 3,000**	**$ 230,700**
		Parcel Total:	**$ 424,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
1F RES	0.571 ac	x 5,000	X	100				95 -- MILD	100	2,700	0	N	2,700	
	1.491 ac									230,700			**230,700**	

PICTURE

OWNER

GILBERT GEOFFREY A
CHAMBERS MONICA M
36 ERIK ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

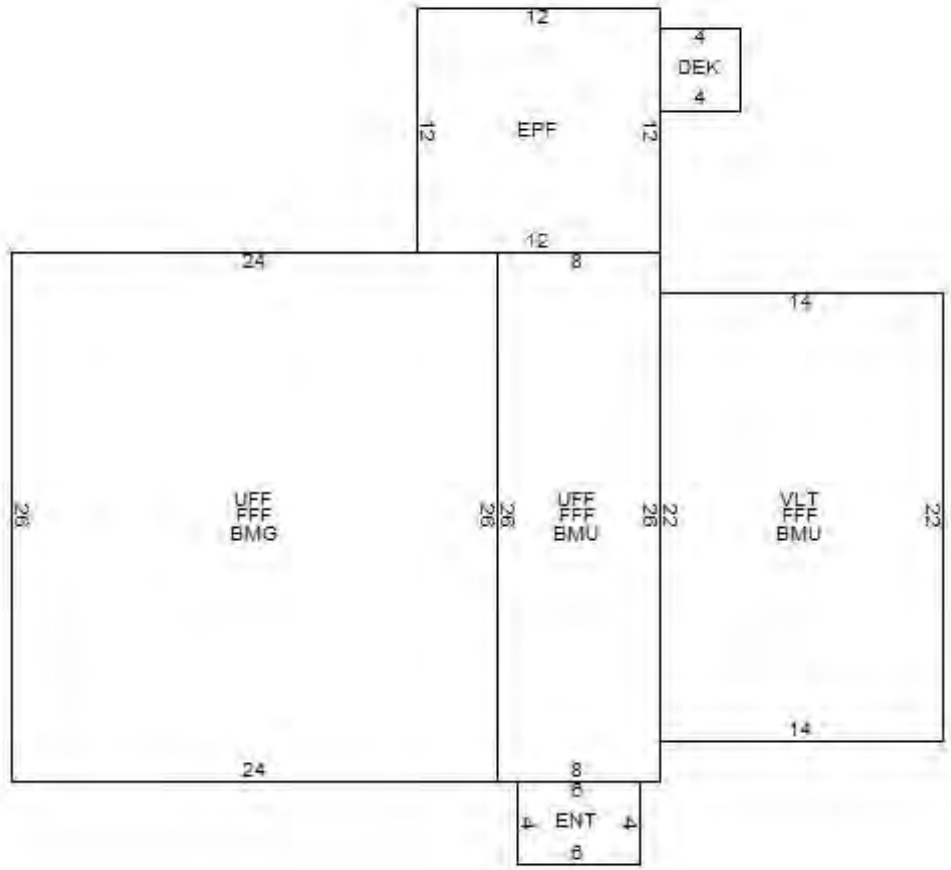
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9616** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0053**
Sq. Foot Cost: **$ 96.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1140	1.00	1140
BMG	BASEMENT	624	0.20	125
BMU	BSMNT	516	0.15	77
VLT	VAULTED	308	0.05	15
EPF	ENCLOSED	144	0.70	101
DEK	DECK/ENTRANCE	16	0.10	2
ENT	ENTRY WAY	24	0.10	2
UFF	UPPER FLR FIN	832	1.00	832
GLA:	**1,972**	**3,604**		**2,294**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 221,394**
Year Built: **1988**
Condition For Age: GOOD **14 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **14 %**

Building Value: **$ 190,400**

OWNER INFORMATION

TURBYNE JAMES

35 TINKER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2020	9373	325	Q I	634,900	MCKENNA BRIAN G &
09/21/1999	6159	0569	Q I	222,000	PELLETIER, STEVE
07/01/1996	5731	880	U I 99	48,500	STATE OF NH/DOT

PICTURE

LISTING HISTORY

02/03/21	ERVM	
09/17/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
06/22/04	MRUM	
04/25/97	LMUL	

NOTES

BROWN IRRIGATION, STONE VENEER, SKETCH ADDED BMG 2/21 N O H
EST RBF EXT DECK POOL SHED EST PER FENCE/SNOW

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GOOD
POOL-INGRND-GUNITE	360	30 x 12	104	33.00	80	9,884	
SHED-WOOD	80	1 x 80	260	10.00	80	1,664	
						14,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 230,100	$ 14,000	$ 150,300
		Parcel Total:	$ 394,400
2020	$ 230,100	$ 14,000	$ 150,300
		Parcel Total:	$ 394,400
2021	**$ 377,100**	**$ 14,500**	**$ 226,300**
		Parcel Total:	**$ 617,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** VERY GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	110	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	3.640 ac	x 5,000	X	100				95 -- MILD	100	17,300	0	N	17,300	
	4.560 ac									226,300			**226,300**	

PICTURE

OWNER

TURBYNE JAMES

35 TINKER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

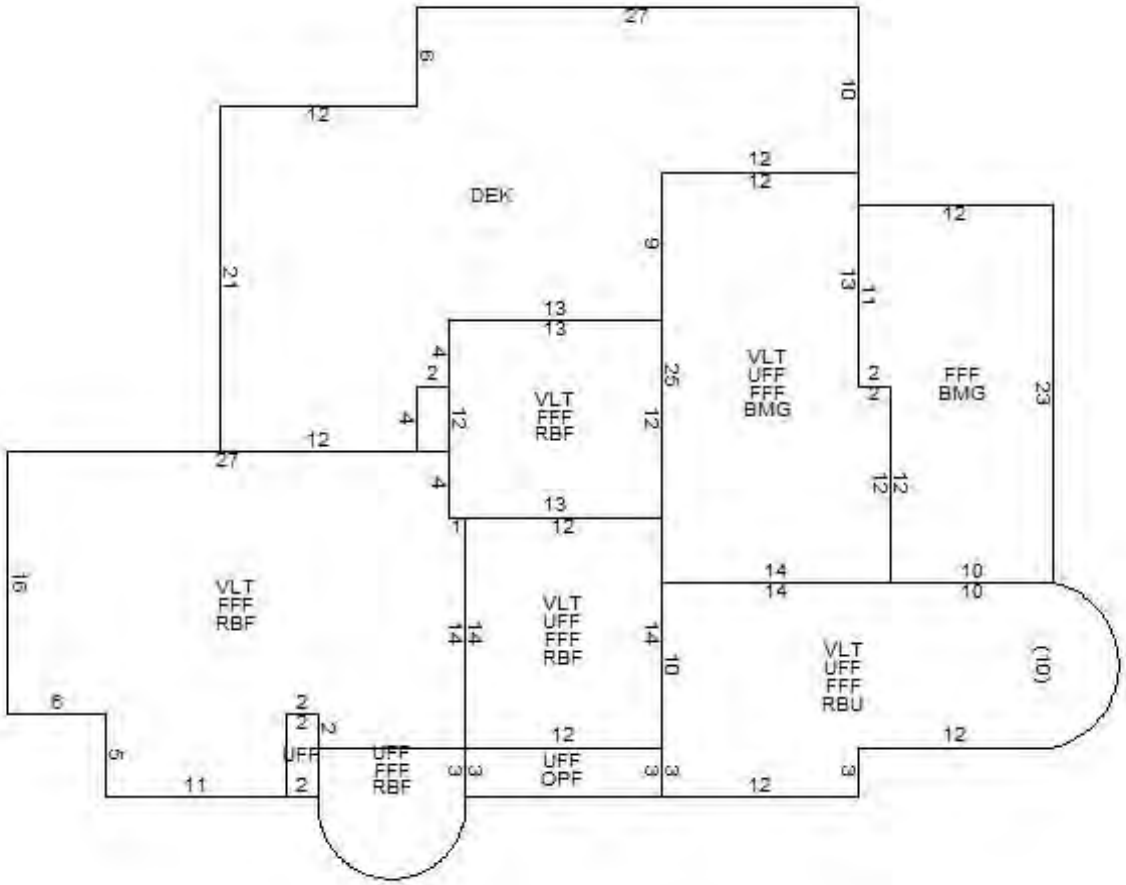
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/16/21		ADDITION	20X60 1 BDRM ADU W/GAR
06/21/21		SEPTIC	4 BEDROOM SEPTIC
09/03/20		FINISH BASEMENT	13X20 AREA - WORK COMP
04/18/06		SEPTIC	4 BEDROOM SEPTIC UPDA

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **SHED/ASPHALT**
Ext: **STONE VENEER/CEDAR/REDWD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8616** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2159**
Sq. Foot Cost: **$ 116.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	665	0.10	67
VLT	VAULTED	1471	0.05	74
FFF	FST FLR FIN	1786	1.00	1786
RBF	RAISED BSMNT	904	0.75	678
UFF	UPPER FLR FIN	907	1.00	907
BMG	BASEMENT	576	0.20	115
OPF	OPEN PORCH	36	0.25	9
RBU	RAISED BSMNT	306	0.25	77
GLA:	**2,693**	**6,651**		**3,713**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 433,418**
Year Built: **1978**
Condition For Age: VERY GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 377,100**

OWNER INFORMATION

ROBERGE ROLAND P JR
ROBERGE DIANE E
30 THORNTON RD WEST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/30/2020	9388	53	Q I	330,000	DEMERS JOSEPH M &
01/16/1986	3449	484	U I 99		DEMERS JOSEPH+

PICTURE

LISTING HISTORY

03/28/21	IKVM	
02/03/21	ERVM	
09/24/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
06/23/04	MRUL	

NOTES

WHITE;2/21 N O H NEED PAINT, SOME WIN ROT PU FPL; 3/21 - NOH; RMV COOP; DNPU SHED-DILAPIDATED = NV;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,200	$ 1,100	$ 164,100
		Parcel Total:	$ 252,400
2020	$ 87,200	$ 1,100	$ 164,100
		Parcel Total:	$ 252,400
2021	**$ 129,900**	**$ 3,000**	**$ 227,300**
		Parcel Total:	**$ 360,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	1.710 ac	x 5,000	X	100				95 -- MILD	90	7,300	0	N	7,300	WET
	2.630 ac									227,300			**227,300**	

PICTURE

OWNER

ROBERGE ROLAND P JR
ROBERGE DIANE E
30 THORNTON RD WEST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

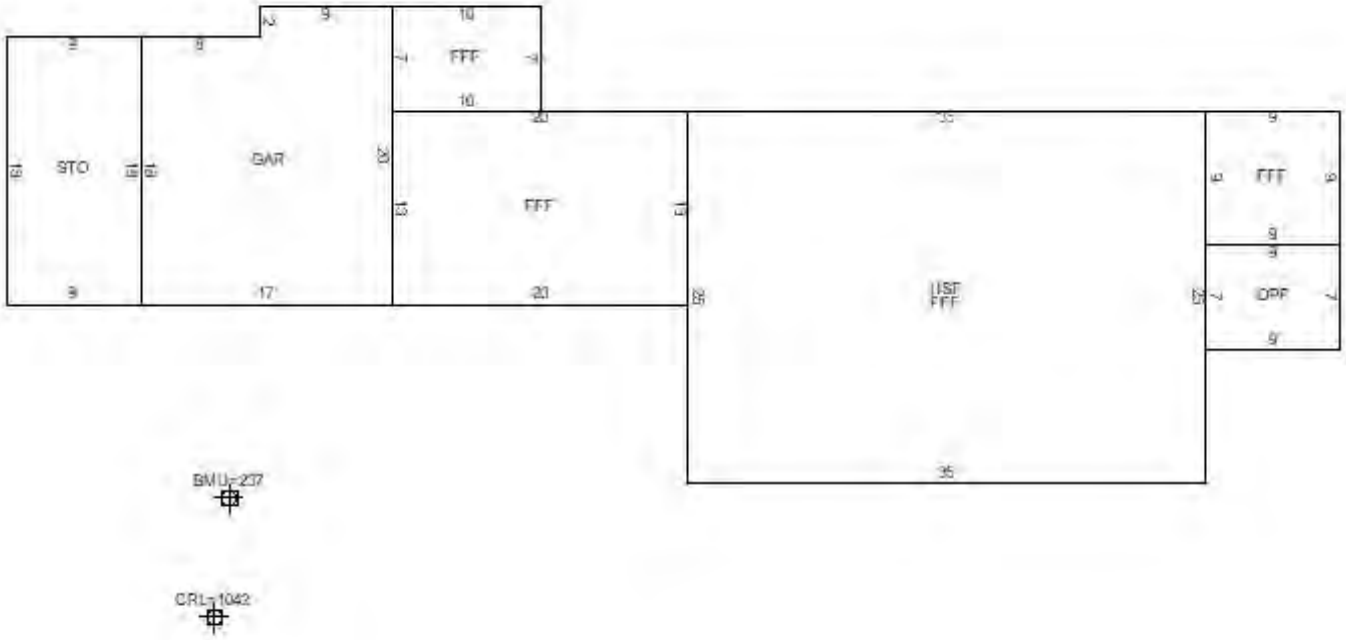
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY ANTIQUE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9978** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1382**
Sq. Foot Cost: **$ 109.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	1042	0.05	52
FFF	FST FLR FIN	1286	1.00	1286
STO	STORAGE AREA	162	0.25	41
HSF	1/2 STRY FIN	875	0.50	438
OPF	OPEN PORCH	63	0.25	16
GAR	GARAGE	324	0.45	146
BMU	BSMNT	237	0.15	36
GLA:	**1,724**	**3,989**		**2,015**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 220,179**
Year Built: **1749**
Condition For Age: GOOD **41 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **41 %**

Building Value: **$ 129,900**

OWNER INFORMATION

JEWEL ESTATES COOPERATIVE INC

74 DW HIGHWAY

MERRIMACK, NH 03054-4815

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	787	Q I	2,824,800	RANCOURT CLAUDE C
12/22/1989	5158	1148	U I 38		RANCOURT, CLAUDE

MARKET INCOME DETAILS

Category: **MH PARK** Lease: **GR**
Loc: **AVERAGE 1.00** Bldg: **AVERAGE 1.00**
Rentable Sq. Ft: **44 ($6,900.00/yr)**
Size Adjustment:

Potential Gross Income: **$303,600**
Vacancy: **10.00 %**

Expenses: **17.00 %**
Net Income: **$226,789**
Capitalization Rate: **8.9900 %**
Additional Value: **$134,900**

LISTING HISTORY

02/03/21	ERVM	
10/10/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
07/07/04	MRUL	

NOTES

44 SITES/ RANCOURT ESTATES MH PARK PLUMBING PROBLEMSW/PARK ONLY 60 AMP ELEC SITES ONLY; DNPU MODEL HOME= STOCK™8/17 VALUE ADJUSTED TO REFLECT INACCURATE INCOME ON OFFICE PROVIDED, RENT TO OTHER BUSINESS ENTITY OF THE SAME OWNER, ADDED VALUE IN INCOME IS FOR THE COST VALUE OF THE OFFICE BUILDING IN USE 2/21 $600/MO PARK RENT INCLUDES WATER, PLOWING & TRASH, PARK SOLD AT MARKET; 2/21 - PARK RENT = $595 INCL. TRASH, PLOWING, WTR ONLY;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	6,400	1 x 6400	63		25		OLD/PR COND
SHED-METAL	225	15 x 15	131		5		BEHIND OFF/V.PR COND
MH SITES	44		100		100		
SHED-WOOD	400	20 x 20	100		80		MAINT. SHED
SHED-WOOD	128	16 x 8	185		80		BY MAINT. SHED

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 1,177,200	$ 0	$ 634,800
		Parcel Total:	$ 1,812,000*
2020	$ 1,177,200	$ 0	$ 634,800
		Parcel Total:	$ 1,812,000*
2021	**$ 1,772,000**	**$ 0**	**$ 885,600**
		Parcel Total:	**$ 2,657,600***

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	95 -- MILD	400	684,000	0	N	684,000	USE
COM/IND	5.600 ac	x 10,000	X	100				90 -- ROLLING	400	201,600	0	N	201,600	USE
	6.060 ac									885,600			**885,600**	

PICTURE

OWNER

JEWEL ESTATES COOPERATIVE INC

74 DW HIGHWAY

MERRIMACK, NH 03054-4815

TAXABLE DISTRICTS

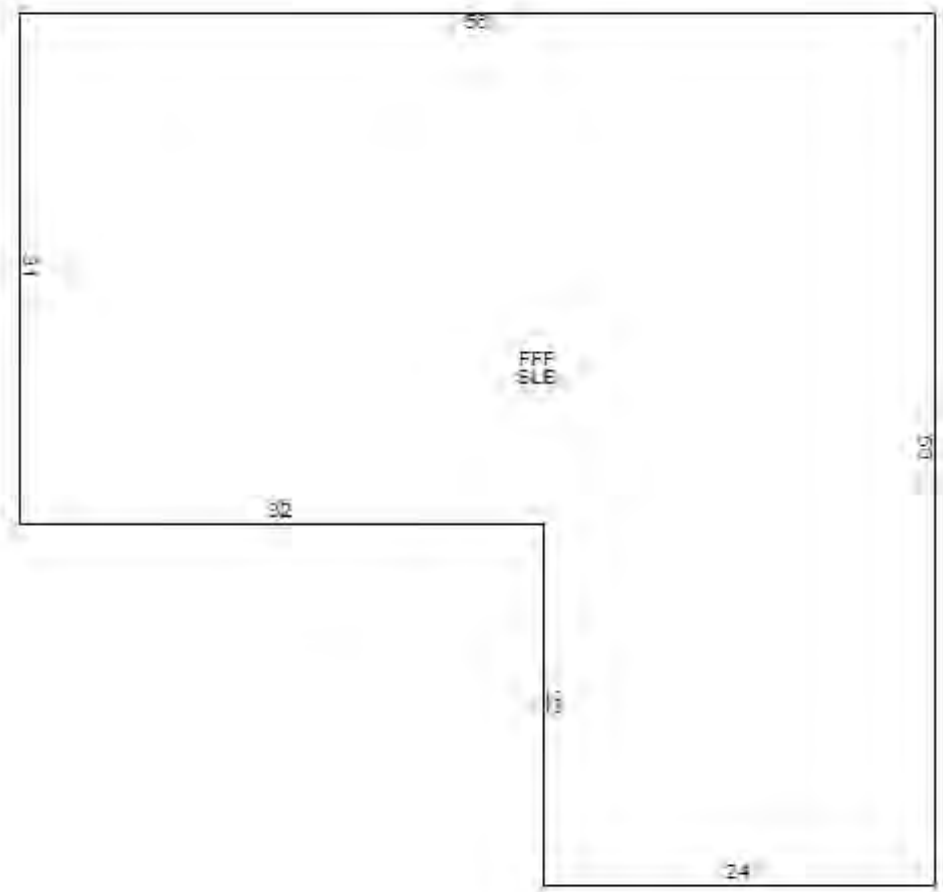
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY OFFICE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B3 AVG-30**
Com. Wall: **WOOD AND/OR CLASS D,**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2264	1.00	2264
SLB	SLB	2264	0.00	0
GLA:	**2,264**	**4,528**		**2,264**

2021 BASE YEAR BUILDING VALUATION

Year Built: **1930**
Condition For Age: AVERAGE

MARKET INCOME APPROACH TO VALUE

OWNER INFORMATION

BERTHIAUME ERIC MICHAEL

4 EMERALD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/07/2021	9451	2601	Q I	86,700	LUTHER BENJAMIN J
09/15/2016	8896	2885	Q I	69,900	ARTISTIC HOME SALES INC
03/11/2009	8064	0185	U I 33	22,000	GREEN TREE SERV

PICTURE

LISTING HISTORY

09/09/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
01/16/01	MRUL	

NOTES

LT. BLUE; 2X6 CONST; L 19 + MH 229 NEW MOBILE HOME PRORATED FOR 4/98 REMOVE NC 4/99 FOR 100% COMPLETE XFIX=DBL SINK, SPA TUB SMALL WATER DAMAGE FROM ICE BLDUP; SHED 8X8 NV; FOR SALE; 9/20 - NOH; CORR SKETCH = DEK DIM; CORR XFOB = DIM & COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	90	1,786	
JEWEL ESTATES	1		100	30,000.00	100	30,000	
						31,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 43,600	$ 13,800	$ 0
		Parcel Total: $ 57,400	
2020	$ 48,100	$ 13,800	$ 0
		Parcel Total: $ 61,900	
2021	**$ 50,700**	**$ 31,800**	**$ 0**
		Parcel Total: $ 82,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** R

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BERTHIAUME ERIC MICHAEL

4 EMERALD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

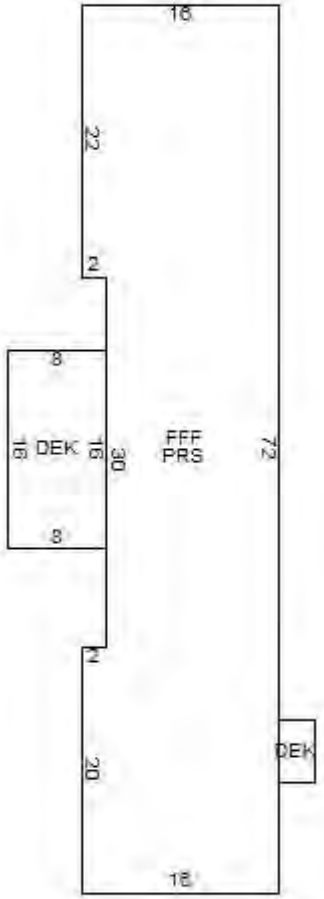
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1 STORY MH**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**WALL BOARD**		
Floor:	**CARPET**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**2**	Baths: **2.0**	Fixtures: **8**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**0.9712**	Base Rate:	**MHS 74.00**
		Bldg. Rate:	**0.9722**
		Sq. Foot Cost:	**$ 71.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PRS	PIERS	1092	-0.05	-55
DEK	DECK/ENTRANCE	143	0.10	14
FFF	FST FLR FIN	1092	1.00	1092
GLA:	**1,092**	**2,327**		**1,051**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 75,609**
Year Built:		**1998**
Condition For Age:	GOOD	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 50,700**

OWNER INFORMATION

MATTE KAREN S
MATTE ANDREW L
16 GARNET LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2020	9389	2344	Q I	75,000	SKRIPNICHUK ZOYA
10/06/2017	9014	2394	Q I	68,900	ARTISTIC HOME SALES INC
12/02/2010	8268	2983	U I 33	30,000	GILL-LEONE, FLORENCE
04/16/2009	8077	0861	Q I	52,757	CATE, JAMES

PICTURE

LISTING HISTORY

02/03/21	ERVM	
10/10/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
03/24/10	MRUL	

NOTES

GRAY 2/21 ALL ORIG PER OWNER SHED COND $595 WTR PLOWING TRASH PLUS $5MEMBER FEE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	50	1,040	
JEWEL ESTATES	1		100	30,000.00	100	30,000	
						31,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 39,900	$ 13,700	$ 0
		Parcel Total: $ 53,600	
2020	$ 44,100	$ 13,700	$ 0
		Parcel Total: $ 57,800	
2021	**$ 48,700**	**$ 31,000**	**$ 0**
		Parcel Total: $ 79,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** R

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MATTE KAREN S
MATTE ANDREW L
16 GARNET LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

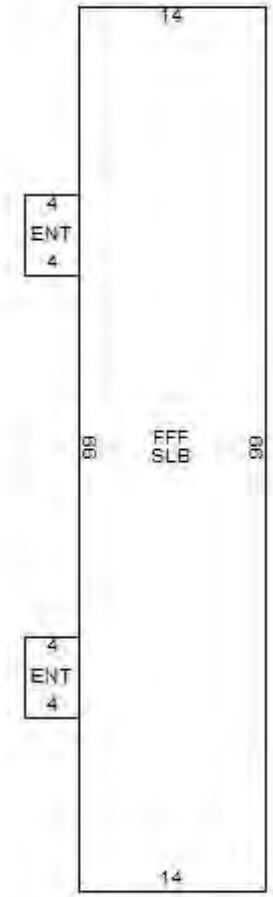
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0068** Base Rate: **MHS 74.00**
Bldg. Rate: **0.9967**
Sq. Foot Cost: **$ 73.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	48	0.10	5
FFF	FST FLR FIN	924	1.00	924
SLB	SLB	924	0.00	0
GLA:	**924**	**1,896**		**929**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 68,523**
Year Built:		**2009**
Condition For Age:	AVERAGE	**29 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**29 %**
Building Value:		**$ 48,700**

OWNER INFORMATION

CONLEY HAROLD T
CONLEY MARY L
2 PEARL CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/21/2021	9486	129	Q I	130,000	ROCHE WAYNE M
08/09/2016	8884	1420	Q I	79,000	ARTISTIC HOME SALES INC
06/13/2016	8864	1929	U I 33	1	RAYMOND, ROBERT S
05/23/1996	5719	1833	Q I	29,300	CURTIS, WADE DO

PICTURE

LISTING HISTORY

03/10/17	MRPR
09/08/16	MRUL
07/25/11	LMHC
06/27/08	MRUM

NOTES

GRAY/HIGH CEILINGS/8/16 SALE PRICE 79,000 PLUS 4K FOR DECK//PRORATED FOR 2016, 234/365=64%, REMOVE PRORATE FOR 2017 ALSO IN FEATURES(CHANGE RANCOURT COND TO 100) 2017 FEATURE AND DEL PRORATE, SOLID WOOD CABS, GLASS CABS, ISLAND=ABV AVG QUALITY, PU CENT AC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JEWEL ESTATES	1		100	30,000.00	100	30,000	
SHED-WOOD	80	10 x 8	260	10.00	100	2,080	
						32,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 54,800	$ 14,000	$ 0
		Parcel Total: $ 68,800	
2020	$ 60,500	$ 14,000	$ 0
		Parcel Total: $ 74,500	
2021	**$ 71,700**	**$ 32,100**	**$ 0**
		Parcel Total: $ 103,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** R

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CONLEY HAROLD T
CONLEY MARY L
2 PEARL CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

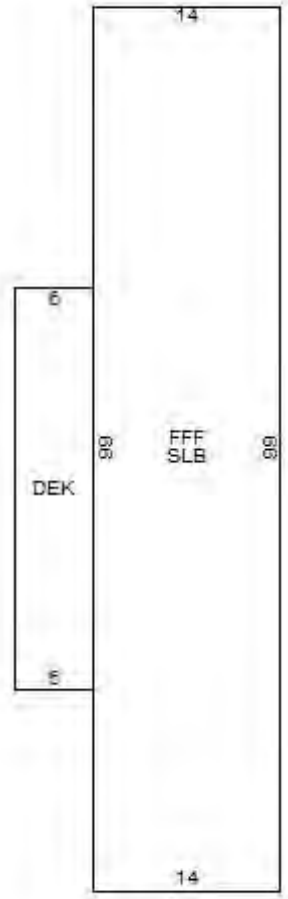
District	Percentage
Hydrant	% 100
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/14/16		NEW BUILDING	MANUFACTURED HOME 1

BUILDING DETAILS

Model: **1 STORY MH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0025** Base Rate: **MHS 74.00**
Bldg. Rate: **1.1429**
Sq. Foot Cost: **$ 84.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
SLB	SLB	924	0.00	0
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**924**	**2,028**		**942**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 79,665**
Year Built:		**2016**
Condition For Age:	VERY GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 71,700**

OWNER INFORMATION

ELDRIDGE LISAELLEN C
KOCZERA JAMES
4 COUNTY ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	9380	1160	Q I	589,500	GEPA ENTERPRISES LLC
06/11/2020	9305	1877	U V 31	1	GEPA ENTERPRISES LLC
03/06/2020	9269	278	Q V	156,000	CURRY ROBERT A

PICTURE

LISTING HISTORY

03/12/21	IKVM
05/06/20	CRPR
04/01/20	LMSL

NOTES

EFF 4/20 2 LOT SUBDIV; 5/20 PER GC FRAMING STARTED 4/30 & FOOTINGS WERE 1-2 WEEKS PRIOR; 3/21 - INT VBO; HSE COMPLETE;QUARTZ KITCH/TILE BACKSPLASH/ISLAND, CUSTOM TILE SHWR-SOLID SURFACE IN BATHS

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 0	$ 134,200
		Parcel Total:	$ 134,200
2021	**$ 342,600**	**$ 3,000**	**$ 231,000**
		Parcel Total:	**$ 576,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	2.208 ac	x 5,000	X	100				100 -- LEVEL	100	11,000	0	N	11,000	
	3.128 ac									231,000			**231,000**	

PICTURE

OWNER

ELDRIDGE LISAELLEN C
KOCZERA JAMES
4 COUNTY ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

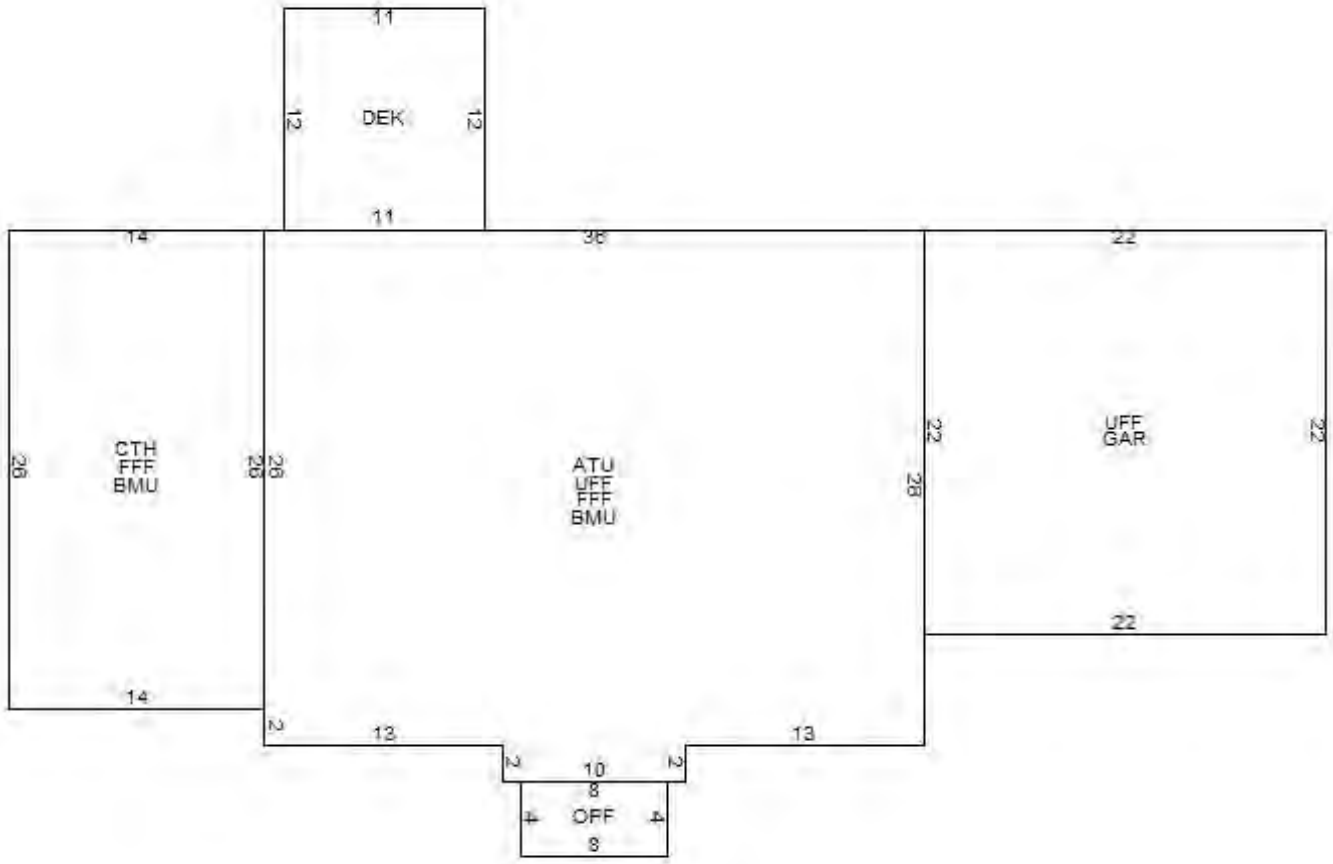
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/21/20		NEW HOUSE	SFR 4 BDRM 2 CAR GAR

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8719** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0327**
Sq. Foot Cost: **$ 99.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1512	1.00	1512
GAR	GARAGE	484	0.45	218
ATU	ATTIC	1028	0.10	103
FFF	FST FLR FIN	1392	1.00	1392
BMU	BSMNT	1392	0.15	209
OPF	OPEN PORCH	32	0.25	8
DEK	DECK/ENTRANCE	132	0.10	13
CTH	CATHEDRAL	364	0.10	36
GLA:	**2,904**	**6,336**		**3,491**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 346,098**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 342,600**

OWNER INFORMATION

STARBIRD DOUGLAS BENSON

10 PEASLEE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	892	Q I	291,000	COKER NORMA JO
03/08/1968			U I 99		LEBLANCE,MAURICE

PICTURE

LISTING HISTORY

02/03/21	ERVM	
03/18/14	MRPM	
07/19/12	MRUL	MARKED FOR INSPECTION
12/12/03	AAUM	

NOTES

BROWN//OKB/ DWELLING IS AN A-FRAME;NO INSULATION/POOR HEATING/ 2/21 STATES INT OLD/ OLD WINS = AVE COND FOR AGE NEEDS UPDATES PU TQU TO TQF

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 81,200	$ 0	$ 132,800
		Parcel Total:	$ 214,000
2020	$ 81,200	$ 0	$ 132,800
		Parcel Total:	$ 214,000
2021	**$ 105,800**	**$ 0**	**$ 210,100**
		Parcel Total:	**$ 315,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.240 ac	x 5,000	X	100				90 -- ROLLING	100	1,100	0	N	1,100	
	1.160 ac									210,100			**210,100**	

PICTURE

OWNER

STARBIRD DOUGLAS BENSON

10 PEASLEE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

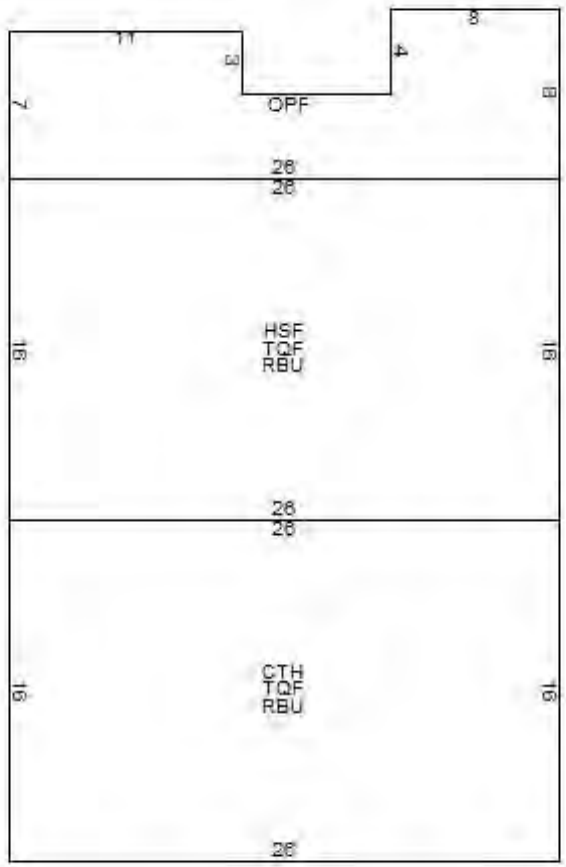
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY A FRAME**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111/BRK VENEER**
Int: **DRYWALL/WOOD/LOG**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2338** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2901**
Sq. Foot Cost: **$ 123.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	416	0.50	208
TQF	3/4 STRY FIN	832	0.75	624
RBU	RAISED BSMNT	832	0.25	208
CTH	CATHEDRAL	416	0.10	42
OPF	OPEN PORCH	169	0.25	42
GLA:	**832**	**2,665**		**1,124**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,207**
Year Built:		**1966**
Condition For Age:	AVERAGE	**24 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**24 %**
Building Value:		**$ 105,800**

OWNER INFORMATION

HANSEN LISA
HANSEN HEATHER R
10 BREK DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/22/2021	9428	197	Q I	470,000	ZIMMERMAN JAMES E &
04/13/2011	8309	0474	U I 38	1	ZIMMERMAN JAMES E &
07/26/1999	6134	1815	Q I	190,000	KAHLAN,WILLIAM
04/11/1985	3292	66	U I 99	1	PIKE,WESLEY

PICTURE

LISTING HISTORY

03/23/21	ERVM	
08/19/13	MRUL	MARKED FOR INSPECTION
07/15/03	AAUL	

NOTES

GREY;4 BR SEPTIC//2BRS COMBINED TO 1, ROOF 2011, HT SYS 2011, RUBBER MEMB OVER GAR 3/21 NOH EXTERIOR /LOT WELL MAINTAINED/ BACKYARD EST PER FENCE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	512	16 x 32	91	28.00	80	10,437	
						13,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 166,800	$ 13,400	$ 153,600
		Parcel Total:	$ 333,800
2020	$ 166,800	$ 13,400	$ 153,600
		Parcel Total:	$ 333,800
2021	**$ 235,600**	**$ 13,400**	**$ 209,000**
		Parcel Total:	**$ 458,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.919 ac	199,956	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
	0.919 ac									209,000			**209,000**	

PICTURE

OWNER

HANSEN LISA
HANSEN HEATHER R
10 BREK DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

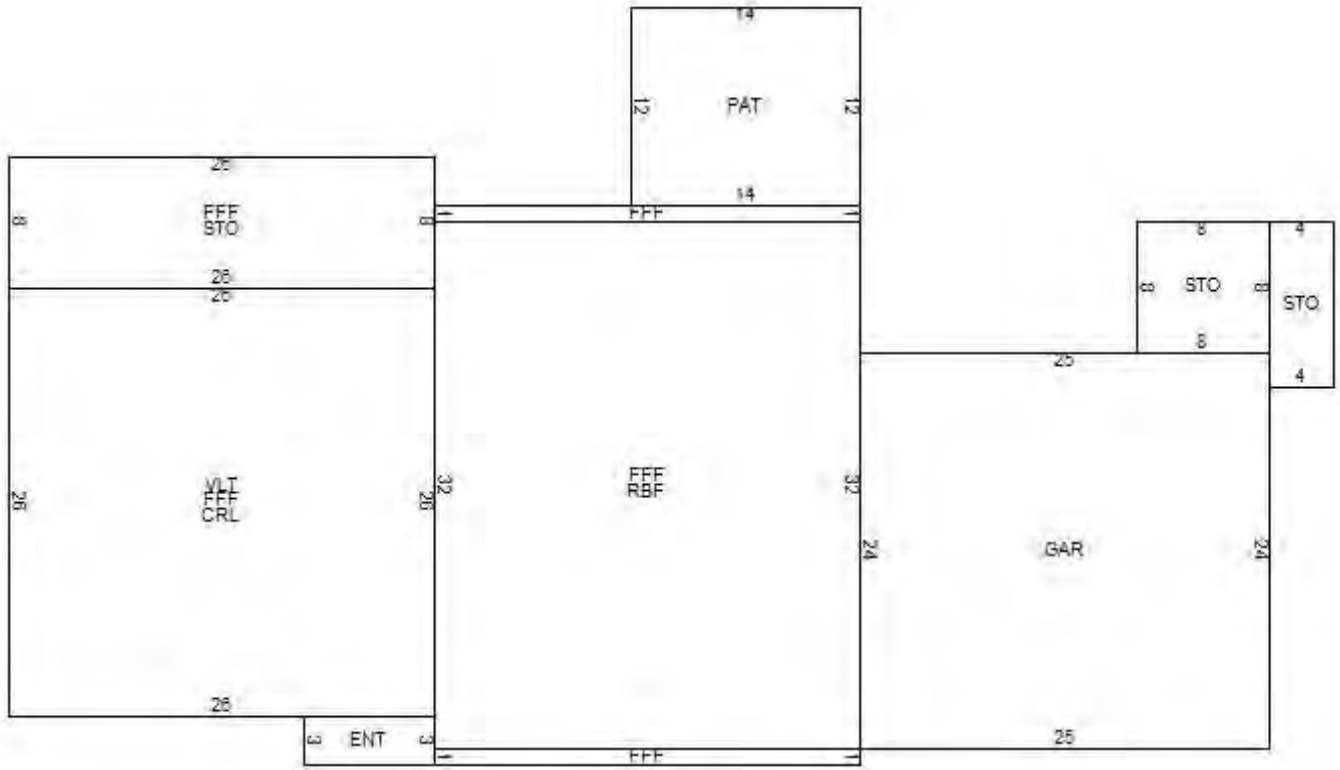
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **SHED/ASPHALT**
Ext: **AVERAGE/CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9122** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0335**
Sq. Foot Cost: **$ 99.22**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	676	0.05	34
FFF	FST FLR FIN	1768	1.00	1768
CRL	CRAWL SPACE	676	0.05	34
STO	STORAGE AREA	312	0.25	78
RBF	RAISED BSMNT	832	0.75	624
GAR	GARAGE	600	0.45	270
PAT	PATIO	168	0.10	17
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,768**	**5,056**		**2,827**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 280,495**
Year Built:		**1978**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 235,600**

OWNER INFORMATION

HEALEY MEAGHAN
MUNRO JASON
22 BREK DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/06/2021	9407	201	Q I	570,000	HEALEY CHARLES F III
11/25/2003			U I 99		HEALEY,CHARLE
11/21/1998	6029	1715	Q I	175,900	ORTIZ,MARTIN Q

PICTURE

LISTING HISTORY

02/04/21	ERVM	
09/07/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
03/24/04	AAUM	PERMIT VISIT
07/17/03	AAUM	

NOTES

GREY/PROPANE//IRRIGATION//18-DID NOT MEAS REAR-FENCE//2/21 N O H, REAR EST PER FENCE, MAIN HOUSE ORIG CAB/BATHS UPDATED GRANITE CTOPS INLAW KIT & BTH EST 2009 PU FPL PU HD WD; 2/21 - NOH; REAR EST PER FENCE; MAIN HOUSE ORIG CABS/BATHS, UPDATED GRANITE C.TOPS, IN-LAW K+BS EST 2009;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	1 WD 1 GAS
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
PATIO	600	1 x 600	87	7.00	80	2,923	
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
						23,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 261,500	$ 19,800	$ 148,100
		Parcel Total:	$ 429,400
2020	$ 261,500	$ 19,800	$ 148,100
		Parcel Total:	$ 429,400
2021	**$ 344,400**	**$ 23,400**	**$ 210,800**
		Parcel Total:	**$ 578,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
2F RES	0.375 ac	x 5,000	X	100				95 -- MILD	100	1,800	0	N	1,800	
	1.295 ac									210,800			**210,800**	

PICTURE

OWNER

HEALEY MEAGHAN
MUNRO JASON
22 BREK DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

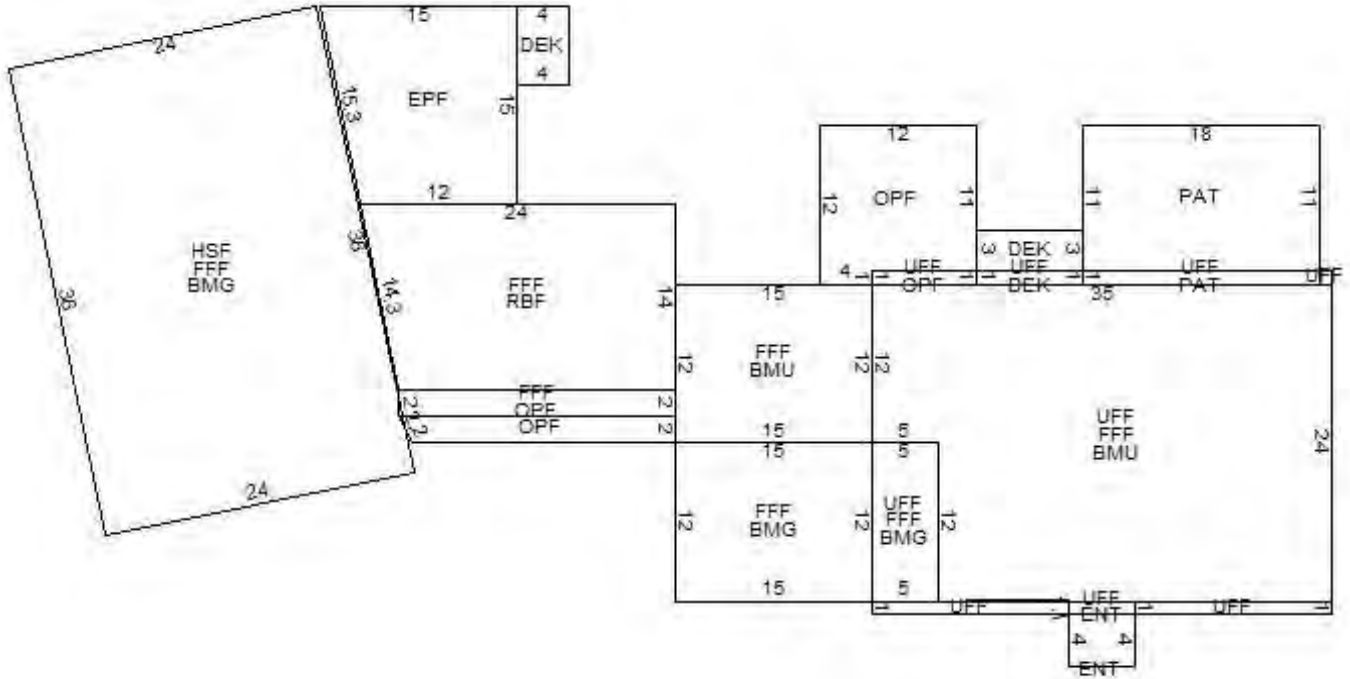
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **5** Baths: **3.5** Fixtures: **13**
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8306** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9297**
Sq. Foot Cost: **$ 89.26**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	910	1.00	910
FFF	FST FLR FIN	2420	1.00	2420
BMU	BSMNT	960	0.15	144
OPF	OPEN PORCH	227	0.25	57
DEK	DECK/ENTRANCE	56	0.10	6
PAT	PATIO	216	0.10	22
RBF	RAISED BSMNT	315	0.75	236
HSF	1/2 STRY FIN	863	0.50	432
BMG	BASEMENT	1103	0.20	221
EPF	ENCLOSED	203	0.70	142
ENT	ENTRY WAY	25	0.10	3
GLA:	**3,762**	**7,298**		**4,593**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 409,971**
Year Built: **1978**
Condition For Age: GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 344,400**

OWNER INFORMATION

TARABORELLI MARK A REVOCABLE TR
TARABORELLI MARK A TRUSTEE
26 BREK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/12/2020	9379	1398	Q I	415,000	KOCZERA JAMES M
04/03/2018	9061	0960	Q I	308,000	LINT FAMILY TRUST
03/02/2006	7637	0314	U I 81		LINT,REXFORD C
11/20/1984			U I 99		EISENHART,DAVID

PICTURE

LISTING HISTORY

02/04/21	ERVM	
08/19/13	MRUL	
05/23/13	INSP	MARKED FOR INSPECTION
07/17/03	AAUM	

NOTES

GREEN ;POST & BEAM, CATH C 2013, NEW ROOF, PELLET STOVE PU BMF, BMU//14 CORRECTED FIXTS; 2/21 - PU NEW SIDING(BY SALE) APPEARS SOME DOORS/WING REPLACED, ORIG CABS W/UPDATED C'TOPS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
SHED-WOOD	96	12 x 8	227	10.00	50	1,090	EST/BACKYARD
						6,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 154,900	$ 6,500	$ 145,300
		Parcel Total:	$ 306,700
2020	$ 154,900	$ 6,500	$ 145,300
		Parcel Total:	$ 306,700
2021	**$ 218,900**	**$ 6,100**	**$ 207,100**
		Parcel Total:	**$ 432,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.878 ac	198,173	F	110	100	100	100	95 -- MILD	100	207,100	0	N	207,100	
	0.878 ac									207,100			**207,100**	

PICTURE

OWNER

TARABORELLI MARK A REVOCABL
TARABORELLI MARK A TRUSTEE
26 BREK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

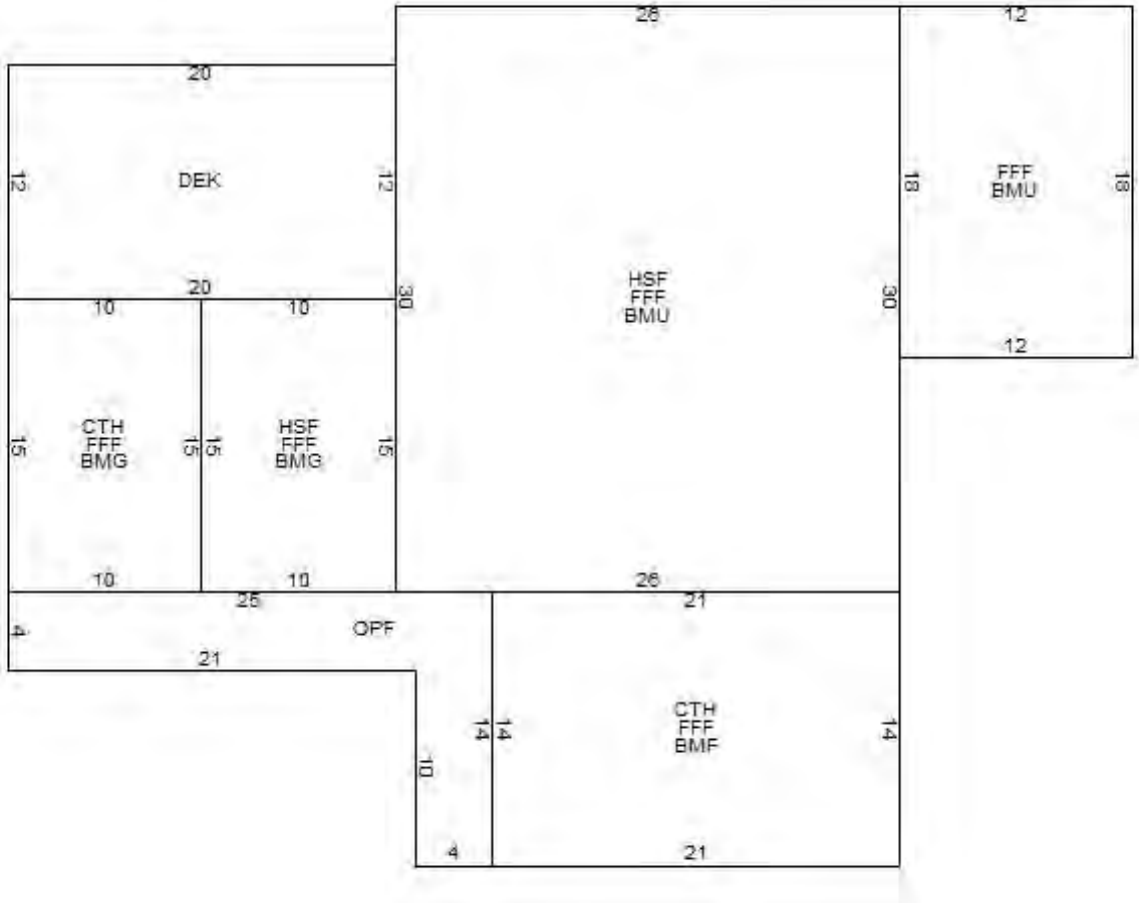
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WOOD/LOG**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9444** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1328**
Sq. Foot Cost: **$ 108.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	930	0.50	465
FFF	FST FLR FIN	1590	1.00	1590
BMU	BSMNT	996	0.15	149
OPF	OPEN PORCH	140	0.25	35
BMG	BASEMENT	300	0.20	60
DEK	DECK/ENTRANCE	240	0.10	24
CTH	CATHEDRAL	444	0.10	44
BMF	BSMNT FINISHED	294	0.30	88
GLA:	**2,055**	**4,934**		**2,455**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 266,981**
Year Built:		**1974**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 218,900**

OWNER INFORMATION

PAONE ZACHARY M
PAONE SARAH J
7 BREK DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/21/2021	9486	1014	Q I	507,533	NICHOLS JONATHAN E
05/12/2009			Q I	322,000	WANSLEY,TELATHA
04/29/2005			U I 81		WANSLEY,TELATHA

PICTURE

LISTING HISTORY

07/23/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
10/06/03	MRUL	

NOTES

TAN;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 166,700	$ 3,000	$ 146,300
		Parcel Total:	$ 316,000
2020	$ 166,700	$ 3,000	$ 146,300
		Parcel Total:	$ 316,000
2021	**$ 222,500**	**$ 3,000**	**$ 209,000**
		Parcel Total:	**$ 434,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.919 ac	199,956	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
	0.919 ac									209,000			**209,000**	

PICTURE

OWNER

PAONE ZACHARY M
PAONE SARAH J
7 BREK DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

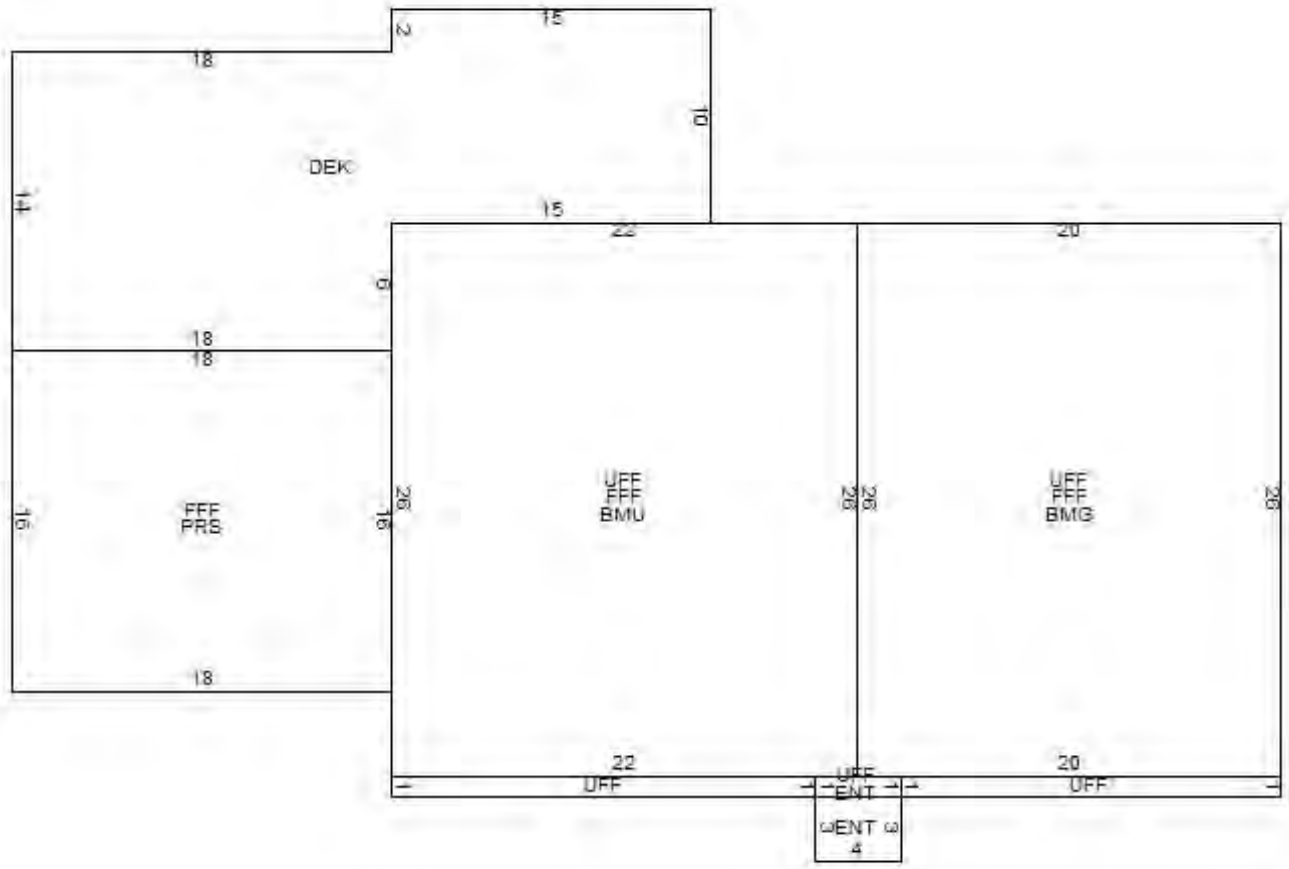
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9196** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0099**
Sq. Foot Cost: **$ 96.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
UFF	UPPER FLR FIN	1134	1.00	1134
FFF	FST FLR FIN	1380	1.00	1380
BMU	BSMNT	572	0.15	86
DEK	DECK/ENTRANCE	402	0.10	40
PRS	PIERS	288	-0.05	-14
BMG	BASEMENT	520	0.20	104
GLA:	**2,514**	**4,312**		**2,732**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 264,867**
Year Built: **1978**
Condition For Age: GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 222,500**

OWNER INFORMATION

ASPINWALL AMY M
GOODNOW TOOD R
9 KYLE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9404	1726	Q I	442,000	CUOZZO JAMES M
04/01/1987			Q I	200,000	FRISONE,JAMES
12/03/1982			U I 99		ADVANCED BUILDE

PICTURE

LISTING HISTORY

02/04/21	ERVM	
08/16/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
07/28/03	AAUM	

NOTES

GREY;L 54 + B 1568// 8/13 CORRECT SKETCH=VLT; 2/21 - K+B ORIG(PLANS TO UPDATE HIMSELF) GOOD COND OVERALL; CORR MEAS, EST INT;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	
						1,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 139,800	$ 1,200	$ 146,300
		Parcel Total:	$ 287,300
2020	$ 139,800	$ 1,200	$ 146,300
		Parcel Total:	$ 287,300
2021	**$ 199,400**	**$ 1,300**	**$ 209,000**
		Parcel Total:	**$ 409,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.919 ac	199,956	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
	0.919 ac									209,000			**209,000**	

PICTURE

OWNER

ASPINWALL AMY M
GOODNOW TOOD R
9 KYLE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

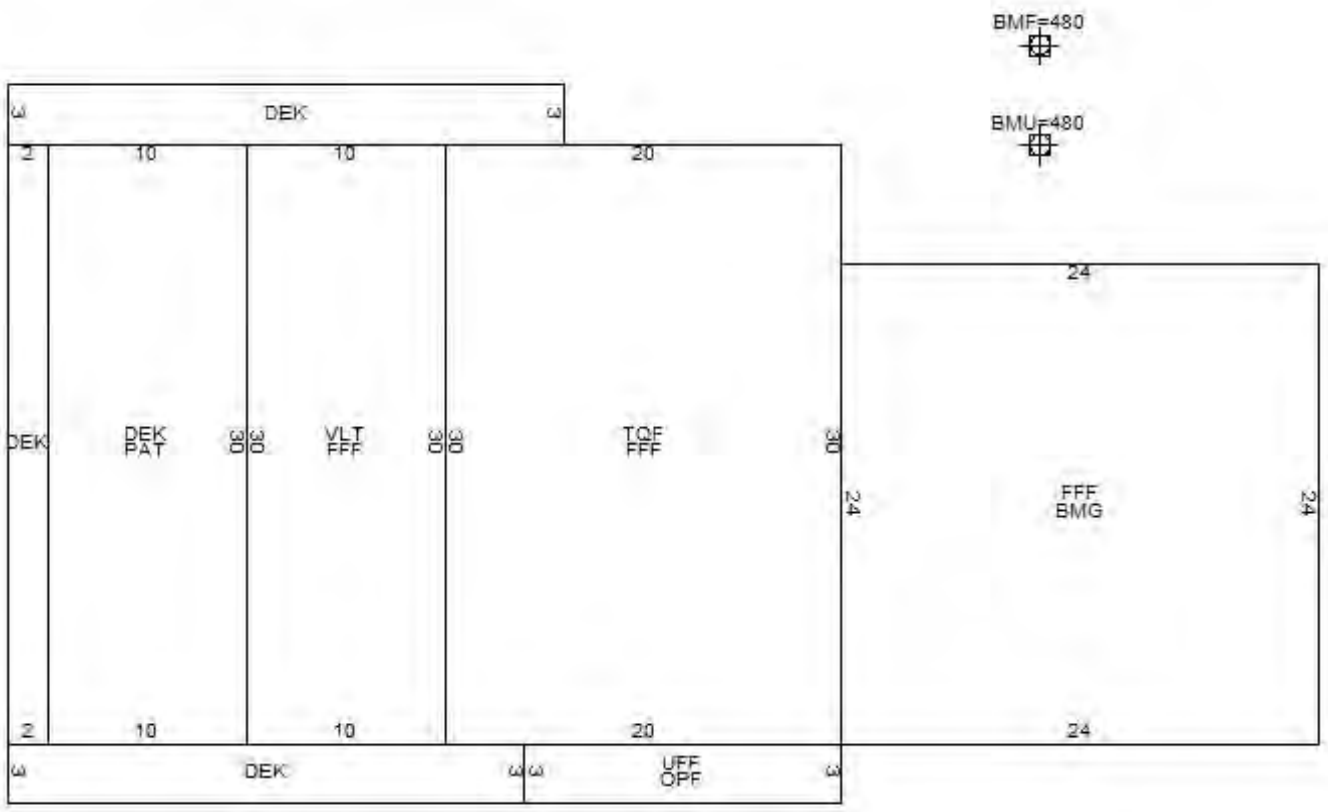
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9486** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0124**
Sq. Foot Cost: **$ 97.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	300	0.05	15
TQF	3/4 STRY FIN	600	0.75	450
FFF	FST FLR FIN	1476	1.00	1476
BMG	BASEMENT	576	0.20	115
UFF	UPPER FLR FIN	48	1.00	48
OPF	OPEN PORCH	48	0.25	12
DEK	DECK/ENTRANCE	522	0.10	52
PAT	PATIO	300	0.10	30
BMF	BSMNT FINISHED	480	0.30	144
BMU	BSMNT	480	0.15	72
GLA:	**1,974**	**4,830**		**2,414**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 234,617**
Year Built:		**1982**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 199,400**

OWNER INFORMATION

GREENWOOD JENNIFER I

10 GAUTHIER ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/28/2021	9416	1792	Q I	395,000	GERENZ RALPH F & JANET
06/14/2011	8325	0153	U I 49	240,000	CARTER, REBECCA M
06/29/2009	8106	2115	U I 99	288,533	DOYEN,PHILIP
08/16/1993	5462	1730	Q I	155,000	FRAZIER,JAMES

PICTURE

LISTING HISTORY

03/23/21	ERVM	
09/07/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/16/09	MRUM	

NOTES

TAN, BMG DOOR IS REMOVED/COULD BE CONVERTED BACK TO BMG//PU 3RD FL PLAYROOM 18 3/21 INFO @ DOOR, NEWER SIDING/WINS, EXT GOOD FOR AGE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	800	40 x 20	80	28.00	80	14,336	
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
PATIO	552	46 x 12	89	7.00	60	2,063	W/POOL, EST/SHAPE
						20,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 144,000	$ 20,300	$ 159,600
		Parcel Total:	$ 323,900
2020	$ 144,000	$ 20,300	$ 159,600
		Parcel Total:	$ 323,900
2021	**$ 198,800**	**$ 20,700**	**$ 228,000**
		Parcel Total:	**$ 447,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.919 ac	199,956	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
	0.919 ac									228,000			**228,000**	

PICTURE

OWNER

GREENWOOD JENNIFER I

10 GAUTHIER ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

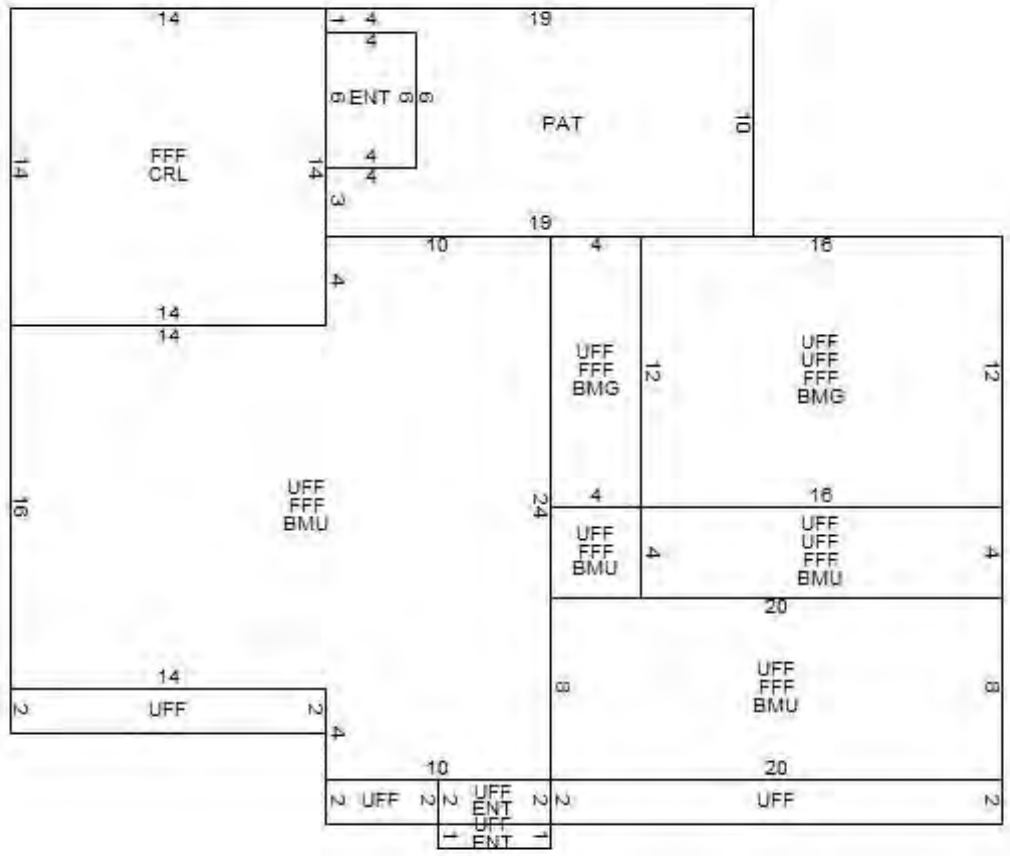
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9292** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9416**
Sq. Foot Cost: **$ 90.39**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1293	1.00	1293
FFF	FST FLR FIN	1140	1.00	1140
BMU	BSMNT	704	0.15	106
CRL	CRAWL SPACE	196	0.05	10
BMG	BASEMENT	240	0.20	48
ENT	ENTRY WAY	39	0.10	4
PAT	PATIO	166	0.10	17
GLA:	**2,433**	**3,778**		**2,618**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 236,641**
Year Built:		**1977**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 198,800**

OWNER INFORMATION

MACDONALD GLEN J
MACDONALD PATRICE
6 EVEREST DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/24/2020	9385	590	Q I	535,000	MANNING THOMAS C &
09/22/1998			Q I	270,000	CAIRNS,JAMES
08/23/1996			Q I	245,000	MCNAUGHTON,MATT

PICTURE

LISTING HISTORY

07/09/21	LMHC	
02/04/21	ERVM	
09/04/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
04/25/06	MRUM	PERMIT VISIT
07/29/03	AAUL	

NOTES

GREY; CAT CEIL XFIXT=3 VANITY/SPA TUB/IRRIGATION/PU AC 18; 2/21 - K+B EST 2006, MASONITE SIDING, 10X8 +24X14 RAISED BSMT, 5TH BDRM IN RBF-DNPU

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 227,500	$ 3,000	$ 165,900
		Parcel Total:	$ 396,400
2020	$ 227,500	$ 3,000	$ 165,900
		Parcel Total:	$ 396,400
2021	**$ 312,000**	**$ 3,000**	**$ 234,300**
		Parcel Total:	**$ 549,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
1F RES	1.404 ac	x 5,000	X	100				90 -- ROLLING	100	6,300	0	N	6,300	
	2.324 ac									234,300			**234,300**	

PICTURE

OWNER

MACDONALD GLEN J
MACDONALD PATRICE
6 EVEREST DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

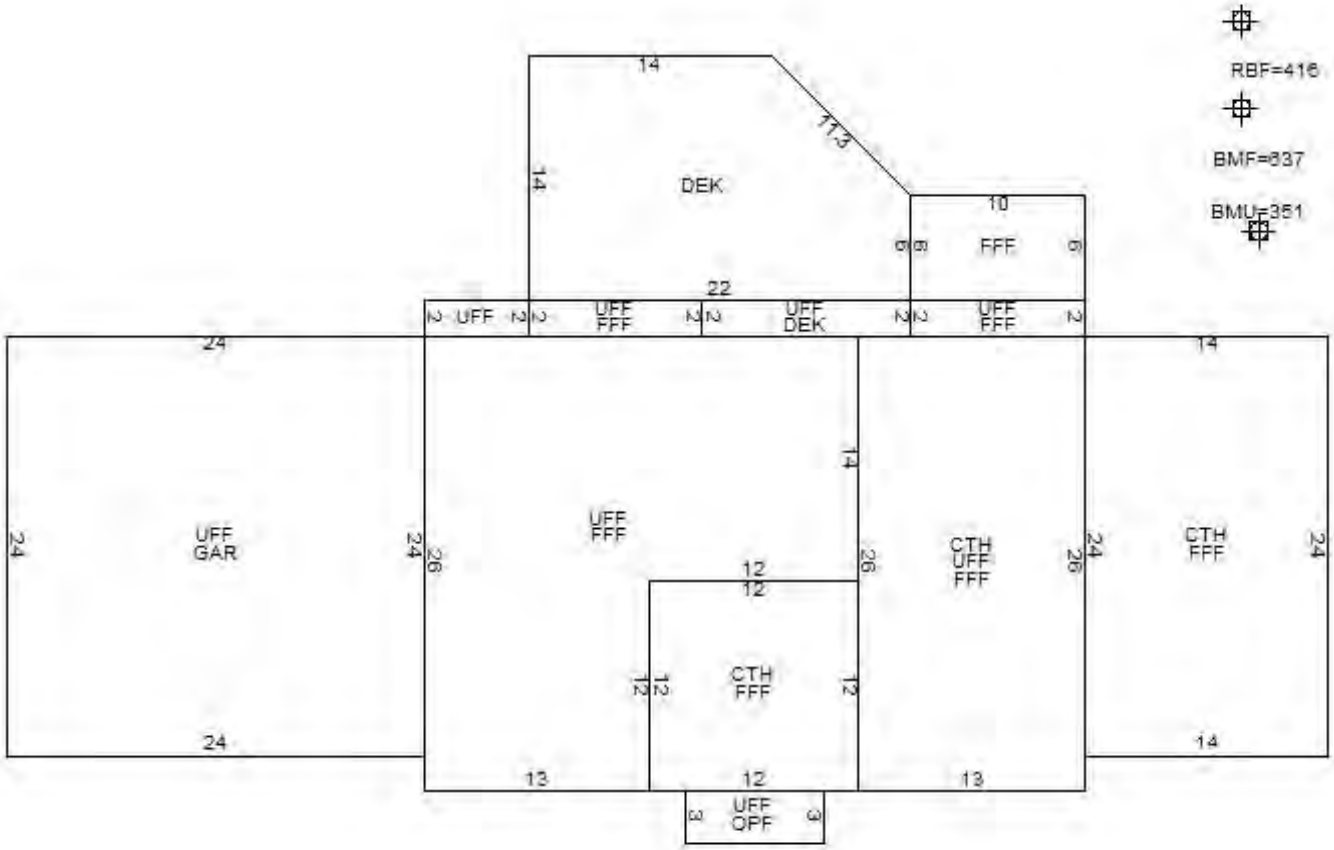
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **4.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8548** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9749**
Sq. Foot Cost: **$ 93.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	637	0.30	191
GAR	GARAGE	576	0.45	259
FFF	FST FLR FIN	1424	1.00	1424
CTH	CATHEDRAL	818	0.10	82
OPF	OPEN PORCH	24	0.25	6
BMU	BSMNT	351	0.15	53
RBF	RAISED BSMNT	416	0.75	312
DEK	DECK/ENTRANCE	300	0.10	30
UFF	UPPER FLR FIN	1520	1.00	1520
GLA:	**2,944**	**6,066**		**3,877**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 362,848**
Year Built:		**1993**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 312,000**

OWNER INFORMATION

O'TOOLE TIMOTHY

1 HAINES TER

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/15/2021	9411	450	Q I	405,000	SLATER JESSE HW
07/12/2019	9187	2087	Q I	354,900	BRUNO GLENN R &
01/24/1992	5310	1612	Q I	147,905	DUNAGAN
05/20/1986	3528	487	U I 99		PECK

PICTURE

LISTING HISTORY

03/23/21	ERVM	
08/31/13	MRUL	MARKED FOR INSPECTION
12/24/03	MRUL	

NOTES

WHITE, 3/21 NOH, COULD USE PRESSURE WASH, HOUSE MOSTLY FENCED IN =EST, POOL REMOVED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
HOT TUB	1		100	1,500.00	100	1,500	
						4,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 182,800	$ 5,000	$ 138,800
		Parcel Total:	$ 326,600
2020	$ 182,800	$ 5,000	$ 138,800
		Parcel Total:	$ 326,600
2021	**$ 217,300**	**$ 4,500**	**$ 198,100**
		Parcel Total:	**$ 419,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.910 ac	199,565	F	110	100	100	100	95 -- MILD	95	198,100	0	N	198,100	WET
	0.910 ac									198,100			**198,100**	

PICTURE

OWNER

O'TOOLE TIMOTHY

1 HAINES TER

MERRIMACK, NH 03054

TAXABLE DISTRICTS

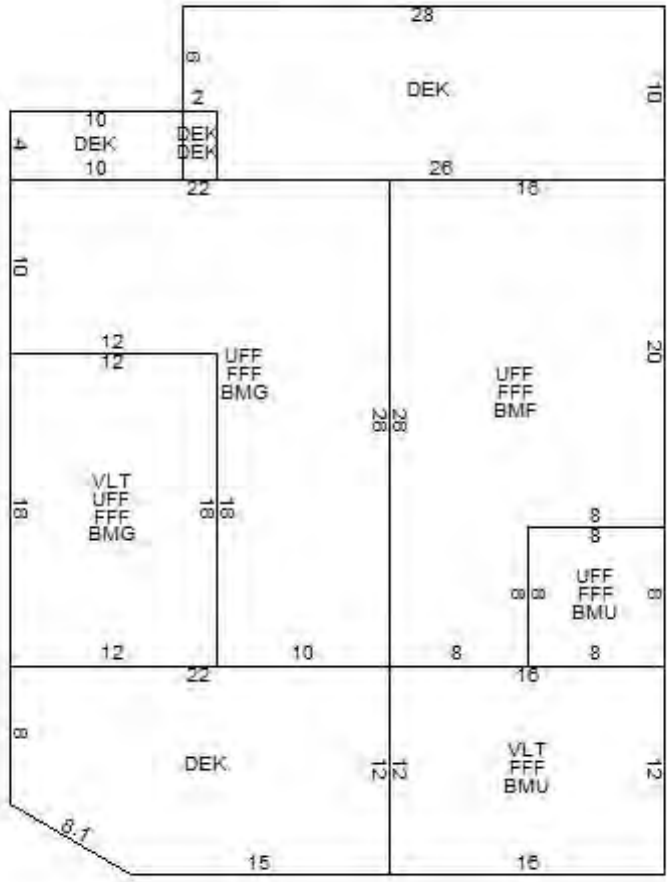
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY CONTEMP'RY**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARDWOOD**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**Yes 100.00 %**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**0.9244**	Base Rate:	**RSA 96.00**
		Bldg. Rate:	**0.9957**
		Sq. Foot Cost:	**$ 95.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	578	0.10	58
UFF	UPPER FLR FIN	1064	1.00	1064
FFF	FST FLR FIN	1256	1.00	1256
BMU	BSMNT	256	0.15	38
VLT	VAULTED	408	0.05	20
BMF	BSMNT FINISHED	384	0.30	115
BMG	BASEMENT	616	0.20	123
GLA:	**2,320**	**4,562**		**2,674**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 255,608**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 217,300**

OWNER INFORMATION

HASLAM BRYAN
HASLAM ELISABETH
129 NATICOOK RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2021	9462	1836	Q I	573,000	QUIMBY 2019 REVOCABLE
05/30/2019	9173	0186	U I 38	1	QUIMBY BARRY
07/11/2011	8332	0086	U I 39	1	RAYNA NANCY FKA
07/11/2011	8332	0083	U I 44	1	QFE DEVELOPMENT LLC
03/02/2006	7637	0497	U I 55	1	QUIMBY, BARRY &

PICTURE

LISTING HISTORY

07/16/21	LMHC	
10/03/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
05/08/07	MRUM	

NOTES

/HCRD 34373 PLAN # 1236 SUBDIVISION/C OF C 07/14/06// WINDOWS + OVERHANG, 7/21 PU HW THRUOUT AND FIXT COUNT, CROWN,CHAIR RAILS, BUILT INS

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 219,200	$ 3,000	$ 155,100
		Parcel Total:	$ 377,300
2020	$ 219,200	$ 3,000	$ 155,100
		Parcel Total:	$ 377,300
2021	**$ 292,400**	**$ 3,000**	**$ 213,400**
		Parcel Total:	**$ 508,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	4.921 ac	x 5,000	X	100				95 -- MILD	100	23,400	0	N	23,400	
	5.841 ac									213,400			**213,400**	

PICTURE

OWNER

HASLAM BRYAN
HASLAM ELISABETH
129 NATICOOK RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

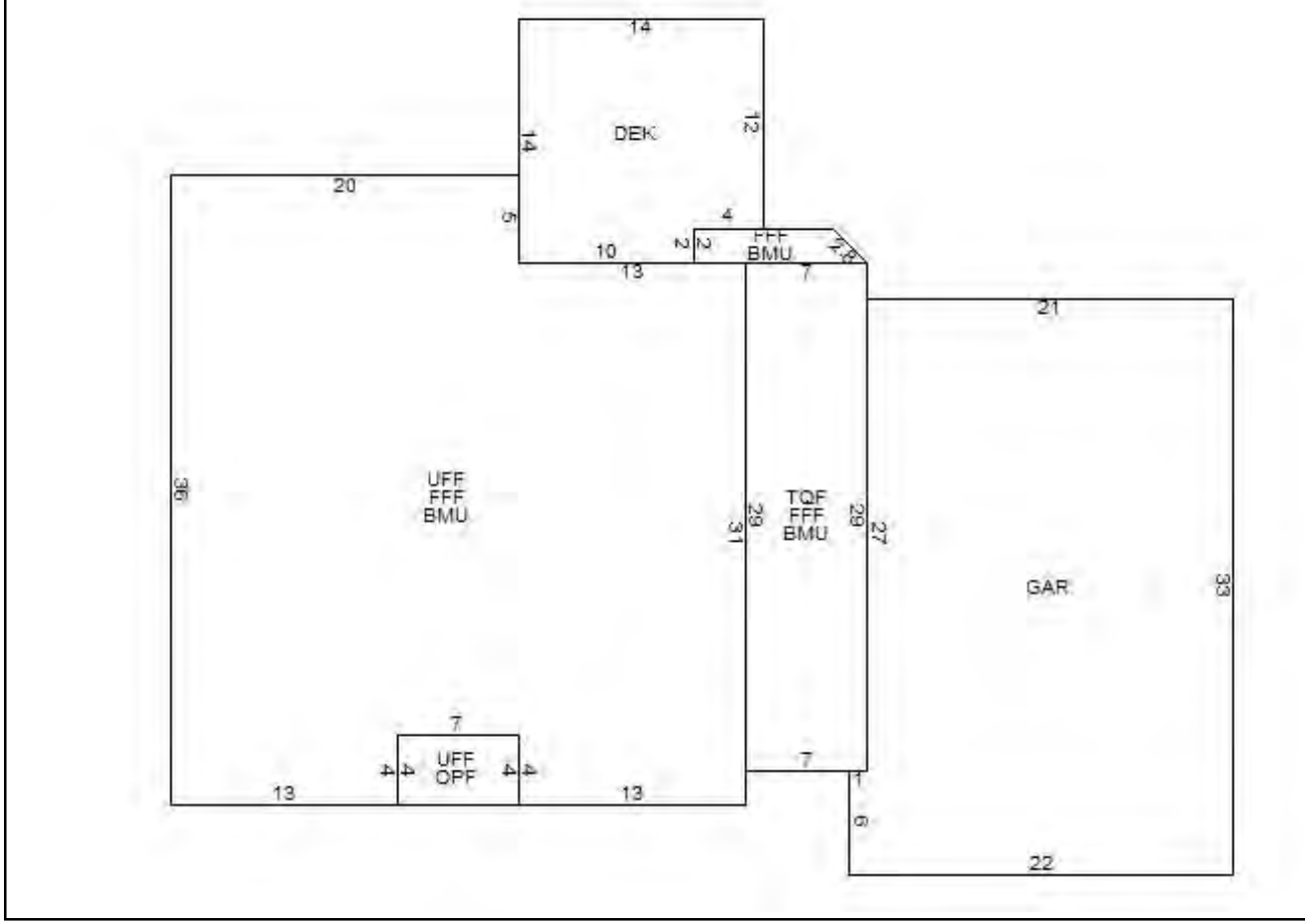
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8918** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0582**
Sq. Foot Cost: **$ 101.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1123	1.00	1123
FFF	FST FLR FIN	1316	1.00	1316
BMU	BSMNT	1316	0.15	197
OPF	OPEN PORCH	28	0.25	7
TQF	3/4 STRY FIN	203	0.75	152
GAR	GARAGE	699	0.45	315
DEK	DECK/ENTRANCE	188	0.10	19
GLA:	**2,591**	**4,873**		**3,129**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 317,844**
Year Built:		**2006**
Condition For Age:	VERY GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 292,400**

OWNER INFORMATION

CROSS KATELYN MARISA

41 INGHAM RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/23/2020	9400	1765	Q I	235,000	LEE VICTORIA E
08/29/2018	9104	0504	Q I	185,000	LOCKE, DEREK & JONES,
06/16/2010			U I 25	165,000	ALDRICH,EARL
11/17/1999			U I 81		ALDRICH,EARL

PICTURE

LISTING HISTORY

02/26/21	ERVM	
05/05/20	RWPM	
09/26/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
03/02/17	MRUR	
07/11/11	LMHC	
10/21/10	MRUR	LEFT NOTICE
09/17/03	MRUL	

NOTES

NATL;96 SUBDIVISION PL#1149// DRAINAGE ESMT; EFF 04/17 SUBDIV PLAN #38864, 2017 PU DECK, 2 LEAN TO,//NO GAS HOOK UP YET; 5/20 PU NEW SHED; 2/21 - NOH; DNPU SML COOP/DOG HOUSE; NEWER ROOF, SIDING/WIN ROT/WEATHERED;INT COMP RENOV, > EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LEAN-TO	32	4 x 8	400	4.00	20	102	WD STO BY HSE
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	@ DW, OH DOOR
DECK	120	12 x 10	193	7.00	50	811	PLATFORM
SHED-WOOD	384	24 x 16	102	10.00	100	3,917	
SHED-WOOD	96	12 x 8	227	10.00	50	1,090	COOP/REAR FIELD
LEAN-TO	32	4 x 8	400	4.00	20	102	ATT COOP
						7,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 34,100	$ 3,900	$ 142,700
		Parcel Total:	$ 180,700
2020	$ 34,100	$ 6,700	$ 142,700
		Parcel Total:	$ 183,500
2021	**$ 56,400**	**$ 7,900**	**$ 202,700**
		Parcel Total:	**$ 267,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES	0.590 ac	x 5,000	X	100				90 -- ROLLING	100	2,700	0	N	2,700	
	1.510 ac									202,700			**202,700**	

PICTURE

OWNER

CROSS KATELYN MARISA

41 INGHAM RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

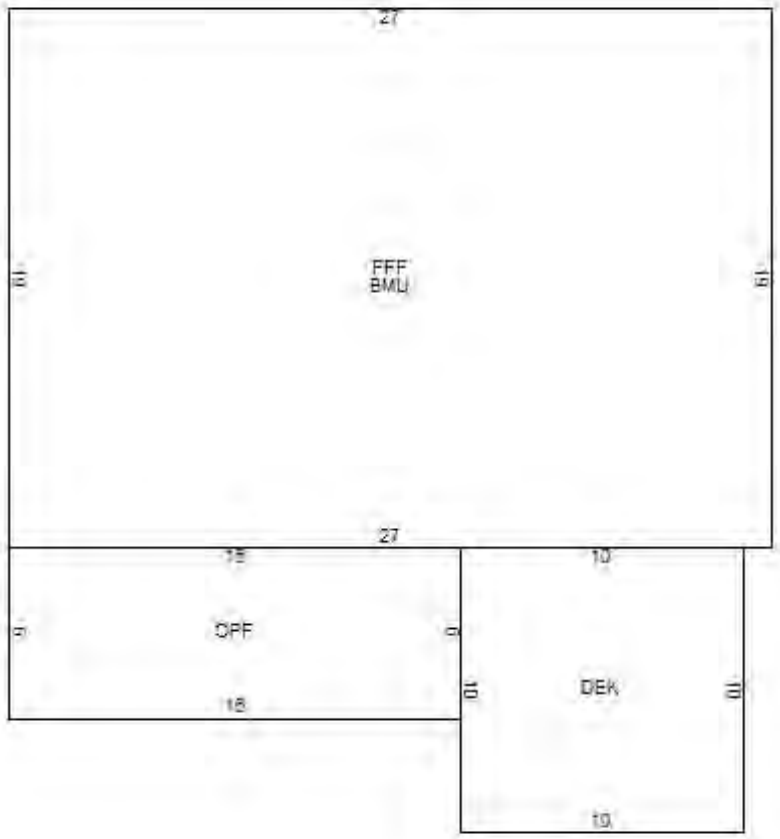
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/16/19		SHED	

BUILDING DETAILS

Model: **1 STORY CAMP YRRND**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARD TILE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B2 AVG-20**
Com. Wall:
Size Adj: **1.6615** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2229**
Sq. Foot Cost: **$ 117.39**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	513	1.00	513
BMU	BSMNT	513	0.15	77
OPF	OPEN PORCH	96	0.25	24
DEK	DECK/ENTRANCE	100	0.10	10
GLA:	**513**	**1,222**		**624**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 73,251**
Year Built:		**1938**
Condition For Age:	GOOD	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 56,400**

OWNER INFORMATION

PLUIJMAKERS AURELIE

27 CAMBRIDGE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2020	9377	602	Q I	495,000	DAVID KELLY & MARSHALL
05/29/2014	8662	2456	Q I	343,000	THORHAUER ROBERT J &
11/06/2007	7918	56	Q I	355,000	VOORA,MOHAN
08/29/2003			Q I	365,000	MAMGAIN,RAVISHA

PICTURE

LISTING HISTORY

02/04/21	ERVM	
12/20/18	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
08/01/16	ERHC	
05/25/16	INSP	MARKED FOR INSPECTION
02/16/06	MRUL	

NOTES

TAN;#1149A\THE DANFORTH//8/16 EST BMF MEAS, CTH, BATH FIX, HARDWOOD PER MLS;IRRIGATION//; 2/21 - NOH; PATIO EST PER SNOW; DNPU PLAST/RUBBERMESS SHED; 12X12 DEK/OPF = DEK DRAIN SYSTEM;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	BACKYARD
WETHERSFIELD	1		100	40,000.00	100	40,000	
						44,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 204,800	$ 30,400	$ 153,800
		Parcel Total:	$ 389,000
2020	$ 204,800	$ 30,400	$ 153,800
		Parcel Total:	$ 389,000
2021	**$ 263,900**	**$ 44,900**	**$ 208,800**
		Parcel Total:	**$ 517,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.532 ac	183,130	G	120	100	100	100	95 -- MILD	100	208,800	0	N	208,800	
	0.532 ac									208,800			**208,800**	

PICTURE

OWNER

PLUIJMAKERS AURELIE

27 CAMBRIDGE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

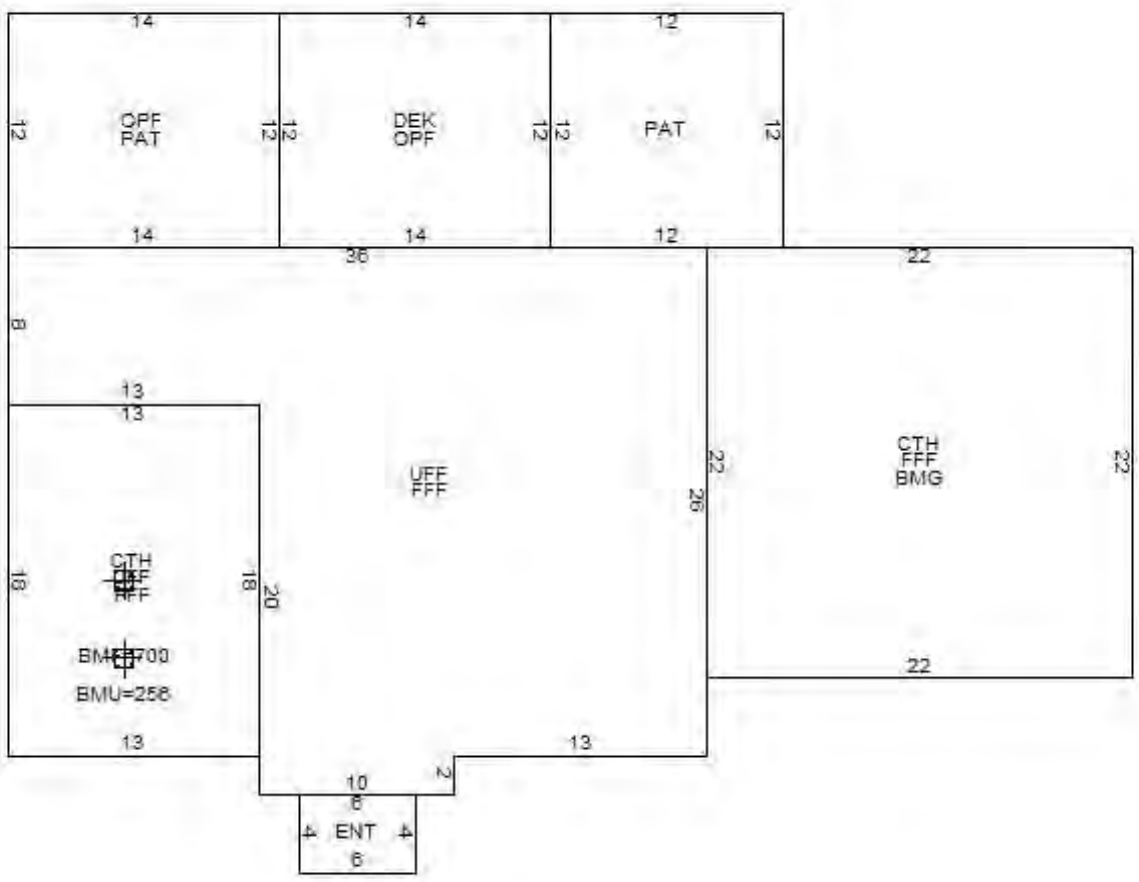
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9036** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0722**
Sq. Foot Cost: **$ 102.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	168	0.10	17
BMU	BSMNT	256	0.15	38
ENT	ENTRY WAY	24	0.10	2
BMF	BSMNT FINISHED	700	0.30	210
UFF	UPPER FLR FIN	956	1.00	956
FFF	FST FLR FIN	1440	1.00	1440
CTH	CATHEDRAL	718	0.10	72
BMG	BASEMENT	484	0.20	97
OPF	OPEN PORCH	336	0.25	84
PAT	PATIO	312	0.10	31
GLA:	**2,396**	**5,394**		**2,947**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 303,335**
Year Built: **1997**
Condition For Age: GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 263,900**

OWNER INFORMATION

WALLIN KEITH D & WALLIN LISA L REV
WALLIN KEITH D TRUSTEE
1 ALDRICH CR

MERRIMACK, NH 03054 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/22/2020	9399	2205	Q I	515,000	HOULIHAN PAUNPIMON A
12/22/2020	9399	2203	U I 38	1	HOULIHAN PT 2017 TRUST
11/17/2020	9381	2856	U I 39	1	HOULIHAN PT 2017 TRUST
03/29/2017	8954	2478	U I 38	1	HOULIHAN, TIMOTHY J
11/15/2000	6338	0486	Q I	275,000	MCINTYRE,LANCE

PICTURE

LISTING HISTORY

02/04/21	ERVM	
08/01/16	ERHC	
08/06/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
09/12/03	MRUL	

NOTES

GREY; #1149A THE WILSHIRE, MASTER AND ADDTL BATH EACH HAVE 2 DBL SINKS, PU CTH, DECK '13; 2/21 - NOH; PU NEW DECK; LANDSCAPING/STONE WALLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PATIO	150	1 x 150	167	7.00	100	1,754	
WETHERSFIELD	1		100	40,000.00	100	40,000	
						44,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 184,000	$ 29,800	$ 138,600
		Parcel Total:	$ 352,400
2020	$ 184,000	$ 29,800	$ 138,600
		Parcel Total:	$ 352,400
2021	**$ 233,800**	**$ 44,800**	**$ 187,200**
		Parcel Total:	**$ 465,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.336 ac	156,380	G	120	105	100	100	95 -- MILD	100	187,200	0	N	187,200	
	0.336 ac									187,200			**187,200**	

PICTURE

OWNER

WALLIN KEITH D & WALLIN LISA L
WALLIN KEITH D TRUSTEE
1 ALDRICH CR

MERRIMACK, NH 03054 **(ET AL.)**

TAXABLE DISTRICTS

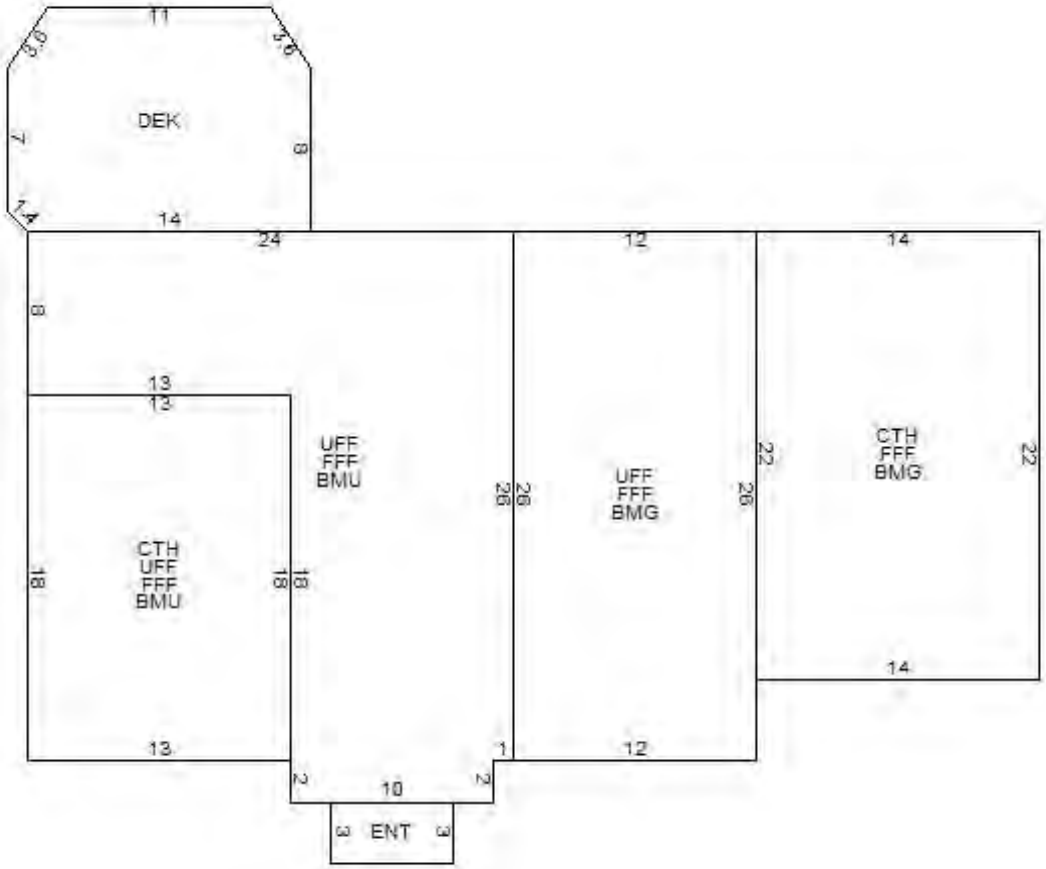
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/17/12		DECK	

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9388** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1139**
Sq. Foot Cost: **$ 106.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	542	0.10	54
FFF	FST FLR FIN	1264	1.00	1264
BMG	BASEMENT	620	0.20	124
UFF	UPPER FLR FIN	956	1.00	956
BMU	BSMNT	644	0.15	97
ENT	ENTRY WAY	18	0.10	2
DEK	DECK/ENTRANCE	159	0.10	16
GLA:	**2,220**	**4,203**		**2,513**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 268,740**
Year Built:		**1998**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 233,800**

OWNER INFORMATION

JEROME LAWRENCE
JEROME KRISTEN
4 GERARD DRIVE

MERRIMACK, NH 03054-3237

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/13/2020	9362	733	Q I	450,000	ZONA JAMES P
03/30/2017	8955	1422	U I 38	1	ZONA JAMES P & ANDREA C
03/15/2004	7186	1563	Q I	305,000	CENTRELLA REVOC
08/11/2003	7060	1463	U I 99	1	CENTRELLA, ANTH

PICTURE

LISTING HISTORY

02/04/21	ERVM	
07/17/12	MRUL	
05/17/12	INSP	MARKED FOR INSPECTION
06/05/03	MRUL	

NOTES

TAN; 2/21 - WET/BROOK THRU FRONT; K+B 90'S; PATIO EST = SNOW, GRANITE IN KITCHEN AND BATHS; CHK 2022 FINISH BASEMENT IN PROCESS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
						6,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 161,900	$ 5,900	$ 147,900
		Parcel Total:	$ 315,700
2020	$ 161,900	$ 5,900	$ 147,900
		Parcel Total:	$ 315,700
2021	**$ 224,100**	**$ 6,300**	**$ 210,600**
		Parcel Total:	**$ 441,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.380 ac	x 5,000	X	100				95 -- MILD	90	1,600	0	N	1,600	WET
	1.300 ac									210,600			**210,600**	

PICTURE

OWNER

JEROME LAWRENCE
JEROME KRISTEN
4 GERARD DRIVE

MERRIMACK, NH 03054-3237

TAXABLE DISTRICTS

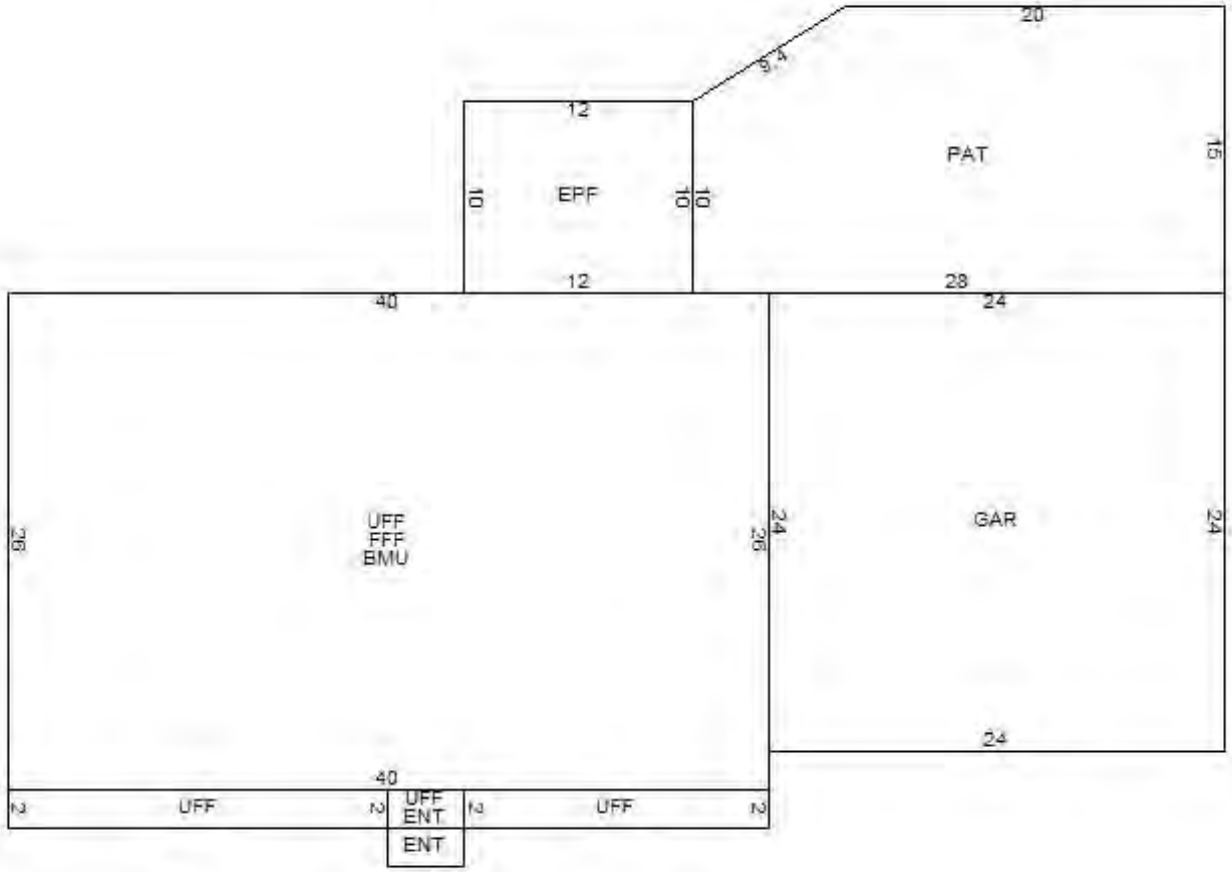
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9221** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9932**
Sq. Foot Cost: **$ 95.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1040	0.15	156
EPF	ENCLOSED	120	0.70	84
GAR	GARAGE	576	0.45	259
PAT	PATIO	400	0.10	40
FFF	FST FLR FIN	1040	1.00	1040
ENT	ENTRY WAY	16	0.10	2
UFF	UPPER FLR FIN	1120	1.00	1120
GLA:	**2,160**	**4,312**		**2,701**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 257,540**
Year Built:		**1977**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 224,100**

OWNER INFORMATION

TERNULLO MARK

16 DOUGLAS STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	9391	1956	Q I	310,000	ZWIRBLE JEAN I
05/14/1970	2083	48	U I 99		PATTERSON, DANA

PICTURE

LISTING HISTORY

02/04/21	ERVM	
07/30/13	MRUL	MARKED FOR INSPECTION
09/24/03	MRUL	

NOTES

GREEN; BELOW AVG= MASONITE;ROOF 2001 OKB ORIG FURNACE; 2/21 - NOH; OLD WINDOWS/SIDING; NC TO EXT COND = AVERAGE; CORR XFOB MEAS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	128	16 x 8	185	10.00	80	1,894	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,200	$ 4,300	$ 119,700
		Parcel Total:	$ 224,200
2020	$ 100,200	$ 4,300	$ 119,700
		Parcel Total:	$ 224,200
2021	**$ 146,500**	**$ 4,900**	**$ 170,800**
		Parcel Total:	**$ 322,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.373 ac	163,428	F	110	100	100	100	95 -- MILD	100	170,800	0	N	170,800	
	0.373 ac									170,800			**170,800**	

PICTURE

OWNER

TERNULLO MARK

16 DOUGLAS STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

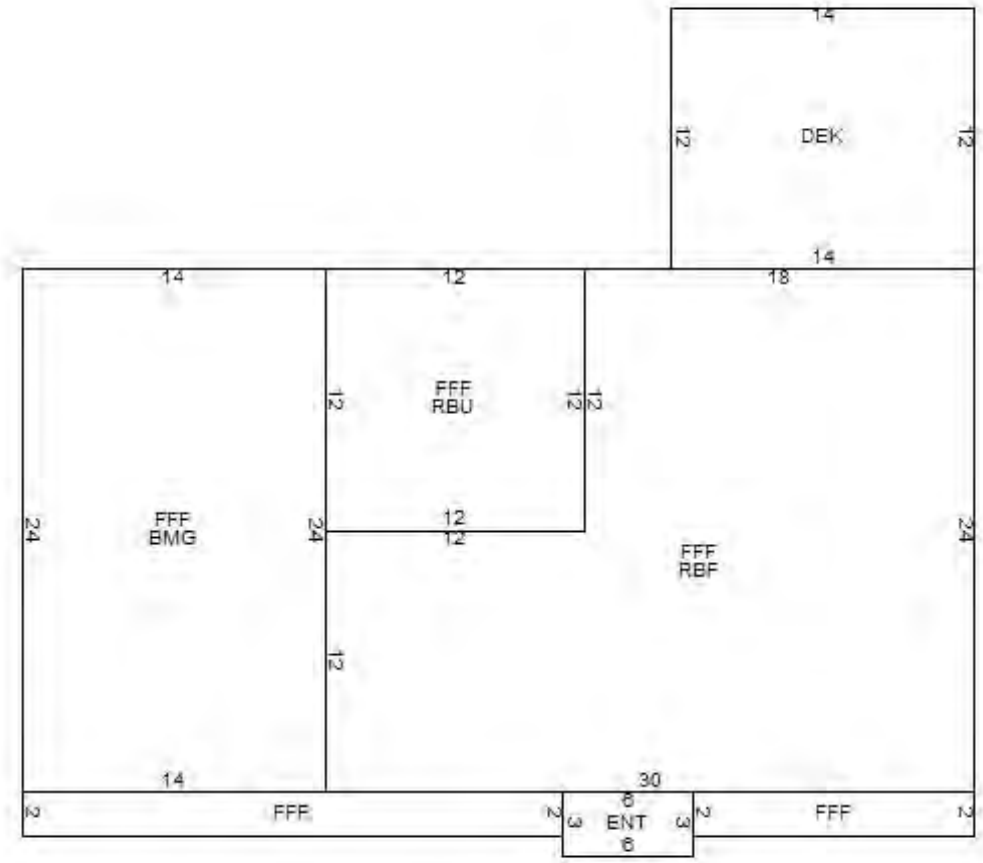
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0559** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1034**
Sq. Foot Cost: **$ 105.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1132	1.00	1132
BMG	BASEMENT	336	0.20	67
RBF	RAISED BSMNT	576	0.75	432
DEK	DECK/ENTRANCE	168	0.10	17
ENT	ENTRY WAY	18	0.10	2
RBU	RAISED BSMNT	144	0.25	36
GLA:	**1,132**	**2,374**		**1,686**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,598**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 146,500**

OWNER INFORMATION

MASTROIANNI DANA A
MASTROIANNI AMANDA J
20 DOUGLAS ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9492	781	Q I	430,000	HICKLE MARK
10/02/2017	9013	0754	Q I	265,500	ELLIS, RAYMOND G JR +
10/27/1993	5485	1004	Q I	113,900	ROBERTS, PAUL+
08/10/1982	2940	607	U I 99		ADAMS, WILLIAM +

PICTURE

LISTING HISTORY

08/20/13	MRUL	
07/29/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
09/30/03	MRUL	

NOTES

BLUE; MKB, 2013 PU SKETCH, LAND CHG

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	96	1 x 96	227	10.00	80	1,743	
						6,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,300	$ 6,200	$ 113,600
		Parcel Total:	$ 226,100
2020	$ 106,300	$ 6,200	$ 113,600
		Parcel Total:	$ 226,100
2021	**$ 162,200**	**$ 6,700**	**$ 162,400**
		Parcel Total:	**$ 331,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.376 ac	164,000	F	110	100	100	100	90 -- ROLLING	100	162,400	0	N	162,400	STEEP DRIVEWAY
	0.376 ac									162,400			**162,400**	

PICTURE

OWNER

MASTROIANNI DANA A
MASTROIANNI AMANDA J
20 DOUGLAS ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

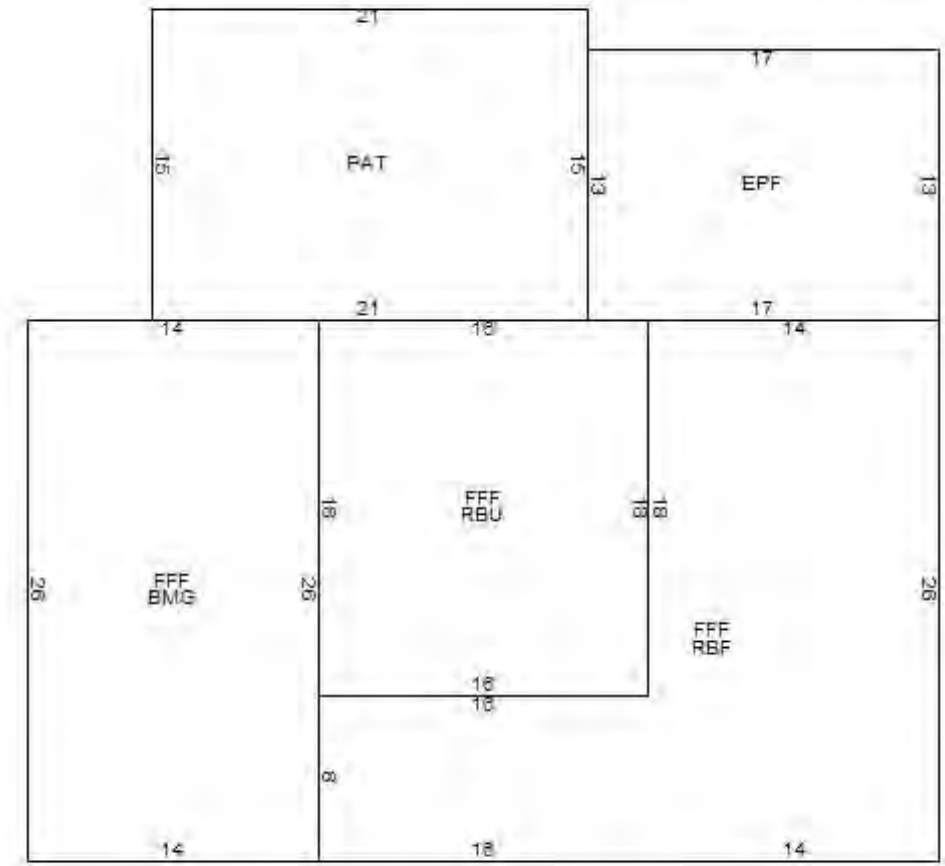
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RAISD RANC**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0252** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1164**
Sq. Foot Cost: **$ 107.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1144	1.00	1144
BMG	BASEMENT	364	0.20	73
RBF	RAISED BSMNT	492	0.75	369
PAT	PATIO	315	0.10	32
RBU	RAISED BSMNT	288	0.25	72
EPF	ENCLOSED	221	0.70	155
GLA:	**1,144**	**2,824**		**1,845**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 197,747**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 162,200**

OWNER INFORMATION

WATSON KATIE J
BENCOSME RODWAY
63 NATICOOK ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9384	14	Q I	370,000	YONKIN FAMILY REVOC
03/18/2011	8303	0160	U I 38	1	YONKIN JEAN & CHRISTOP
09/27/2005	7552	0140	Q I	261,500	LECKIE, DONALD A
09/27/2005	7552	0143	U I 99	261,500	LECKIE, GLENDA TRUSTEE

PICTURE

LISTING HISTORY

02/04/21	ERVM
09/05/13	MRUL
06/03/03	MRUL

NOTES

RUST;ROOF 06, OKB/ AVG FOR 13; 2/21 EST ROOF/WINDOWS/SIDING 2015; FFF/PRS = OIL HEAT, KITCH ORIG, BATH 2020; PROPERTY ABUTTS POWERLINES;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	140	10 x 14	174	10.00	60	1,462	
						4,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 137,500	$ 4,400	$ 145,800
		Parcel Total:	$ 287,700
2020	$ 137,500	$ 4,400	$ 145,800
		Parcel Total:	$ 287,700
2021	**$ 199,900**	**$ 4,500**	**$ 195,800**
		Parcel Total:	**$ 400,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	1.217 ac	x 5,000	X	100				95 -- MILD	100	5,800	0	N	5,800	
	2.137 ac									195,800			**195,800**	

PICTURE

OWNER

WATSON KATIE J
BENCOSME RODWAY
63 NATICOOK ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

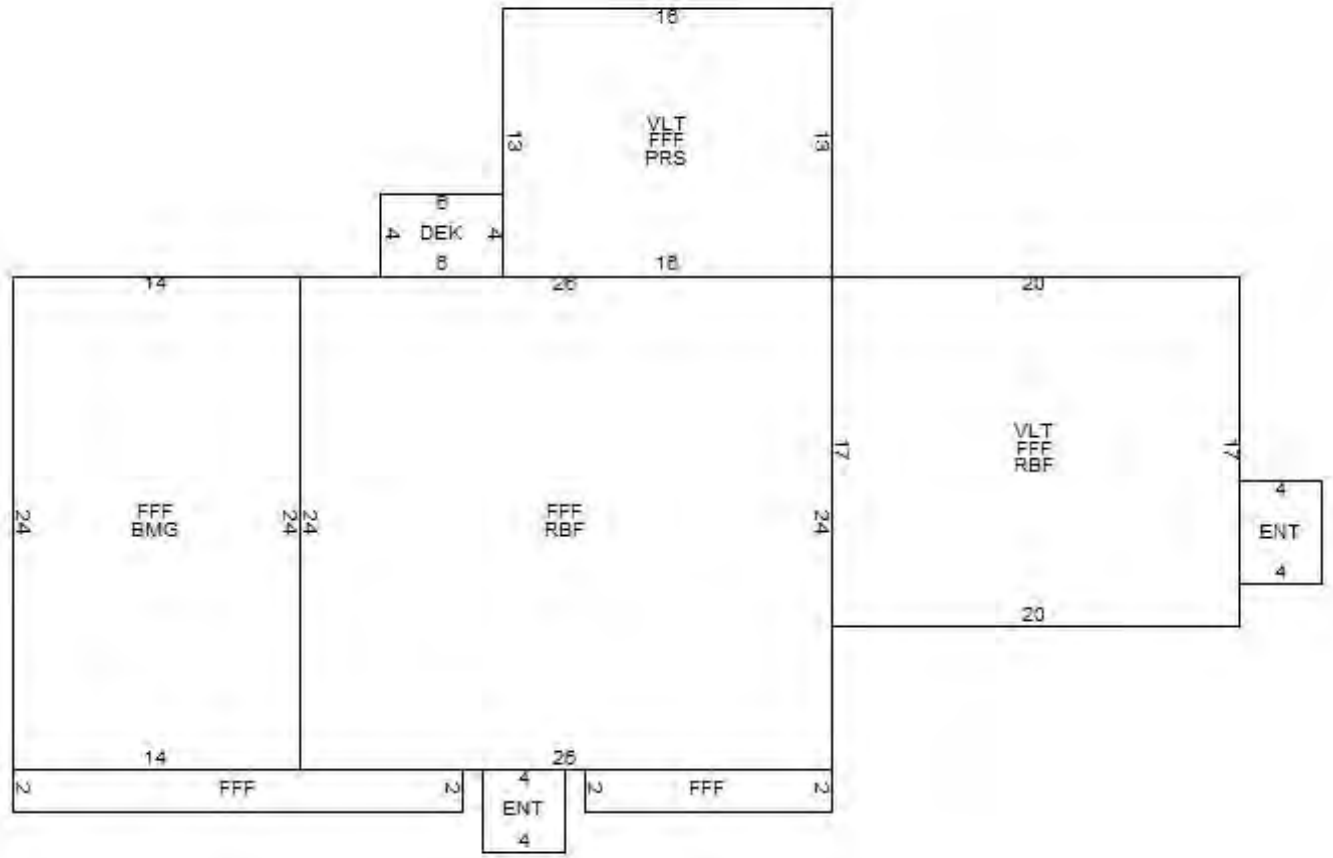
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **3**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9512** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0254**
Sq. Foot Cost: **$ 98.44**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	36	0.10	4
VLT	VAULTED	548	0.05	27
FFF	FST FLR FIN	1576	1.00	1576
RBF	RAISED BSMNT	964	0.75	723
PRS	PIERS	208	-0.05	-10
DEK	DECK/ENTRANCE	24	0.10	2
BMG	BASEMENT	336	0.20	67
GLA:	**1,576**	**3,692**		**2,389**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 235,173**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 199,900**

OWNER INFORMATION

316 DW HIGHWAY LLC
C/O RILEY THOMAS A MANAGER
25 CONSTITUTION DRIVE

BEDFORD, NH 03110

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/15/2021	9439	2138	Q I	2,695,000	RPR REALTY LLC
02/20/1997	5790	1174	Q I	829,000	WATSON, HAROLD
07/12/1996	5734	1597	U I 99	416,000	SAT SR + WATSON

PICTURE

LISTING HISTORY

03/26/21	ERVM	
03/21/19	MRPM	
05/20/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
07/09/04	MRUL	

NOTES

TECH INCORPORATED WHSE//DNPU 6 OH DOORS;COF AREA HAS AC DNPU SEPARATELY AS ACCOUNTED FOR IN THE RATE) AND CARPET 2019 PU ADD, MEZZ NEW PIC, SKETCH ADJ, 3/21 - NO INFO, EXT ONLY

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	65,000	65000 x 1	60	3.25	80	101,400	
FENCE COMMERCIAL/FT	206	1 x 206	138	15.00	80	3,411	8'
LOAD LEVEL	2		100	2,900.00	80	4,640	
MEZZANINE	800	20 x 40	80	24.00	100	15,360	
PATIO	484	22 x 22	93	7.00	100	3,151	
						128,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 1,424,500	$ 0	$ 345,800
		Parcel Total:	$ 1,770,300*
2020	$ 1,424,500	$ 0	$ 345,800
		Parcel Total:	$ 1,770,300*
2021	**$ 1,907,300**	**$ 128,000**	**$ 510,800**
		Parcel Total:	**$ 2,546,100**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	250	450,000	0	N	450,000	USE
COM/IND	2.430 ac	x 10,000	X	100				100 -- LEVEL	250	60,800	0	N	60,800	USE
	2.890 ac									510,800			**510,800**	

PICTURE

OWNER

316 DW HIGHWAY LLC
C/O RILEY THOMAS A MANAGER
25 CONSTITUTION DRIVE

BEDFORD, NH 03110

TAXABLE DISTRICTS

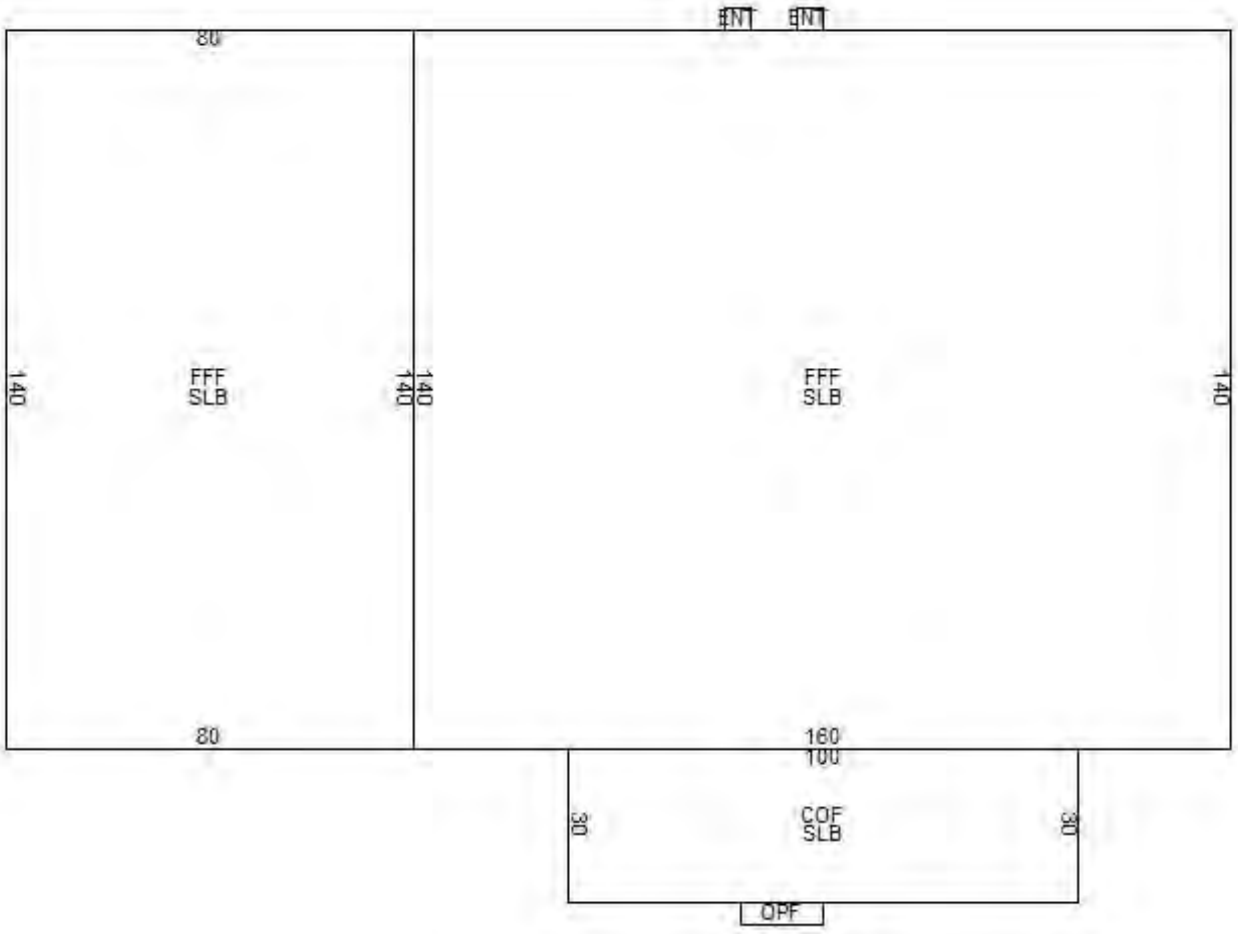
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/30/18		ADDITION	WAREHOUSE

BUILDING DETAILS

Model: **1 STORY WAREHOUSE**
Roof: **FLAT/RUBBER MEMBRANE**
Ext: **CNCRT OR BLK**
Int: **AVE FOR USE**
Floor: **CONCRETE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **MASONRY &/OR CLASS C** **1.0920**
Size Adj: **0.7316** Base Rate: **CEN 85.00**
Bldg. Rate: **0.6358**
Sq. Foot Cost: **$ 59.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	33600	1.00	33600
SLB	SLB	36600	0.00	0
COF	COM OFFICE	3000	1.75	5250
OPF	OPEN PORCH	64	0.25	16
ENT	ENTRY WAY	40	0.10	4
GLA:	**36,600**	**73,304**		**38,870**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 2,297,994**
Year Built:		**1977**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 1,907,300**

OWNER INFORMATION

MAURICIO CAROLINA LUISTRO
MAURICIO MARIANO BRIONES JR
4 SHERWOOD LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/16/2021	9483	2973	Q I	80,000	LACHANCE ANDREA L
04/23/2012	8419	0450	Q I	28,000	PETERSON, SUSAN M
03/05/1998	5910	969	Q I	21,900	ARTISTIC HOME S
01/29/1998	5896	905	Q I	10,000	DEVARIE, SHIRLE

PICTURE

LISTING HISTORY

08/01/12	MRUL	
05/18/12	MRUM	MARKED FOR INSPECTION
03/21/12	MRUM	
02/22/01	MRUL	

NOTES

YELLOW; XFIXT=SHWR NEW SHED, AMENITY ADDED 12

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CAMP SARGENT RD COOP	1		100	58,000.00	100	58,000	
SHED-WOOD	80	10 x 8	260	10.00	80	1,664	
						59,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 23,200	$ 31,200	$ 0
		Parcel Total: $ 54,400	
2020	$ 25,600	$ 31,200	$ 0
		Parcel Total: $ 56,800	
2021	**$ 26,100**	**$ 59,700**	**$ 0**
		Parcel Total: $ 85,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	R						

0 ac

PICTURE

OWNER

MAURICIO CAROLINA LUISTRO
MAURICIO MARIANO BRIONES JR
4 SHERWOOD LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

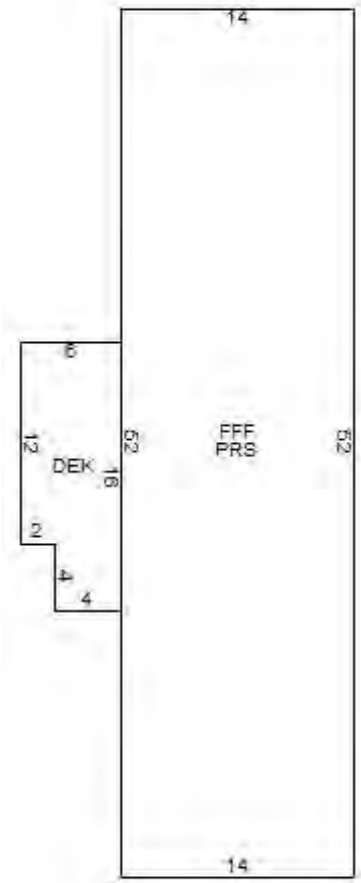
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MANUF-HSNG**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WALL BOARD**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **1** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1066** Base Rate: **MHS 74.00**
Bldg. Rate: **0.9849**
Sq. Foot Cost: **$ 72.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	728	1.00	728
PRS	PIERS	728	-0.05	-36
DEK	DECK/ENTRANCE	88	0.10	9
GLA:	**728**	**1,544**		**701**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 51,089**
Year Built:		**1987**
Condition For Age:	AVERAGE	**49 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**49 %**
Building Value:		**$ 26,100**

OWNER INFORMATION

KIBLER JEREMIAH S

9 CAMP SARGENT RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2021	9489	2657	Q I	335,000	TRAN HAU
12/01/2020	9388	103	U I 13	177,000	MUNROE MELANIE A
12/07/2011	8375	2632	U I 54		MUNROE MELANIE A
08/09/2011	8339	2320	U I 38		MUNROE DAVID C & CHERY
06/10/1997	5820	1565	U I 38	25,600	MUNROE, CLARENCE

PICTURE

LISTING HISTORY

02/04/21	ERVM	
03/25/19	MRPL	
09/20/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
01/18/12	MRAL	
07/27/11	LMHC	
07/14/04	MRUR	

NOTES

BLUE; 01/12 WINDOWNS 2-3 YRS OLD, RECENT ROOF (+/- 10 YRS) RECENT PLUMBING REPAIR UP, KITCHS POOR COND(STILL 02/21), MISSING FLRS, BMT DIRT FLR/PARTIAL PAINTED, BLOCK FNDTN; 5/16 OKB, ELEC AND PROPANE SP HEAT AND AC 1ST FL//BOWING FOUNDATION, BOWING ROOF/2019 FNDTN WK DONE; 2/21 - EXT NEEDS WORK(DMG SIDING/FADED/DIRTY, ETC) INT NEEDS RPRS/UPDATES APPRS WRK ONGOING PER MATERIALS OUTSIDE;2 KITCH BUT ONLY APPROV FOR SF USE; CK '22 FOR COMPLETED RPRS

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,000	$ 0	$ 104,000
		Parcel Total:	$ 207,000
2020	$ 103,000	$ 0	$ 104,000
		Parcel Total:	$ 207,000
2021	**$ 121,000**	**$ 0**	**$ 130,700**
		Parcel Total:	**$ 251,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.180 ac	130,666	E	100	100	100	100	100 -- LEVEL	100	130,700	0	N	130,700	
	0.180 ac									130,700			**130,700**	

PICTURE

OWNER

KIBLER JEREMIAH S

9 CAMP SARGENT RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

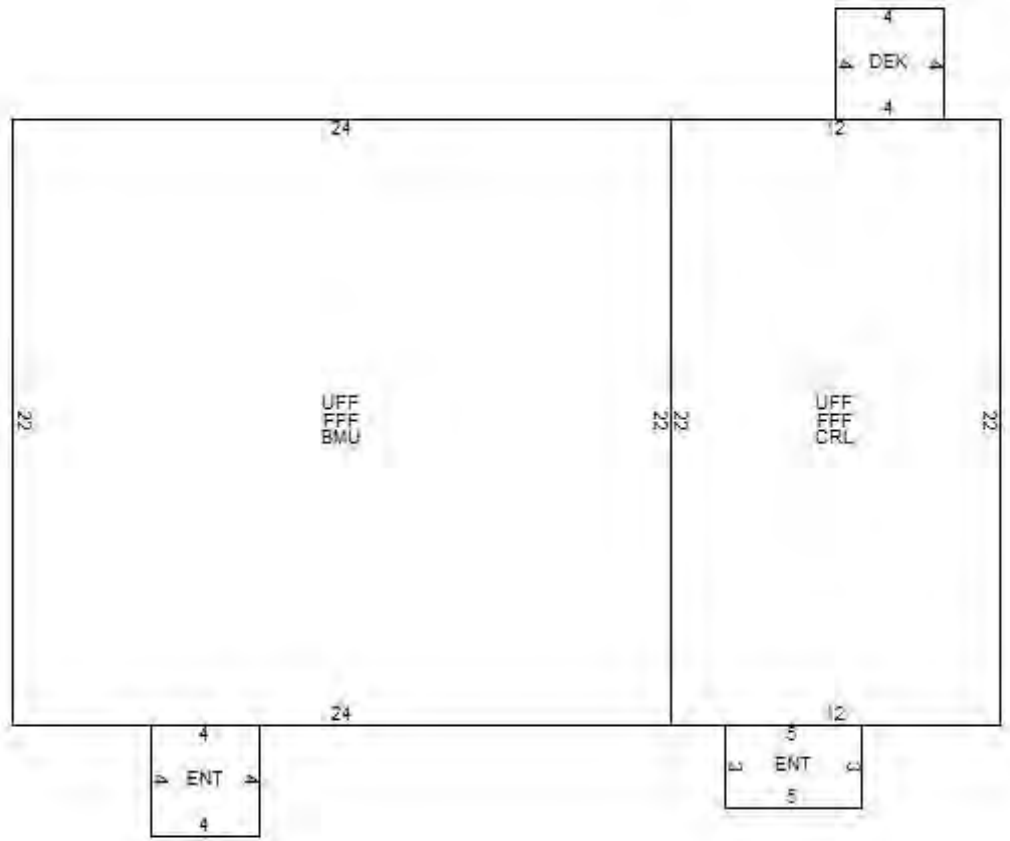
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/11/21		SEPTIC	3 BEDROOM SEPTIC INSTA

BUILDING DETAILS

Model: **2.00 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLYWOOD PANEL**
Floor: **LINOLEUM OR SIM/MIN PLYWD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0569** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9740**
Sq. Foot Cost: **$ 93.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	264	0.05	13
ENT	ENTRY WAY	31	0.10	3
UFF	UPPER FLR FIN	792	1.00	792
FFF	FST FLR FIN	792	1.00	792
BMU	BSMNT	528	0.15	79
DEK	DECK/ENTRANCE	16	0.10	2
GLA:	**1,584**	**2,423**		**1,681**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,190**
Year Built:		**1951**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:	DB/WB	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 121,000**

OWNER INFORMATION

BLEASE JANICE A REVOCABLE TRUST
FAY FAMILY REVOCABLE TRUST
6 NOTTINGWOOD LN

MERRIMACK, NH 03054 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/25/2021	9445	44	Q I	100,000	FOSTER SANDRA L
09/06/2019	9206	2496	Q I	88,200	WOZNIAK JOAN
10/05/1999	6166	0639	U I 99	16,000	GODDARD, JOHN S
02/26/1988	4638	24	Q I	51,000	UNKNOWN

PICTURE

LISTING HISTORY

04/13/21	IKVM	
05/05/20	RWPR	
03/25/19	MRPL	
03/18/17	MRUL	
07/15/16	MRHL	
08/01/12	MRUM	MARKED FOR INSPECTION
04/12/95	AAUL	

NOTES

WHITE//GOODNIGHT/7/16 GOOD TO AVG COND-ROOF/WINS/SIDING AVG, FURNACE 2014, UC=2CEILING SPOTS DAMAGED,BATH NEEDS REPAIR/LEAKS,NEEDS TUB REPLACEMENT,FLOOR, VANITY; 5/20 SPOKE W/HO, LEAKS & BTH REPAIRS COMP, REMOVE UC; 4/21 - INT VBO; NC SEEN;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
CAMP SARGENT RD COOP	1		100	58,000.00	100	58,000	
SHED-WOOD	160	16 x 10	160	10.00	80	2,048	
						60,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 17,300	$ 31,400	$ 0
		Parcel Total: $ 48,700	
2020	$ 21,500	$ 31,400	$ 0
		Parcel Total: $ 52,900	
2021	**$ 34,700**	**$ 60,000**	**$ 0**
		Parcel Total: $ 94,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	R						

0 ac

PICTURE

OWNER

BLEASE JANICE A REVOCABLE TRU
FAY FAMILY REVOCABLE TRUST
6 NOTTINGWOOD LN

MERRIMACK, NH 03054 **(ET AL.)**

TAXABLE DISTRICTS

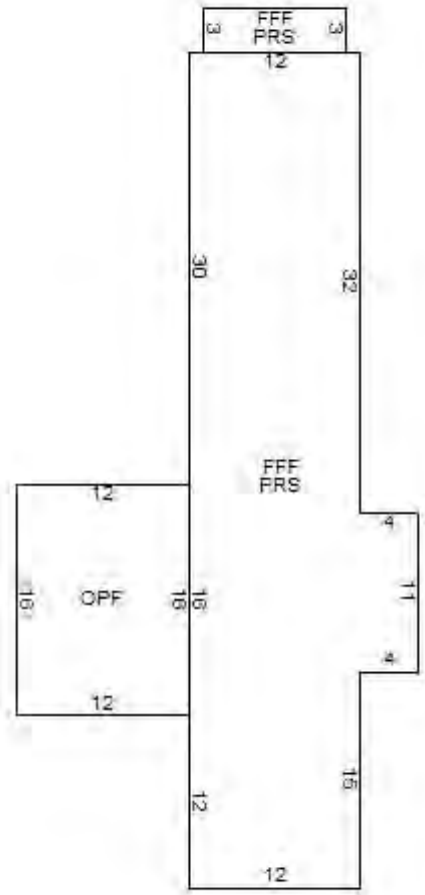
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH SW**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **ALUM SIDING/VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE/LINOLEUM OR S**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0659** Base Rate: **MHS 74.00**
Bldg. Rate: **0.9401**
Sq. Foot Cost: **$ 69.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	770	1.00	770
PRS	PIERS	770	-0.05	-39
OPF	OPEN PORCH	192	0.25	48
GLA:	**770**	**1,732**		**779**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 54,195**
Year Built:		**1972**
Condition For Age:	VERY GOOD	**36 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**36 %**
Building Value:		**$ 34,700**

OWNER INFORMATION

CHARRON MARY LOU

8 COTTONWOOD LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/25/2021	9415	994	Q I	92,000	GREENWOOD JENNIFER
04/05/2019	9157	2796	U I 38	1	BARTON LOUISE ANN
01/09/2018	9042	0542	U I 81	16,500	GREENWOOD JENNIFER
01/09/2018	9042	0539	U I 99	16,500	KOUTALAKIS STEVE &
01/22/2009	8047	1973	U I 77	65,000	MAIONE, FILOMENA

PICTURE

LISTING HISTORY

03/26/21	ERVM	
09/20/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
07/21/09	MRUE	
05/02/07	MRUR	
02/22/01	MRUL	

NOTES

BLUE; ROLO HOME TOWNHOUSES// KIT AND LV RENOV ALSO OWNS PROPERTY IN TILTON NH//NEWLY RENOVATED, WELL MAINTAINED, NEW WINDOWS//LINO OR SIM=ASPHALT TILE, 3/21 NOH DNPU METAL OPFS, NEWER WINS/EXT GOOD COND FOR AGE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
CAMP SARGENT RD COOP	1		100	58,000.00	100	58,000	
						59,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 23,700	$ 31,300	$ 0
		Parcel Total: $ 55,000	
2020	$ 26,100	$ 31,300	$ 0
		Parcel Total: $ 57,400	
2021	**$ 34,800**	**$ 59,400**	**$ 0**
		Parcel Total: $ 94,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** R

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CHARRON MARY LOU

8 COTTONWOOD LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

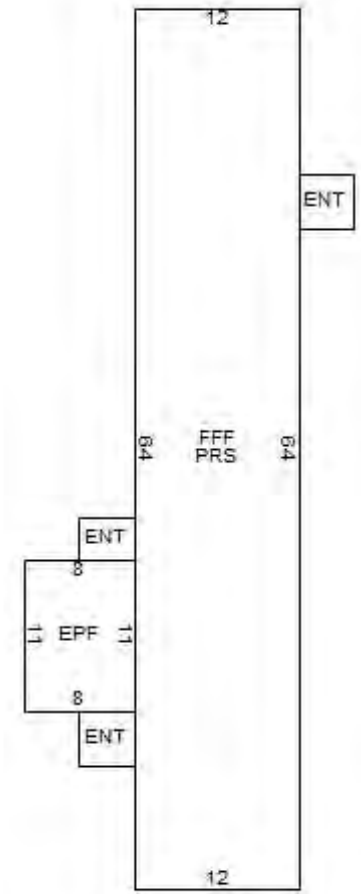
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH SW**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **WALL BOARD/DRYWALL**
Floor: **PERGO/LAMINATE/LINOLEUM OR S**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0580** Base Rate: **MHS 74.00**
Bldg. Rate: **0.9236**
Sq. Foot Cost: **$ 68.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	768	1.00	768
PRS	PIERS	768	-0.05	-38
ENT	ENTRY WAY	44	0.10	4
EPF	ENCLOSED	88	0.70	62
GLA:	**768**	**1,668**		**796**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 54,407**
Year Built:		**1971**
Condition For Age:	VERY GOOD	**36 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**36 %**
Building Value:		**$ 34,800**

OWNER INFORMATION

ROBINSON PATRICIA Q
ROBINSON JOHN B
6 BUTTONWOOD LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/22/2020	9399	2570	Q I	199,900	MOSSEY KAREN
11/26/2012	8497	0657	Q I	115,000	SMITH, BRIAN B
03/23/2004	7202	2850	U I 99		CRAWFORD HOMES
08/11/2002	6690	0313	U I 99	8,000	BROUSSARD, CHARL

PICTURE

LISTING HISTORY

02/04/21	ERVM	
12/17/18	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/05/16	LMHC	
06/27/16	JRHC	
05/25/16	INSP	MARKED FOR INSPECTION
04/05/07	MRUL	

NOTES

4/03 ID#TRA 442006/ PINE GROVE MODEL NUM. 2094 //YEAR BUILT 1999///"LA DOLCE VIDA" DELUXE BEDROOM SUITE WITH HIS AND HERS BATHROOMS; 2X6 CONST;UPDATED SKETCH, FEATS, COND; 2/21 - ALL ORIG K+B+WINDOWS; DNPU PLASTIC SHED; PAT EST = SNOW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS/IN BDRM
SHED-WOOD	160	10 x 16	160	10.00	60	1,536	
CAMP SARGENT RD COOP	1		100	58,000.00	100	58,000	
PATIO	150	10 x 15	167	7.00	25	438	BRICK
						63,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 95,500	$ 37,300	$ 0
		Parcel Total: $ 132,800	
2020	$ 108,900	$ 37,300	$ 0
		Parcel Total: $ 146,200	
2021	**$ 135,200**	**$ 63,000**	**$ 0**
		Parcel Total: $ 198,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** CONCRETE **Road:** PAVED

Land Type 1F RES **Neighborhood:** R

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ROBINSON PATRICIA Q
ROBINSON JOHN B
6 BUTTONWOOD LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

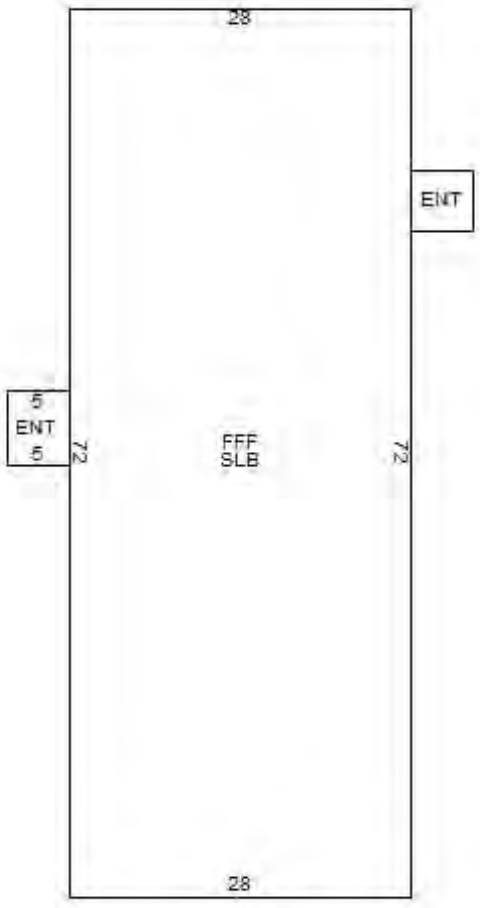
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY MH DW**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **3.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9967** Base Rate: **MHD 98.00**
Bldg. Rate: **1.1183**
Sq. Foot Cost: **$ 109.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2016	1.00	2016
SLB	SLB	2016	0.00	0
ENT	ENTRY WAY	55	0.10	6
GLA:	**2,016**	**4,087**		**2,022**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 221,591**
Year Built:		**1999**
Condition For Age:	AVERAGE	**39 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**39 %**
Building Value:		**$ 135,200**

OWNER INFORMATION

VAN LOON AMY

13 BRIARWOOD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2021	9462	2415	Q I	185,000	NEVILLE KELLY ANN
10/22/2007	7912	1383	U I 81	71,933	LEVESQUE,MARY E
03/31/1995	5617	674	Q I	39,000	MOORE,ALFRED C

PICTURE

LISTING HISTORY

09/24/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
07/05/16	LMHC	
03/21/12	MRPL	
03/27/95	AAUL	

NOTES

GREY; HOLIDAY COTTAGE; 9/20 - NOH; CORR SKETCH = EPF/DEK LOCATION; CORR XFOB = DIM & COND ;SITE = AVG; DW = PAVED; PU GAS VS OIL HT;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	16 x 12	143	10.00	100	2,746	
CAMP SARGENT RD COOP	1		100	58,000.00	100	58,000	
CARPORT METAL	480	20 x 24	93	8.00	80	2,857	
						63,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 40,000	$ 32,800	$ 0
		Parcel Total: $ 72,800	
2020	$ 59,100	$ 32,800	$ 0
		Parcel Total: $ 91,900	
2021	**$ 99,200**	**$ 63,600**	**$ 0**
		Parcel Total: $ 162,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	R						

0 ac

PICTURE

OWNER

VAN LOON AMY

13 BRIARWOOD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

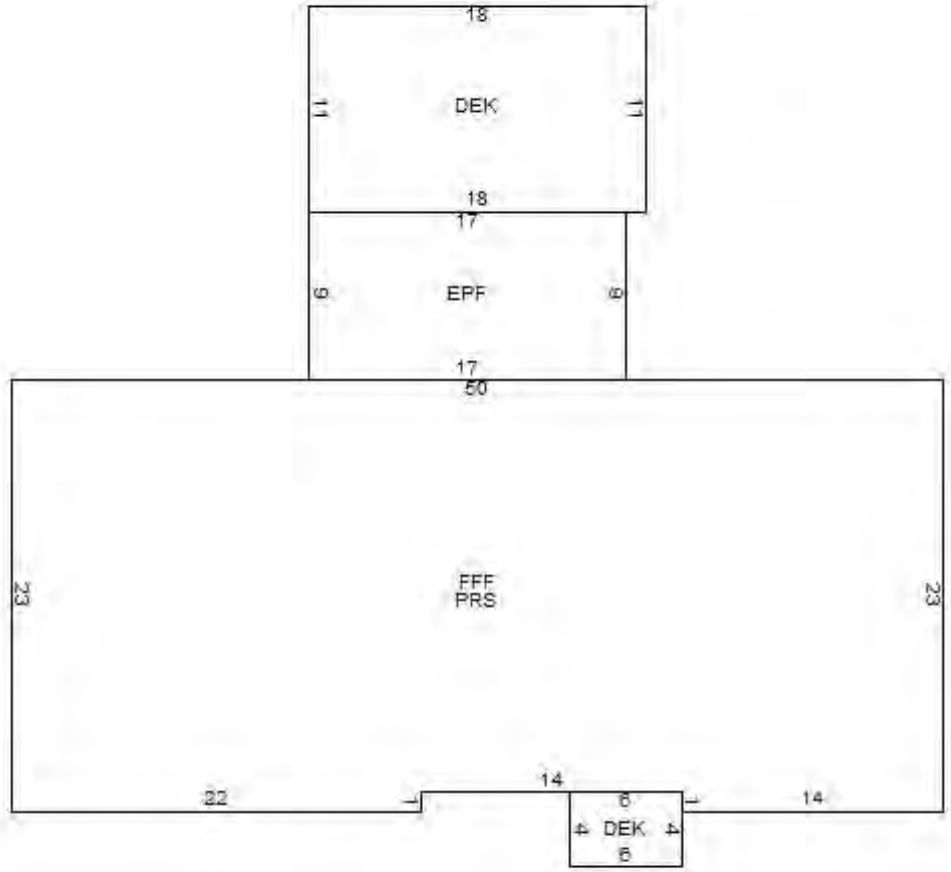
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/13/11		SHED	

BUILDING DETAILS

Model: **1 STORY MH DW**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1967** Base Rate: **MHD 98.00**
Bldg. Rate: **1.2506**
Sq. Foot Cost: **$ 122.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1136	1.00	1136
PRS	PIERS	1136	-0.05	-57
EPF	ENCLOSED	153	0.70	107
DEK	DECK/ENTRANCE	222	0.10	22
GLA:	**1,136**	**2,647**		**1,208**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 148,040**
Year Built:		**1976**
Condition For Age:	VERY GOOD	**33 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**33 %**
Building Value:		**$ 99,200**

OWNER INFORMATION

SPELLISSY BRYAN
TINSLEY JACQUELINE
8 FRANCONIA DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/12/2020	9379	1374	Q I	450,000	GEORGE ANU & MATHEW
08/01/2016	8881	1386	Q I	344,000	GREEN ANDREW M &
08/03/2004	7291	177	Q I	339,934	CASALE,NEAL S &
08/28/2003	7054	1331	U I 38	1	CASALE,NEAL S

PICTURE

LISTING HISTORY

02/04/21	ERVM	
09/07/16	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
02/13/09	MRUL	

NOTES

TAN,WHITTIER PLACE PLAN 1166A THE MONT VERNON//OK//9/16 PU SHED, DECK, BMF, CORRECT BR AND FLS; 2/21 - CABS ORIG, C'TOPS UPDATED TO GRANITE; PU AC; DNPU TREEHOUSE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	
WHITTIER PLACE	1		100	40,000.00	100	40,000	
						44,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 157,400	$ 4,200	$ 155,100
		Parcel Total:	$ 316,700
2020	$ 157,400	$ 4,200	$ 155,100
		Parcel Total:	$ 316,700
2021	**$ 208,700**	**$ 44,300**	**$ 213,500**
		Parcel Total:	**$ 466,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.449 ac	177,904	G	120	100	100	100	100 -- LEVEL	100	213,500	0	N	213,500	
	0.449 ac									213,500			**213,500**	

PICTURE

OWNER

SPELLISSY BRYAN
TINSLEY JACQUELINE
8 FRANCONIA DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

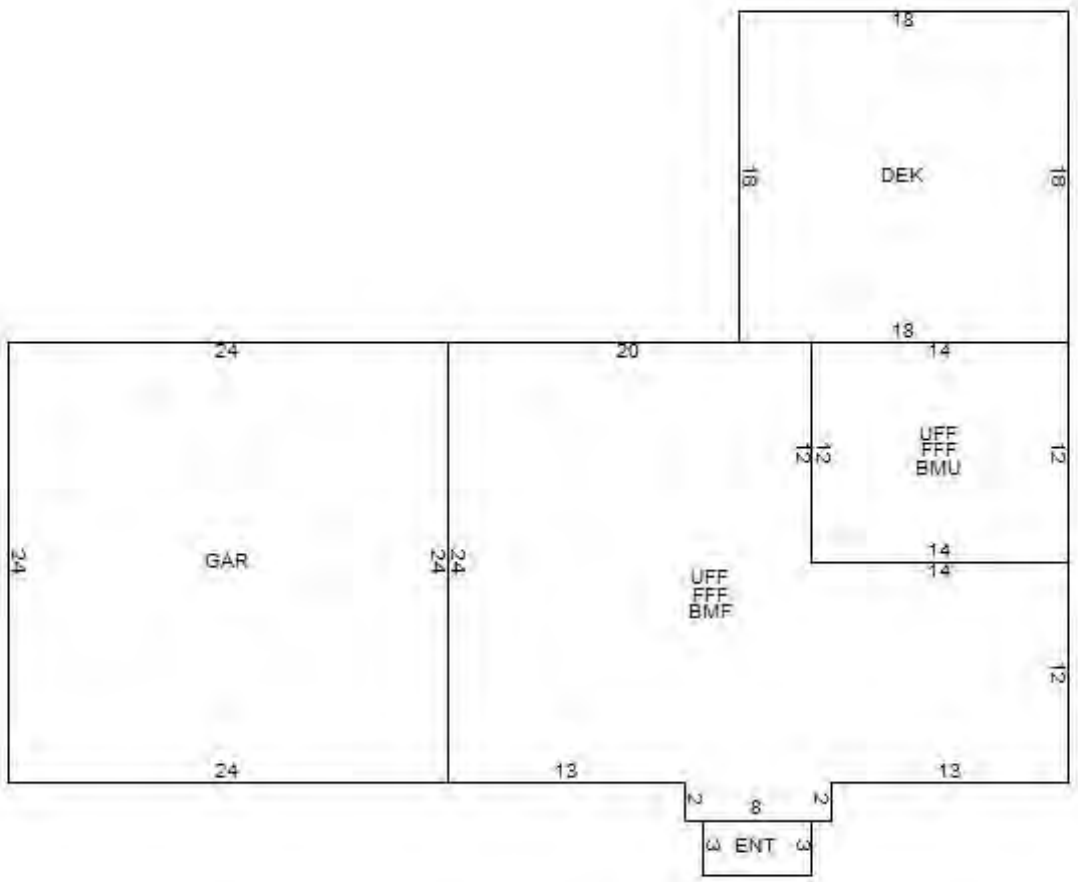
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9751** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1458**
Sq. Foot Cost: **$ 110.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	324	0.10	32
ENT	ENTRY WAY	18	0.10	2
GAR	GARAGE	576	0.45	259
UFF	UPPER FLR FIN	832	1.00	832
FFF	FST FLR FIN	832	1.00	832
BMF	BSMNT FINISHED	664	0.30	199
BMU	BSMNT	168	0.15	25
GLA:	**1,664**	**3,414**		**2,181**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 239,910**
Year Built: **1998**
Condition For Age: GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 208,700**

OWNER INFORMATION

CURLEY KEVIN J
CURLEY LINDA P
44 WHITTIER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/17/2020	9382	522	Q I	500,000	MANFIELD JAMES K & JILL
01/23/2017	8939	0365	U I 38	1	MANFIELD JAMES K & JILL
10/20/2005	7568	1431	Q I	398,500	JOUBERT,ANNE R
10/27/1999	6174	0091	Q I	235,000	ONE LINE REALTY

PICTURE

LISTING HISTORY

02/04/21	ERVM	
07/13/15	MRUL	MARKED FOR INSPECTION
07/22/04	MRUL	

NOTES

YELLOW,PLAN 1166A; 2/21 - K+B ORIG @ SALE, PLANS TO UPDATE; CK '22; REAR EMT/PATIO EST PER SNOW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WHITTIER PLACE	1		100	40,000.00	100	40,000	
						40,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 210,000	$ 0	$ 150,600
		Parcel Total:	$ 360,600
2020	$ 210,000	$ 0	$ 150,600
		Parcel Total:	$ 360,600
2021	**$ 272,000**	**$ 40,000**	**$ 200,900**
		Parcel Total:	**$ 512,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.394 ac	167,428	G	120	100	100	100	100 -- LEVEL	100	200,900	0	N	200,900	
	0.394 ac									200,900			**200,900**	

PICTURE

OWNER

CURLEY KEVIN J
CURLEY LINDA P
44 WHITTIER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

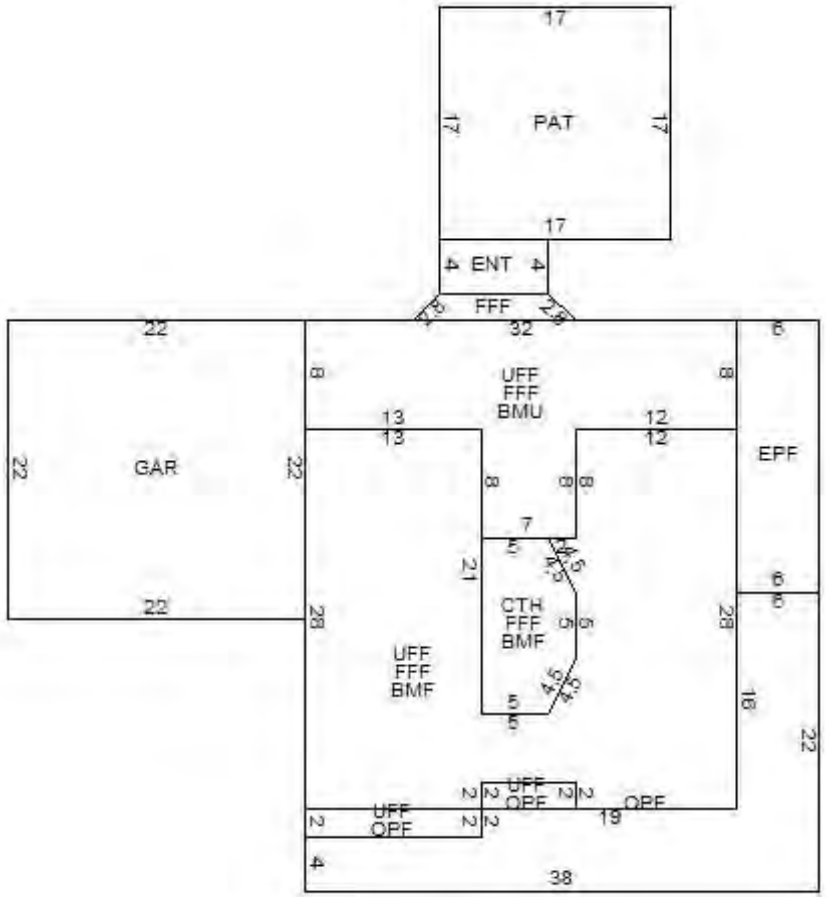
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9017** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0699**
Sq. Foot Cost: **$ 102.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1095	1.00	1095
OPF	OPEN PORCH	338	0.25	85
FFF	FST FLR FIN	1158	1.00	1158
ENT	ENTRY WAY	32	0.10	3
BMF	BSMNT FINISHED	826	0.30	248
CTH	CATHEDRAL	83	0.10	8
BMU	BSMNT	312	0.15	47
PAT	PATIO	289	0.10	29
GAR	GARAGE	484	0.45	218
EPF	ENCLOSED	120	0.70	84
GLA:	**2,253**	**4,737**		**2,975**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 305,562**
Year Built:		**1999**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 272,000**

OWNER INFORMATION

LEAKE SUZAN

120 WILSON HILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/31/2020	9404	2387	Q I	692,533	LYNCH ASHLEY
06/20/2018	9083	0049	Q I	612,000	DETAIL DESIGN BUILDERS
05/08/2017	8966	0627	U V 90	160,000	VAUGHN BRETT W REVOC
10/04/2016	8903	2590	U V 31	1	VAUGHN BRETT W REVOC
06/02/2016	8861	1539	U V 99	1	VAUGHN BRETT W REVOC

PICTURE

LISTING HISTORY

02/05/21	ERVE
05/05/20	ERPR
03/28/19	MRUR
03/14/18	MRPL
04/01/17	LMSL

NOTES

EFF 04/17 3 LOT SUBDIV PL#38906, LUCT ISSUED; ADDED FIXT, 1 XFIXT=WET BAR AND ANOTHER IS LAUNDRY SINK, CUSTOM WOODWORK/CABINETRY, GRANITE/MARBLE/SUBWAY TILES; 2/21 - NOH; POSTED "NT' = ALL EST;CUST CRAFTSMAN COLONIAL

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 366,300	$ 3,000	$ 145,900
		Parcel Total:	$ 515,200
2020	$ 392,400	$ 3,000	$ 145,900
		Parcel Total:	$ 541,300
2021	**$ 485,400**	**$ 3,000**	**$ 215,900**
		Parcel Total:	**$ 704,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	1.456 ac	x 5,000	X	100				95 -- MILD	100	6,900	0	N	6,900	
	2.376 ac									215,900			**215,900**	

PICTURE

OWNER

LEAKE SUZAN

120 WILSON HILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

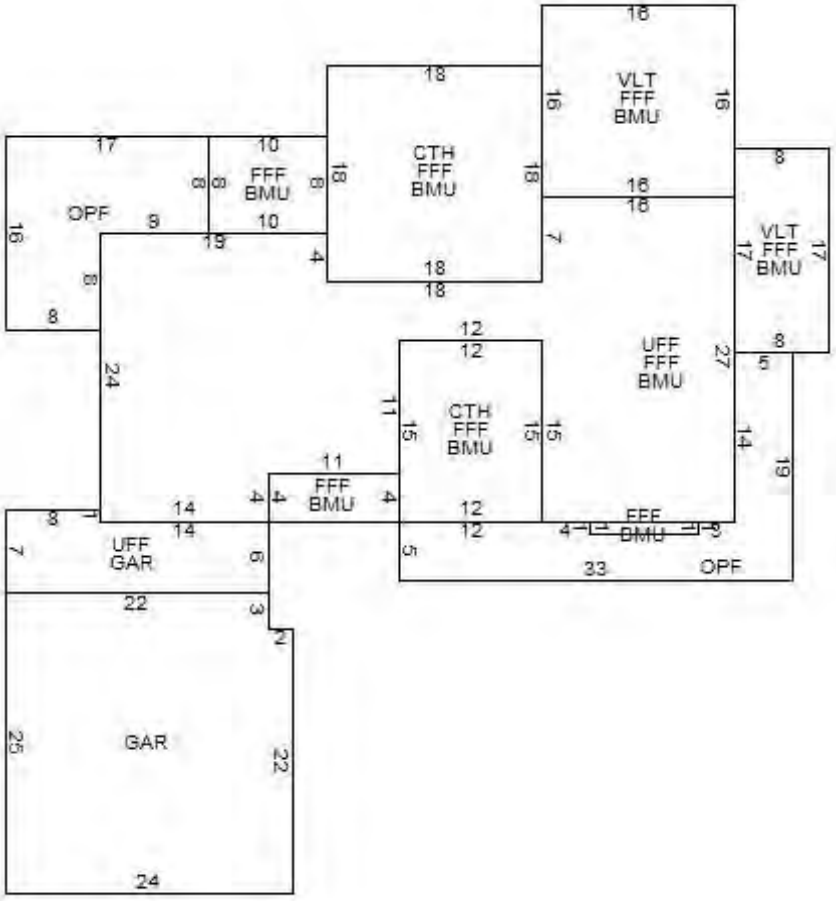
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/22/17		NEW HOUSE	NEW 4 BDRM 2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.5** Fixtures: **16**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A5 EXC+10**
Com. Wall:
Size Adj: **0.8488** Base Rate: **RSA 96.00**
Bldg. Rate: **1.3201**
Sq. Foot Cost: **$ 126.73**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	734	0.45	330
VLT	VAULTED	392	0.05	20
UFF	UPPER FLR FIN	1164	1.00	1164
FFF	FST FLR FIN	2053	1.00	2053
BMU	BSMNT	2053	0.15	308
CTH	CATHEDRAL	504	0.10	50
OPF	OPEN PORCH	426	0.25	107
GLA:	**3,217**	**7,326**		**4,032**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 510,975**
Year Built:		**2017**
Condition For Age:	AVERAGE	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 485,400**

OWNER INFORMATION

CORBETT KEVIN R JR
CORBETT KRISTIN M
22 SAVANNAH WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/22/2021	9428	1162	Q I	650,000	VECCHIARELLI JAMES G
06/03/2016	8862	0856	Q I	500,000	CASWELL JOHN B &
10/08/2010	8249	2710	Q I	469,000	BARRIE, ROBERT P
02/21/2003	6846	2690	Q I	503,000	WETMORE,BRUCE

PICTURE

LISTING HISTORY

03/23/21	ERVM	
02/22/17	MRPM	
07/11/16	ERHC	
06/10/15	MRUM	MARKED FOR INSPECTION
06/10/11	MRUL	
10/15/02	AAUM	

NOTES

BEIGE; 10/10 DESIGNER KIT-RAINFOREST GRANITE; TRAVERTINE FLRS, TILE WALLS; PROF LANDSCAPE; WATER FEATURE; MAHOGANY DEK; UPDATED SKETCH, FIREPLACES, BMF 15;7/16 PER MLS CORR FLOORING; HDTILE KITCH + BATHS, REST CARPET/HARDWOOD; 2016 SEPTIC 3/21 NO RECENT UPDATES, STATES K&B UPDATED, P/U DECK ADD, CORR CRL TO PRS, ABUTS GOLF COURSE REAR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
SHED-WOOD	182	14 x 13	148	10.00	80	2,155	
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
PATIO	374	1 x 374	103	7.00	75	2,022	ATT DECK/SHAPE
						15,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 312,400	$ 12,500	$ 196,900
		Parcel Total:	$ 521,800
2020	$ 312,400	$ 12,500	$ 196,900
		Parcel Total:	$ 521,800
2021	**$ 363,300**	**$ 15,200**	**$ 273,900**
		Parcel Total:	**$ 652,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOLF COURSE INFL **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	H	130	105	100	100	100 -- LEVEL	100	273,000	0	N	273,000	
1F RES	0.184 ac	x 5,000	X	100				100 -- LEVEL	100	900	0	N	900	
	1.104 ac									273,900			**273,900**	

PICTURE

OWNER

CORBETT KEVIN R JR
CORBETT KRISTIN M
22 SAVANNAH WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

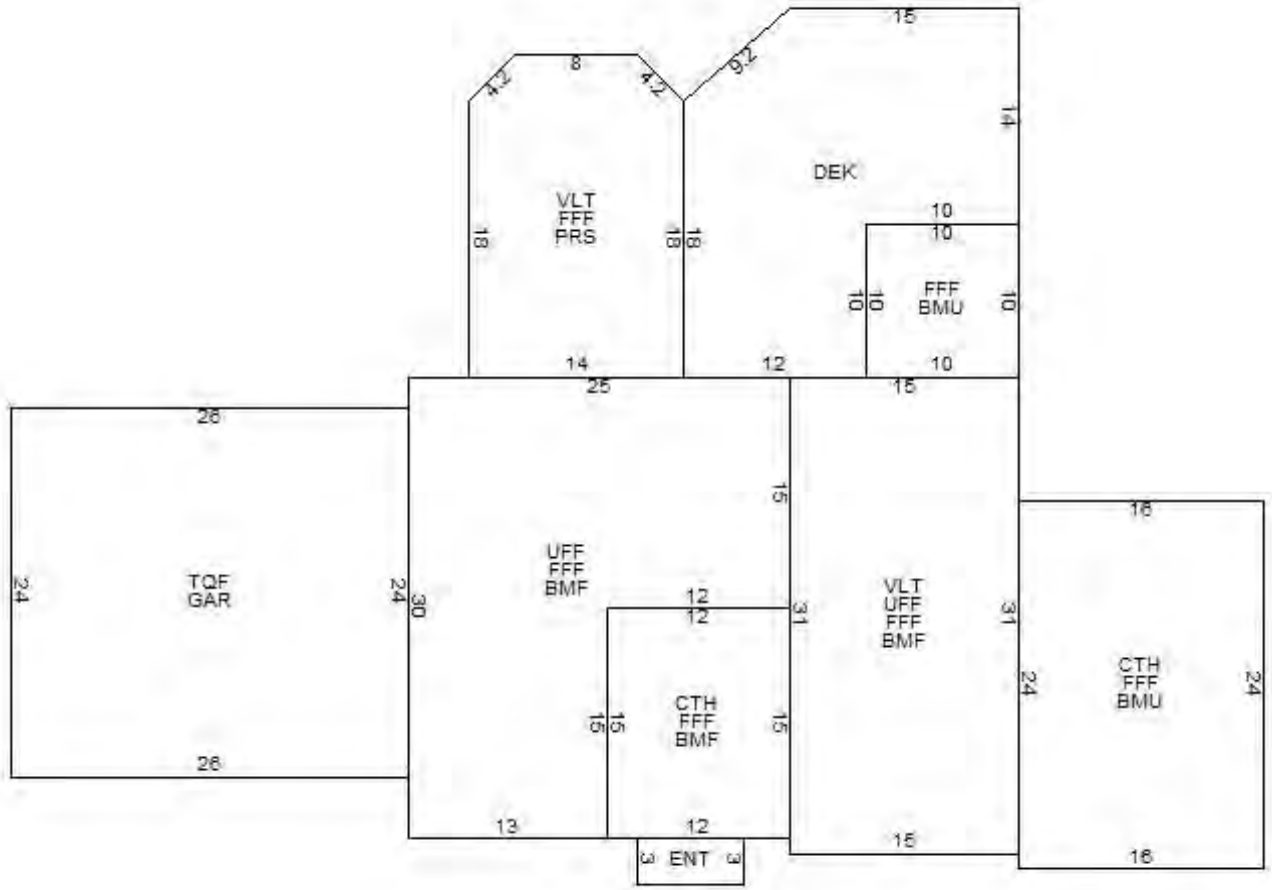
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/26/21		INGROUND POOL	21X40 IN-GRND POOL
05/16/16		SEPTIC	

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8386** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0047**
Sq. Foot Cost: **$ 96.45**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1984	1.00	1984
BMF	BSMNT FINISHED	1215	0.30	365
DEK	DECK/ENTRANCE	407	0.10	41
VLT	VAULTED	750	0.05	38
PRS	PIERS	285	-0.05	-14
CTH	CATHEDRAL	564	0.10	56
BMU	BSMNT	484	0.15	73
ENT	ENTRY WAY	21	0.10	2
TQF	3/4 STRY FIN	624	0.75	468
GAR	GARAGE	624	0.45	281
UFF	UPPER FLR FIN	1035	1.00	1035
GLA:	**3,487**	**7,993**		**4,329**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 417,532**
Year Built:		**1994**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 363,300**

OWNER INFORMATION

CLARK CHAD R

10 WHITETAIL RIDGE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	986	U I 31	1	CLARK CHAD R
12/01/2020	9389	983	Q I	1,175,000	VAUGHN BRETT W
01/30/2020	9257	1672	U I 31	1	VAUGHN BRETT W REVOC
07/03/2019	9185	0616	U I 31	1	VAUGHN BRETT W REVOC
04/08/2009	8074	296	U I 38		VAUGHN, BRETT & JENNIF

PICTURE

LISTING HISTORY

03/03/21	ERVM
05/04/20	ERPR
03/28/19	MRPR
04/01/13	MRPM
07/06/06	MRVL

NOTES

NAT,/RBF-POT INLAW WITH BATH/400 AMPS/CHERRY CABS,GRANITE;OUTDOOR FURN//EFF 4/15 PL#38152 LLA, EFF 4/18 LLA/SUBDIV PLAN #39493 PLUS PARCEL A (4.545 CU UN HW)///EFF 4-1-19 SUBDV PL #39983/ADD CELL SITE(SEE FEATURES)//WILL NEED LUCT//ADD ADDITIONAL CARD? POSSIBLE 32,000 IN INCOME PER YEAR FROM TOWER PER MLS//ASK 1.29M 12/19//WIDE PLANK FLOOR BUSINESS OPT/5/20 TOWER SITE ONLY IN, NO TOWER YET,4/21 NBHD CHANGE TO WHITETAIL

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-CUST	1		100	8,500.00	100	8,500	
BARN-1STRY/LOFT	2,160	60 x 36	67	22.00	150	47,758	EX QUAL; HCAT/FNDTN
CARPORT WOOD	432	24 x 18	97	11.00	150	6,914	WD BOILER/OR FPL
LEAN-TO	480	40 x 12	93	4.00	100	1,786	ATT TO BARN
SHED-EQUIPMENT	270	27 x 10	119	8.00	100	2,570	ATT TO BARN
SHED-EQUIPMENT	1,596	1596 x 1	70	8.00	100	8,938	REAR WOODS
						76,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 468,400	$ 69,300	$ 185,839
		Parcel Total:	$ 723,539
2020	$ 512,400	$ 169,300	$ 185,792
		Parcel Total:	$ 867,492
2021	**$ 706,300**	**$ 76,500**	**$ 290,328**
		Parcel Total:	**$ 1,073,128**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	95 -- MILD	100	266,000	0	N	266,000	
1F RES	3.348 ac	x 5,000	X	90				90 -- ROLLING	90	12,200	0	N	12,200	LEDGE
UNMNGD OTHER	23.510 ac	x 5,000	X	90				90 -- ROLLING	100	95,200	100	Y	1,128	
UNMNGD OTHER	360.000 ff	x 200	X	90				90 -- ROLLING	100	58,300	0	N	0	SOUTH GRATER RD
VIEW		HILLS AND MOUNTAINS, AVERAGE, TOP 25, DISTANT							80	11,000			11,000	obstr
	27.778 ac									442,700			**290,328**	

PICTURE

OWNER

CLARK CHAD R

10 WHITETAIL RIDGE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

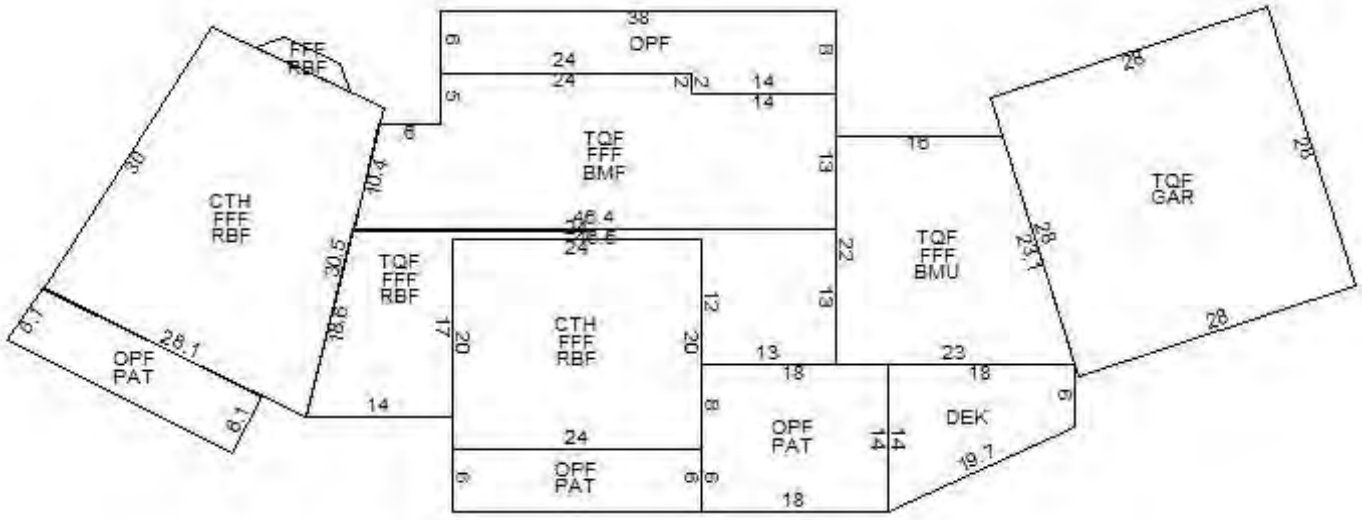
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/26/20		CELL TOWER OR EQU	
09/20/18		SHED	STORAGE SHED

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **4.5** Fixtures: **16**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A5 EXC+10**
Com. Wall:
Size Adj: **0.7923** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2579**
Sq. Foot Cost: **$ 120.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	796	0.25	199
PAT	PATIO	540	0.10	54
CTH	CATHEDRAL	1172	0.10	117
FFF	FST FLR FIN	2638	1.00	2638
RBF	RAISED BSMNT	1593	0.75	1195
TQF	3/4 STRY FIN	2234	0.75	1676
GAR	GARAGE	784	0.45	353
DEK	DECK/ENTRANCE	180	0.10	18
BMU	BSMNT	429	0.15	64
BMF	BSMNT FINISHED	616	0.30	185
GLA:	**4,314**	**10,982**		**6,499**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 784,754**
Year Built: **2005**
Condition For Age: GOOD **10 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **10 %**

Building Value: **$ 706,300**

OWNER INFORMATION

BEAUCHESNE JULIE R

11 WINDY HOLLOW CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/21/2021	9486	488	Q I	672,000	SCALZI WILLIAM L
03/16/2018	9056	1844	Q V	190,000	DUCAL DEVELOPMENT LLC
11/22/2017	9028	2834	U V 40	1	TOMASIAN DRIVE LLC
07/09/2015	8769	0189	U V 31	1	TOMASIAN DRIVE LLC

PICTURE

LISTING HISTORY

03/19/19 MRPL
04/01/16 LMSL

NOTES

GREEN//EFF 4/16 19 LOT CLUSTER SUBDIV PL#38531; 05/16 LOT CLEAR;4/17 NEIGHBORHHOD ADJUSTMENT TO BE COMPARABLE WITH TOMASIAN DR 2019 NEW HOUSE //CUST KIT AND MASTER BATH

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 291,700	$ 3,000	$ 183,300
		Parcel Total:	$ 478,000
2020	$ 291,700	$ 3,000	$ 183,300
		Parcel Total:	$ 478,000
2021	**$ 323,900**	**$ 3,000**	**$ 282,000**
		Parcel Total:	**$ 608,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	100 -- LEVEL	100	280,000	0	N	280,000	
1F RES	0.550 ac	x 5,000	X	100				95 -- MILD	75	2,000	0	N	2,000	SLOPE/DRAING ESMT
	1.470 ac									282,000			**282,000**	

PICTURE

OWNER

BEAUCHESNE JULIE R

11 WINDY HOLLOW CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

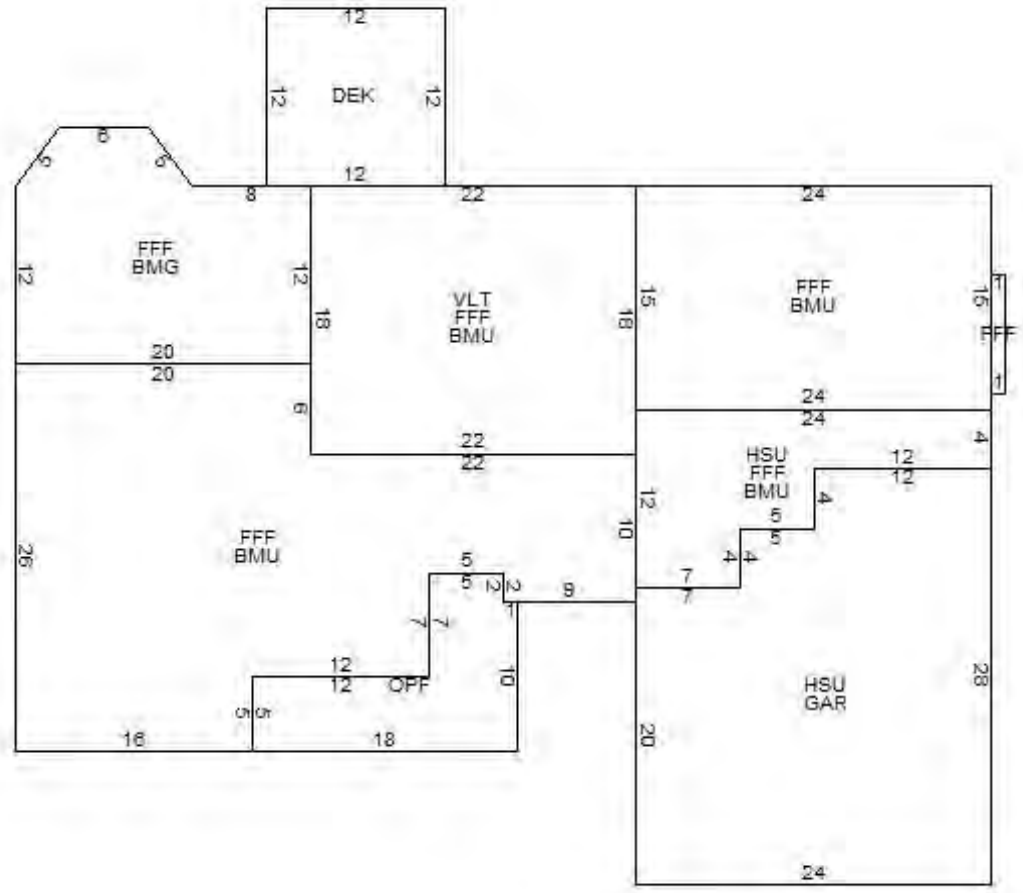
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/06/18		NEW HOUSE	SFR 3BRM 3 CAR GARAGE

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9207** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2927**
Sq. Foot Cost: **$ 124.10**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1678	0.15	252
BMG	BASEMENT	276	0.20	55
VLT	VAULTED	396	0.05	20
OPF	OPEN PORCH	130	0.25	33
DEK	DECK/ENTRANCE	144	0.10	14
FFF	FST FLR FIN	1962	1.00	1962
HSU	1/2 STRY UNFIN	768	0.15	115
GAR	GARAGE	596	0.45	268
GLA:	**1,962**	**5,950**		**2,719**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 337,428**
Year Built:		**2018**
Condition For Age:	AVERAGE	**4 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**4 %**
Building Value:		**$ 323,900**

OWNER INFORMATION

BONINI BRITTANY ROSE IRREVOCABLE
BONINI BRITTANY R & FORTIN CHRISTOPHER
7 WINDY HOLLOW CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1074	Q I	660,000	MORRIS FRED R & JENNIFER
12/23/2015	8818	0744	U V 13	170,000	TOMASIAN DRIVE LLC
07/09/2015	8769	0189	U V 31	1	TOMASIAN DRIVE LLC

PICTURE

LISTING HISTORY

02/05/21	ERVM
04/01/16	LMSL
03/07/16	MRUL

NOTES

GRN; EFF 4/16 19 LOT CLUSTER SUBDIV PL#38531; 3/16 NEW HSE; RINNAI;2/21 - ABV AVG SIDING = SHINGLE SHAPED VINYL; NC; ALL ORIG; FAIRLY LEVEL LOT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						8,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 342,000	$ 8,000	$ 184,900
		Parcel Total:	$ 534,900
2020	$ 342,000	$ 8,000	$ 184,900
		Parcel Total:	$ 534,900
2021	**$ 428,500**	**$ 8,000**	**$ 282,900**
		Parcel Total:	**$ 719,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	100 -- LEVEL	100	280,000	0	N	280,000	ESMT
1F RES	0.610 ac	x 5,000	X	100				95 -- MILD	100	2,900	0	N	2,900	
	1.530 ac									282,900			**282,900**	

PICTURE

OWNER

BONINI BRITTANY ROSE IRREVOCA
BONINI BRITTANY R & FORTIN CHRISTOPH
7 WINDY HOLLOW CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

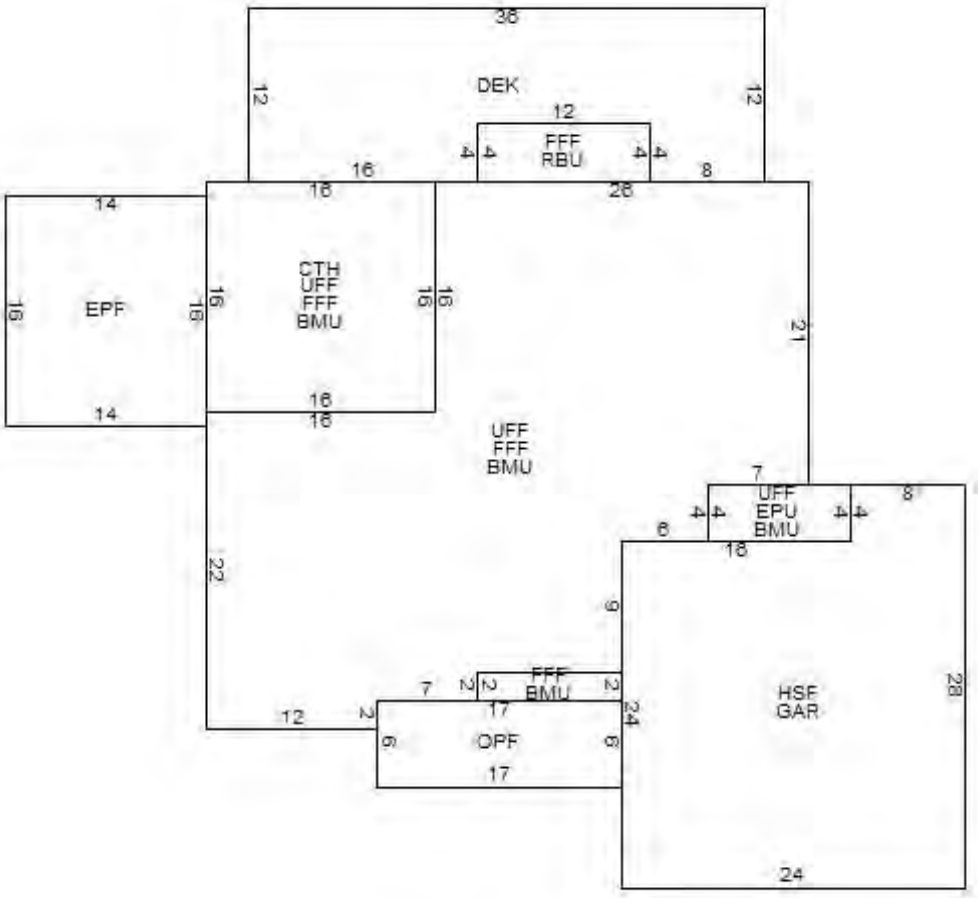
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/29/15		NEW HOUSE	2ST 38X42 4 BR 2.5BA

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8554** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2301**
Sq. Foot Cost: **$ 118.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1385	1.00	1385
FFF	FST FLR FIN	1413	1.00	1413
BMU	BSMNT	1405	0.15	211
DEK	DECK/ENTRANCE	384	0.10	38
RBU	RAISED BSMNT	48	0.25	12
CTH	CATHEDRAL	256	0.10	26
EPF	ENCLOSED	224	0.70	157
OPF	OPEN PORCH	102	0.25	26
EPU	COVERED BSMNT	40	0.35	14
HSF	1/2 STRY FIN	608	0.50	304
GAR	GARAGE	608	0.45	274
GLA:	**3,102**	**6,473**		**3,860**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 455,827**
Year Built:		**2016**
Condition For Age:	AVERAGE	**6 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 428,500**

OWNER INFORMATION

NICHOLS JONATHAN E
NICHOLS TARAQ
1 WINDY HOLLOW CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/06/2021	9493	339	Q I	701,000	EDMONDS BRITTANY M
10/15/2015	8799	0445	Q V	170,000	TOMASIAN DRIVE LLC
07/09/2015	8769	0186	U V 31	1	TOMASIAN DRIVE, LLC

PICTURE

LISTING HISTORY

04/01/16 LMSL
03/02/16 MRUM

NOTES

EFF 4/16 19 LOT CLUSTER SUBDIV PL#38531; 3/16 CK17 FOR PATIOS;4/17 NEIGHBORHHOD ADJUSTMENT TO BE COMPARABLE WITH TOMASIAN DR, 5/21 FOR SALE AP $650,000

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 257,900	$ 3,000	$ 182,400
		Parcel Total:	$ 443,300
2020	$ 257,900	$ 3,000	$ 182,400
		Parcel Total:	$ 443,300
2021	**$ 335,400**	**$ 3,000**	**$ 280,400**
		Parcel Total:	**$ 618,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	100 -- LEVEL	100	280,000	0	N	280,000	
1F RES	0.090 ac	x 5,000	X	100				95 -- MILD	95	400	0	N	400	ROW ESMT
	1.010 ac									280,400			**280,400**	

PICTURE

OWNER

NICHOLS JONATHAN E
NICHOLS TARAQ
1 WINDY HOLLOW CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

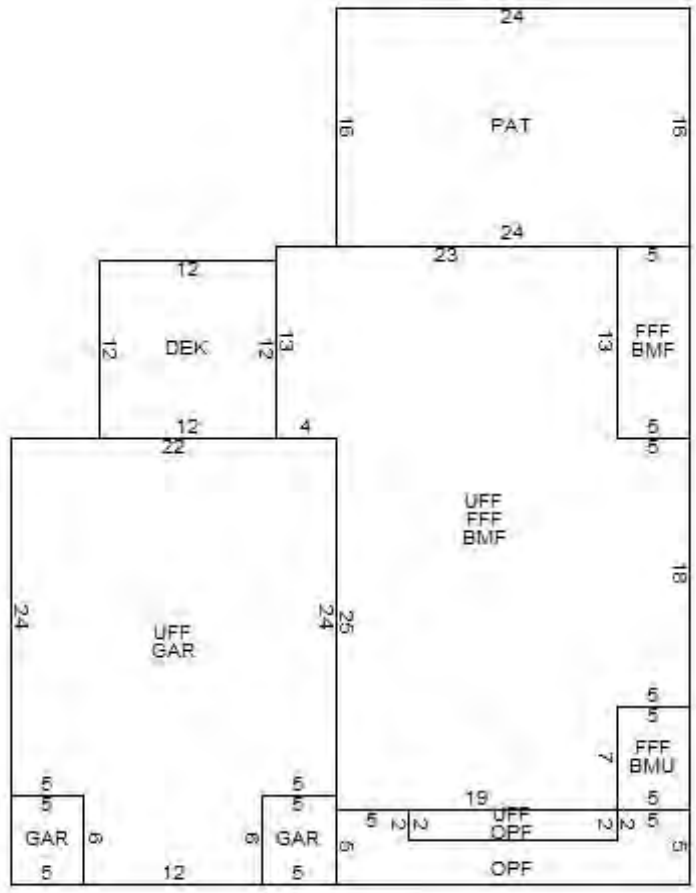
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/23/15		NEW HOUSE	38X46 2ST 4 BR, 2.5 BA

BUILDING DETAILS

Model: **2.00 STORY CONTEMPORA**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8924** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1917**
Sq. Foot Cost: **$ 114.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1492	1.00	1492
GAR	GARAGE	660	0.45	297
DEK	DECK/ENTRANCE	144	0.10	14
FFF	FST FLR FIN	964	1.00	964
BMF	BSMNT FINISHED	929	0.30	279
BMU	BSMNT	35	0.15	5
OPF	OPEN PORCH	120	0.25	30
PAT	PATIO	384	0.10	38
GLA:	**2,456**	**4,728**		**3,119**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 356,814**
Year Built:		**2016**
Condition For Age:	GOOD	**5 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**6 %**
Building Value:		**$ 335,400**

OWNER INFORMATION

LEVESQUE DENISE M REVOCABLE TRU
LEVESQUE DENISE M TRUSTEE
9 RIVERSIDE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2020	9363	2524	Q I	327,500	BM INVESTMENTS LLC
06/23/2020	9310	2072	U I 81	57,500	TYE MERRILL A ESTATE OF
02/15/1984	3126	0408	U I 99		NASHUA CORP

PICTURE

LISTING HISTORY

02/05/21	ERVM	
05/06/20	ERPR	
04/17/19	MRUR	
06/18/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
05/14/03	AAUM	

NOTES

TAN;MARCH 19 FIRE//BUILDING ASSESSMENT ADJUSTED FOR APRIL 19//REVIEW FOR 2020; 5/20; NOH; POSTED "NT", APPRS NC-STILL BOARDED UP/VACANT ETC; CK 21; 2/21 - PER FIRE FULL INT RENO (INS+WAHS ETC)+WINS+ROOF; PAINTED ORIG SIDIN; V.GD COND FOR AGE; EST INT DATA; RMVD UC;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 38,400	$ 3,000	$ 138,600
		Parcel Total:	$ 180,000
2020	$ 38,400	$ 3,000	$ 138,600
		Parcel Total:	$ 180,000
2021	**$ 159,700**	**$ 3,000**	**$ 220,000**
		Parcel Total:	**$ 382,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
	0.920 ac									220,000			**220,000**	

PICTURE

OWNER

LEVESQUE DENISE M REVOCABLE T
LEVESQUE DENISE M TRUSTEE
9 RIVERSIDE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

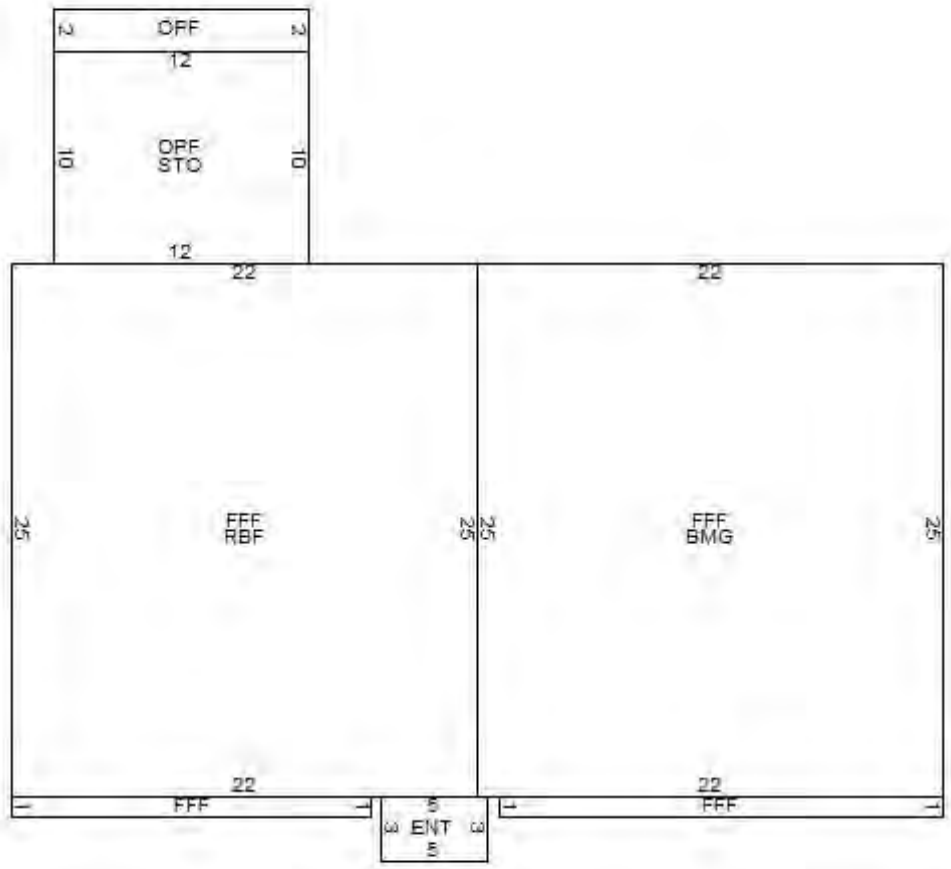
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/17/20		REPAIR - FIRE	REPAIR/REPLACE AS DUE

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0470** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1056**
Sq. Foot Cost: **$ 106.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1138	1.00	1138
BMG	BASEMENT	550	0.20	110
RBF	RAISED BSMNT	550	0.75	413
OPF	OPEN PORCH	144	0.25	36
STO	STORAGE AREA	120	0.25	30
ENT	ENTRY WAY	15	0.10	2
GLA:	**1,138**	**2,517**		**1,729**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 183,516**
Year Built:		**1975**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 159,700**

OWNER INFORMATION

CAMPBELL ALEXANDER WILLIAM
COPELAND CARA MARIE
7 FULLER MILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	577	Q I	392,000	GILMER ADAM
10/02/2009	8140	1297	U I 37	220,000	WELLS FARGO BANK

PICTURE

LISTING HISTORY

08/31/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
12/03/10	MRVR	
06/03/03	AAVL	

NOTES

GRAY; WET BMT FLOODED/SUBDIVISION PLAN #113H,HCRD PLAN #28979//ADDED VLT AND PAT 18; EFF 4/21 2 LOT SUBDIV PL#40672

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	63	9 x 7	314	10.00	80	1,583	
SHED-WOOD	112	14 x 8	203	10.00	80	1,819	
						3,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 113,600	$ 2,400	$ 153,100
		Parcel Total:	$ 269,100
2020	$ 113,600	$ 2,400	$ 153,100
		Parcel Total:	$ 269,100
2021	**$ 151,800**	**$ 3,400**	**$ 213,200**
		Parcel Total:	**$ 368,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	95	100	100 -- LEVEL	100	209,000	0	N	209,000	
1F RES	0.890 ac	x 5,000	X	100				95 -- MILD	100	4,200	0	N	4,200	
	1.810 ac									213,200			**213,200**	

PICTURE

OWNER

CAMPBELL ALEXANDER WILLIAM
COPELAND CARA MARIE
7 FULLER MILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

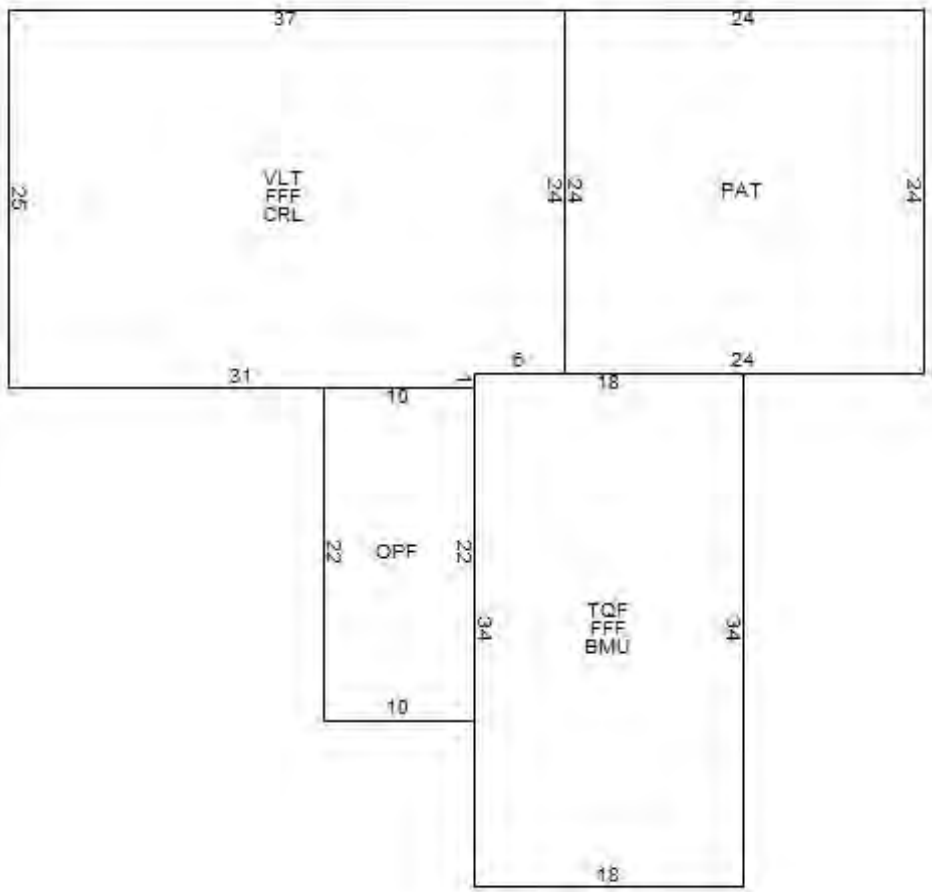
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL/PLASTERED**
Floor: **PINE/SOFT WD**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9624** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0478**
Sq. Foot Cost: **$ 100.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	919	0.05	46
FFF	FST FLR FIN	1531	1.00	1531
CRL	CRAWL SPACE	919	0.05	46
TQF	3/4 STRY FIN	612	0.75	459
BMU	BSMNT	612	0.15	92
OPF	OPEN PORCH	220	0.25	55
PAT	PATIO	576	0.10	58
GLA:	**1,990**	**5,389**		**2,287**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 230,049**
Year Built:		**1845**
Condition For Age:	GOOD	**34 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**34 %**
Building Value:		**$ 151,800**

OWNER INFORMATION

KAPLAN JO ANN SHOTWELL 2019 TRUST
KAPLAN GEORGE S 2019 TRUST
15 FOX MEADOW LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/03/2020	9390	1187	Q I	550,000	RACHMACIEJ STEVEN E
01/04/2017	8934	0465	Q I	425,000	FEIL WILLIAM J JR &
11/19/1996	5769	514	Q I	193,400	ONE LINE REALTY

PICTURE

LISTING HISTORY

07/12/21	LMHC	
02/04/21	ERVM	
08/01/16	ERHC	
09/17/13	MRUL	MARKED FOR INSPECTION
05/20/03	MRUL	

NOTES

WHITE,#1150 A/K/A 5C/667-19 TQS REAR=CATH AREA "LEXINGTON"//PU SHED 13; 2/21 - NOH; EST AC AFTER 2020 SALE;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	100	1 x 100	220	7.00	80	1,232	EST SNOW
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
WESTON ESTATES	1		100	80,000.00	100	80,000	
						86,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 221,000	$ 37,800	$ 143,200
		Parcel Total:	$ 402,000
2020	$ 221,000	$ 37,800	$ 143,200
		Parcel Total:	$ 402,000
2021	**$ 293,600**	**$ 86,400**	**$ 180,100**
		Parcel Total:	**$ 560,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.303 ac	150,095	G	120	100	100	100	100 -- LEVEL	100	180,100	0	N	180,100	
	0.303 ac									180,100			**180,100**	

PICTURE

OWNER

KAPLAN JO ANN SHOTWELL 2019 T
KAPLAN GEORGE S 2019 TRUST
15 FOX MEADOW LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

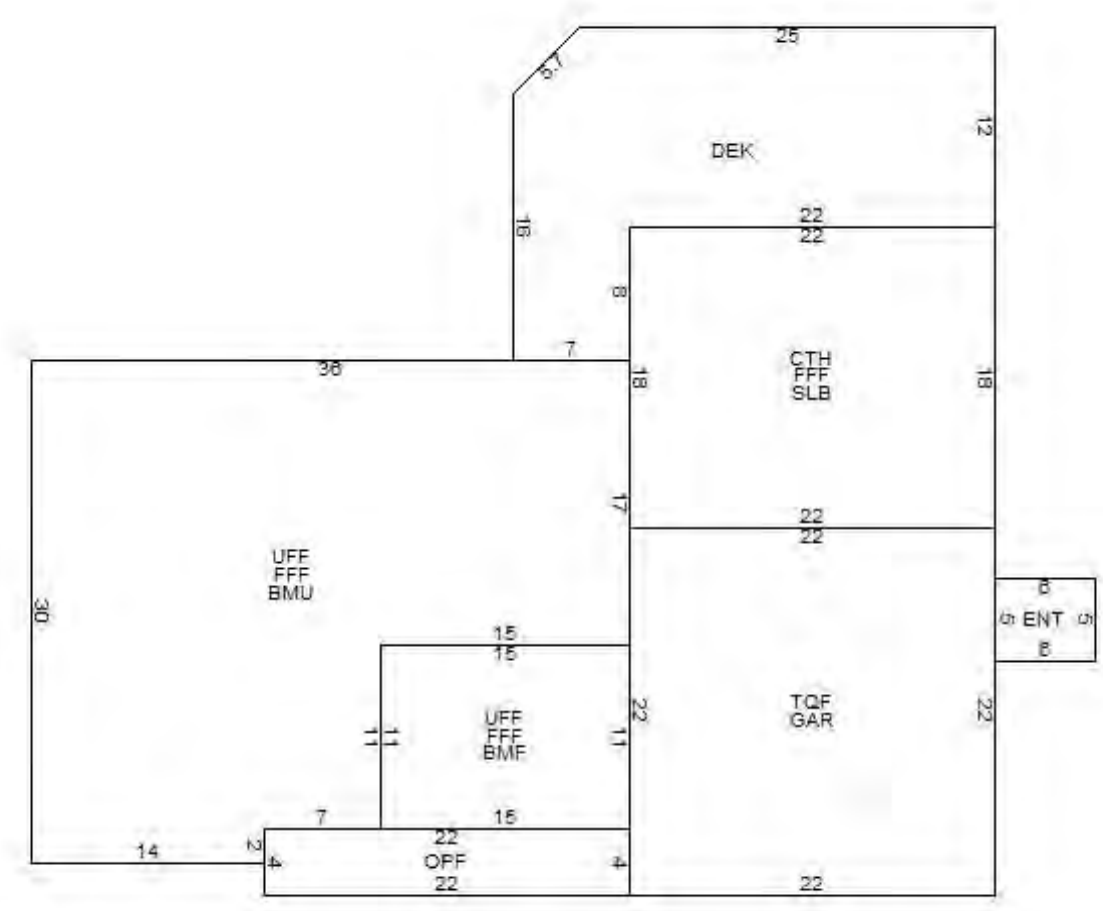
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8799** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0542**
Sq. Foot Cost: **$ 101.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	396	0.10	40
OPF	OPEN PORCH	88	0.25	22
TQF	3/4 STRY FIN	484	0.75	363
GAR	GARAGE	484	0.45	218
CTH	CATHEDRAL	396	0.10	40
FFF	FST FLR FIN	1432	1.00	1432
SLB	SLB	396	0.00	0
UFF	UPPER FLR FIN	1036	1.00	1036
BMF	BSMNT FINISHED	165	0.30	50
BMU	BSMNT	871	0.15	131
ENT	ENTRY WAY	30	0.10	3
GLA:	**2,831**	**5,778**		**3,335**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 337,502**
Year Built:		**1996**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 293,600**

OWNER INFORMATION

HAYWARD RONALD G
HAYWARD MAUREEN B
27 SARAH DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1128	Q I	511,800	KIRKPATRICK JAMES & ANN
07/15/1997	5832	727	Q I	198,600	CARPENTER,RICH

PICTURE

LISTING HISTORY

02/04/21	ERVM	
08/02/12	MRUM	MARKED FOR INSPECTION
06/19/03	MRUL	

NOTES

GRAY; PSNH/NYNEX ESMT PLAN #1144//SMALL OFFICE USED AS BDRM;NEW SKETCH; 2/21 - UPDATED K+BS; GRANITE TILE SHOWER; NEW ROOF/SIDING; CORR BSMT TO UNFIN; WOB;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 190,100	$ 3,000	$ 182,500
		Parcel Total:	$ 375,600
2020	$ 190,100	$ 3,000	$ 182,500
		Parcel Total:	$ 375,600
2021	**$ 248,700**	**$ 3,000**	**$ 248,000**
		Parcel Total:	**$ 499,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	H	130	100	100	100	95 -- MILD	100	247,000	0	N	247,000	
1F RES	0.200 ac	x 5,000	X	100				95 -- MILD	100	1,000	0	N	1,000	
	1.120 ac									248,000			**248,000**	

PICTURE

OWNER

HAYWARD RONALD G
HAYWARD MAUREEN B
27 SARAH DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

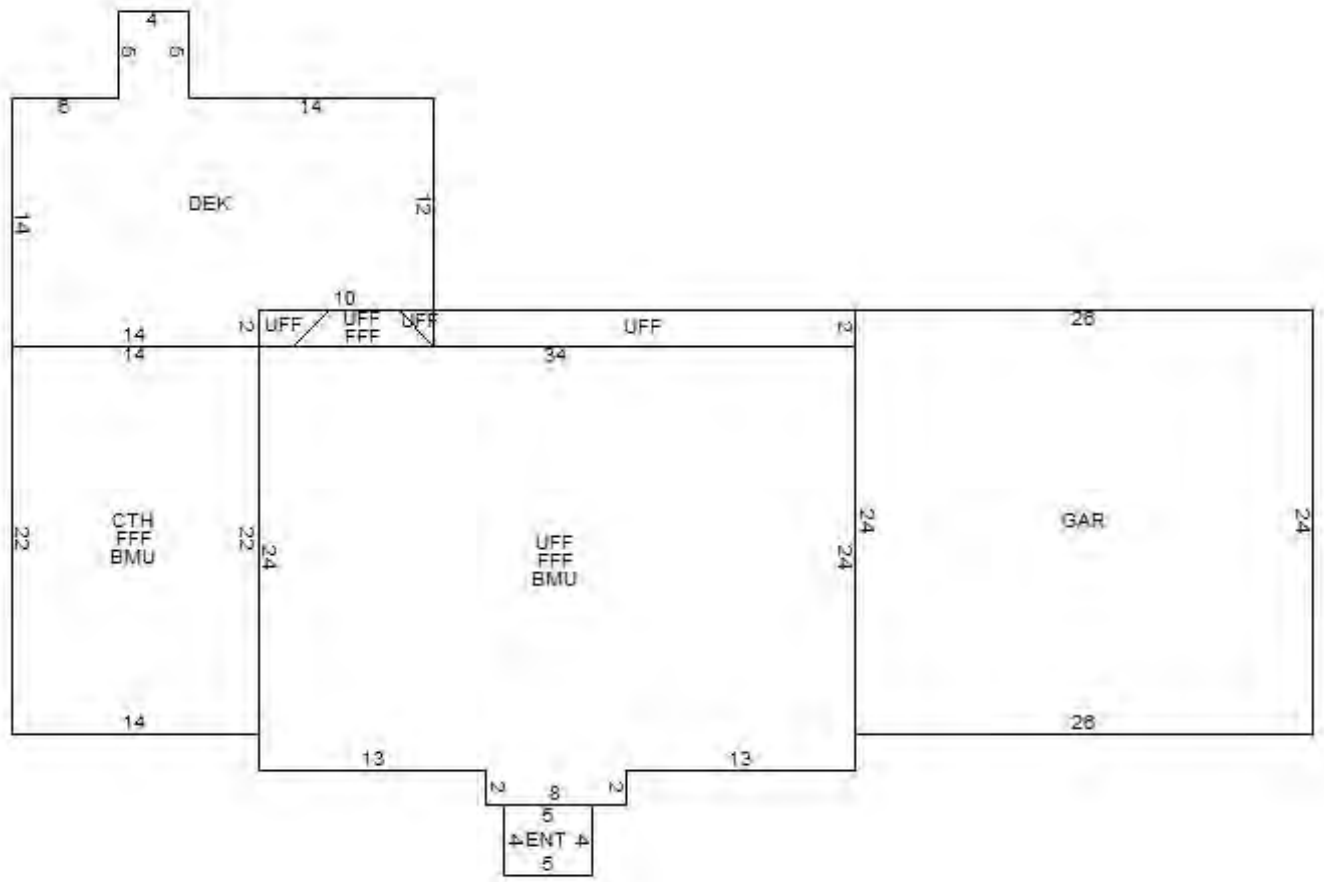
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9334** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1075**
Sq. Foot Cost: **$ 106.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	900	1.00	900
GAR	GARAGE	624	0.45	281
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1140	0.15	171
CTH	CATHEDRAL	308	0.10	31
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	336	0.10	34
GLA:	**2,052**	**4,480**		**2,571**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 273,349**
Year Built: **1997**
Condition For Age: VERY GOOD **9 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **9 %**

Building Value: **$ 248,700**

OWNER INFORMATION

KUBWIMANA JEAN LAMBERT
KUBWIMANA NANCY AOKO
42 CRAIG DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/25/2020	9386	2642	Q I	481,000	DEMEMBER ERIK P & TINA
06/30/1998	5963	1119	Q I	214,500	CARPENTER,RICH

PICTURE

LISTING HISTORY

02/04/21	ERVM	
09/23/13	MRUM	MARKED FOR INSPECTION
06/09/03	MRUL	

NOTES

TAN;PSNH/NYNEX ESMT; 2/21 - +K+B ORIG; PU BSMT FPL; CORR POOL MEAS/BUMP OUT;CENTRAL VAC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	1 WD/ 1 GAS
SHED-WOOD	96	12 x 8	227	10.00	75	1,634	
POOL-ABOVE GROUND	480	30 x 16	93	6.00	80	2,143	OVAL
DECK	160	1 x 160	160	7.00	80	1,434	EST/SHAPE/ATT POOL
						11,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 187,500	$ 7,900	$ 182,000
		Parcel Total:	$ 377,400
2020	$ 187,500	$ 7,900	$ 182,000
		Parcel Total:	$ 377,400
2021	**$ 240,400**	**$ 11,200**	**$ 259,900**
		Parcel Total:	**$ 511,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.919 ac	199,956	H	130	100	100	100	100 -- LEVEL	100	259,900	0	N	259,900	IRRIGATION
	0.919 ac									259,900			**259,900**	

PICTURE

OWNER

KUBWIMANA JEAN LAMBERT
KUBWIMANA NANCY AOKO
42 CRAIG DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

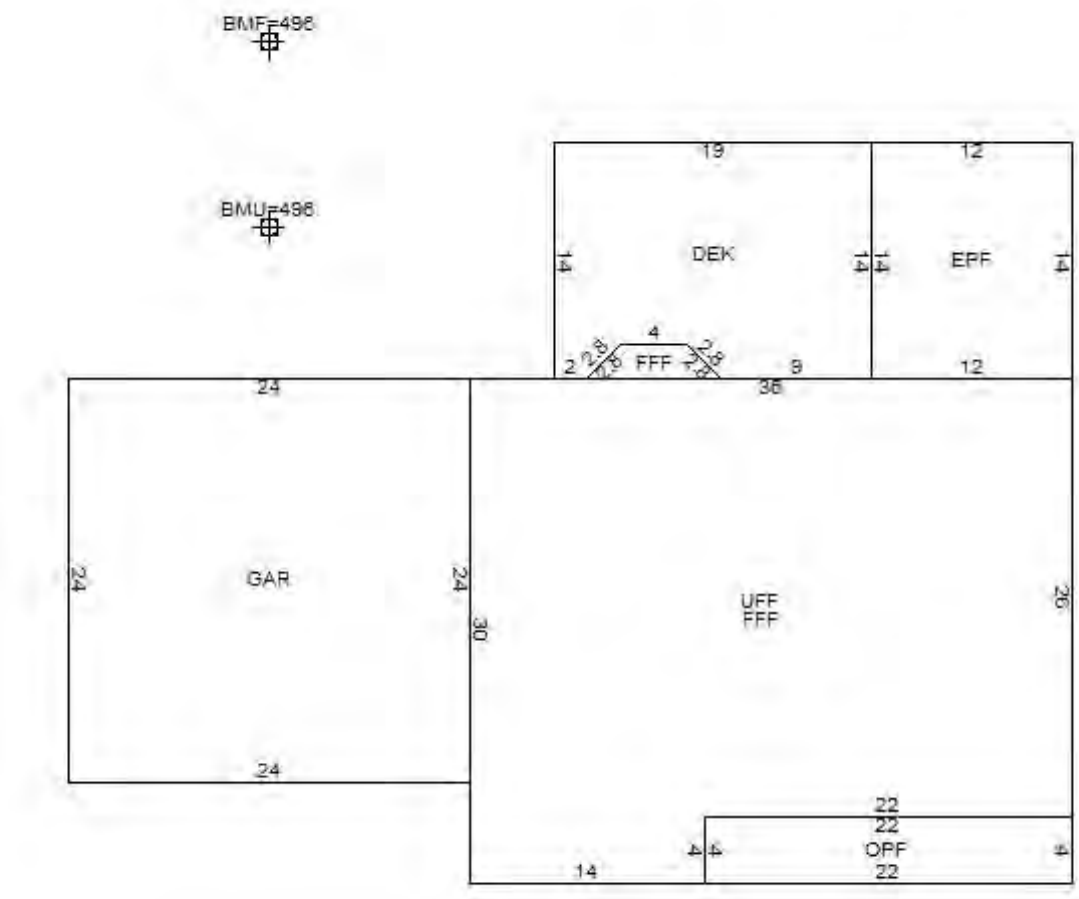
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9270** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0893**
Sq. Foot Cost: **$ 104.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	992	1.00	992
FFF	FST FLR FIN	1004	1.00	1004
OPF	OPEN PORCH	88	0.25	22
GAR	GARAGE	576	0.45	259
EPF	ENCLOSED	168	0.70	118
BMU	BSMNT	496	0.15	74
BMF	BSMNT FINISHED	496	0.30	149
DEK	DECK/ENTRANCE	254	0.10	25
GLA:	**1,996**	**4,074**		**2,643**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 276,379**
Year Built: **1997**
Condition For Age: GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 240,400**

OWNER INFORMATION

TULLY ROBERT S
TULLY KATHERINE J
15912 MONCURE DRIVE

MONTCLAIR , VA 22025

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/07/2021	9479	1561	Q I	567,000	PERRIER STEPHANE
04/27/2018	9067	1186	Q I	436,000	JACKSON THOMAS R &
05/18/2001	6424	0200	Q I	332,933	LIU, FAAN HOAN &

PICTURE

LISTING HISTORY

07/09/21	LMHC	
10/31/18	MRUL	
10/25/18	INSP	MARKED FOR INSPECTION
06/27/16	ERHC	
05/25/16	INSP	MARKED FOR INSPECTION
10/03/05	AAPR	
06/10/03	MRVR	
08/05/02	MRVL	

NOTES

GRAY; PSNH/NYNEX ESMT PLAN #1144//SKETCH 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	1 x 96	227	10.00	80	1,743	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 240,300	$ 4,200	$ 173,200
		Parcel Total:	$ 417,700
2020	$ 240,300	$ 4,200	$ 173,200
		Parcel Total:	$ 417,700
2021	**$ 278,400**	**$ 4,700**	**$ 247,300**
		Parcel Total:	**$ 530,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	H	130	100	100	100	95 -- MILD	100	247,000	0	N	247,000	
1F RES	0.064 ac	x 5,000	X	100				95 -- MILD	100	300	0	N	300	
	0.984 ac									247,300			**247,300**	

PICTURE

OWNER

TULLY ROBERT S
TULLY KATHERINE J
15912 MONCURE DRIVE

MONTCLAIR , VA 22025

TAXABLE DISTRICTS

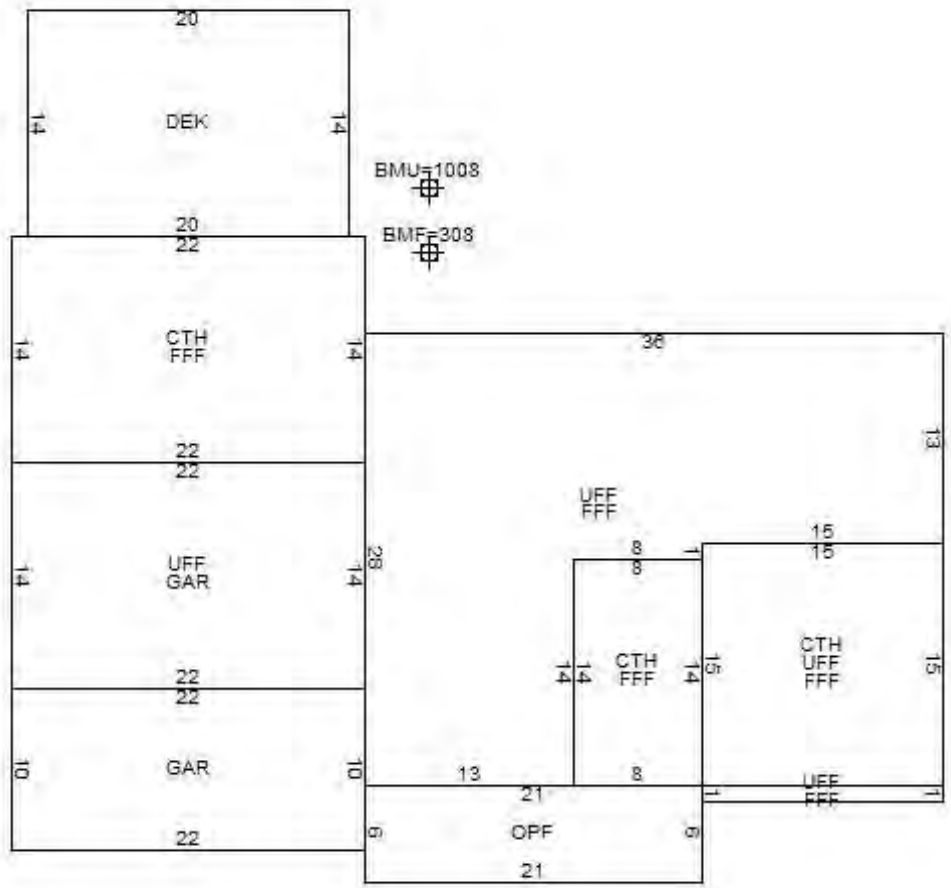
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8901** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0562**
Sq. Foot Cost: **$ 101.39**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	126	0.25	32
GAR	GARAGE	528	0.45	238
CTH	CATHEDRAL	645	0.10	65
DEK	DECK/ENTRANCE	280	0.10	28
UFF	UPPER FLR FIN	1219	1.00	1219
FFF	FST FLR FIN	1331	1.00	1331
BMU	BSMNT	1008	0.15	151
BMF	BSMNT FINISHED	308	0.30	92
GLA:	**2,550**	**5,445**		**3,156**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 319,987**
Year Built:		**1998**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 278,400**

OWNER INFORMATION

LUPO DOMINIK G

8 CRAIG DRIVE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2020	9358	1768	Q I	400,000	CAMPBELL YURIKO
01/01/1979	2667	106	U I 99	1	KINDRED C KINDRED D &

PICTURE

LISTING HISTORY

02/04/21	ERVM	
09/24/13	MRUM	MARKED FOR INSPECTION
06/12/03	MRVL	

NOTES

2/21 - K+B+WINS UPDATED (UNSURE OF YEAR); EST GOOD COND OVERALL;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 153,000	$ 3,000	$ 154,100
		Parcel Total:	$ 310,100
2020	$ 153,000	$ 3,000	$ 154,100
		Parcel Total:	$ 310,100
2021	**$ 200,900**	**$ 3,000**	**$ 220,100**
		Parcel Total:	**$ 424,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.014 ac	x 5,000	X	100				100 -- LEVEL	100	100	0	N	100	
	0.934 ac									220,100			**220,100**	

PICTURE

OWNER

LUPO DOMINIK G

8 CRAIG DRIVE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

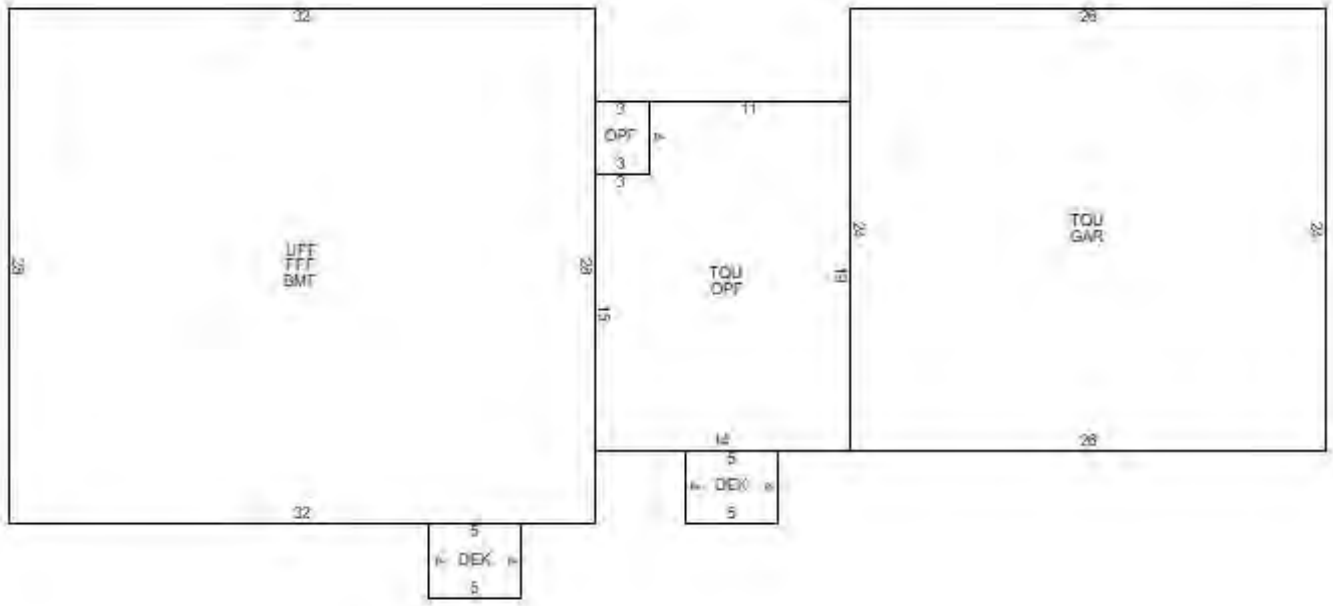
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9317** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9740**
Sq. Foot Cost: **$ 93.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQU	3/4 STRY UNFIN	878	0.20	176
GAR	GARAGE	624	0.45	281
OPF	OPEN PORCH	266	0.25	67
UFF	UPPER FLR FIN	896	1.00	896
FFF	FST FLR FIN	896	1.00	896
BMF	BSMNT FINISHED	896	0.30	269
DEK	DECK/ENTRANCE	40	0.10	4
GLA:	**1,792**	**4,496**		**2,589**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 242,097**
Year Built:		**1978**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 200,900**

OWNER INFORMATION

MCSHANE MICHAEL
MCSHANE DEBORAH
19 ACACIA ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	1576	Q I	455,000	SCULLY TIMOTHY V &
04/12/2010	8193	2216	U I 38	1	SCULLY TIMOTHY V & CAR
07/30/2002	6680	1720	Q I	309,000	ST PETER MAUR

PICTURE

LISTING HISTORY

02/05/21	ERVM	
10/15/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
04/14/10	MRVR	LEFT NOTICE
06/25/03	MRVL	

NOTES

YELLOW; 10/20 - NOH; CORR XFOB = COND; SITE = AVG; 2/21 - K+B EARLY 2000; CORR YB PREV LISTTED AS 1898; ALL WINS ARE CRANK OUTS; STATUS BSMT MUSTY - PLANS TO CONV. TO BMU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
						4,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 129,900	$ 4,200	$ 163,500
		Parcel Total:	$ 297,600
2020	$ 129,900	$ 4,200	$ 163,500
		Parcel Total:	$ 297,600
2021	**$ 206,100**	**$ 4,300**	**$ 221,800**
		Parcel Total:	**$ 432,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.357 ac	x 5,000	X	100				100 -- LEVEL	100	1,800	0	N	1,800	
	1.277 ac									221,800			**221,800**	

PICTURE

OWNER

MCSHANE MICHAEL
MCSHANE DEBORAH
19 ACACIA ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

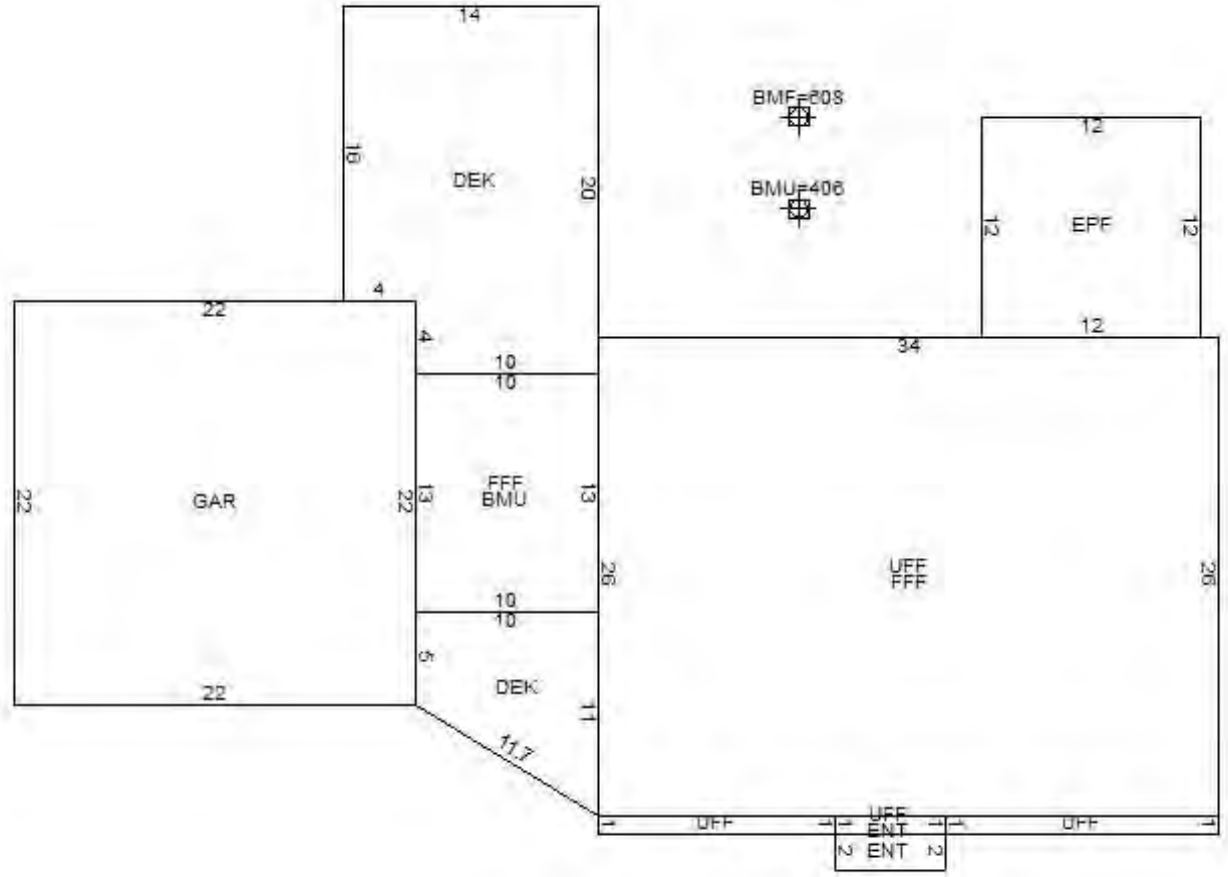
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/28/20		DECK	16X30 DEK AND STAIRS

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9354** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9680**
Sq. Foot Cost: **$ 92.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	536	0.15	80
DEK	DECK/ENTRANCE	344	0.10	34
GAR	GARAGE	484	0.45	218
ENT	ENTRY WAY	18	0.10	2
EPF	ENCLOSED	144	0.70	101
UFF	UPPER FLR FIN	918	1.00	918
FFF	FST FLR FIN	1014	1.00	1014
BMF	BSMNT FINISHED	608	0.30	182
GLA:	**1,932**	**4,066**		**2,549**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 236,879**
Year Built:		**1996**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 206,100**

OWNER INFORMATION

JABAR NICHOLAS PAUL

8 CANDY LANE

MERRIMACK, NH 03054-1591

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/29/2020	9371	2917	Q I	291,000	WELLS ERIC A
03/17/1992	5323	91	U I 38		WELLS, ERIC A

PICTURE

LISTING HISTORY

07/13/21	DFHN	
02/05/21	ERVM	
08/13/12	MRUM	MARKED FOR INSPECTION
06/24/03	MRVL	

NOTES

BEIGE/BRICK; 2/21 - NOH; APPEARS NC COND; ROT/NEEDS MISC PAINT IN AREAS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
GARAGE-1 STY	400	20 x 20	100	30.00	70	8,400	NEEDS PAINT
SHED-WOOD	80	8 x 10	260	10.00	60	1,248	
DECK	110	1 x 110	205	7.00	80	1,263	ATT BAR; SHAPE
						16,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 78,100	$ 15,400	$ 126,700
		Parcel Total:	$ 220,200
2020	$ 78,100	$ 15,400	$ 126,700
		Parcel Total:	$ 220,200
2021	**$ 108,500**	**$ 16,900**	**$ 189,000**
		Parcel Total:	**$ 314,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.480 ac	180,869	F	110	100	100	100	95 -- MILD	100	189,000	0	N	189,000	
	0.480 ac									189,000			**189,000**	

PICTURE

OWNER

JABAR NICHOLAS PAUL

8 CANDY LANE

MERRIMACK, NH 03054-1591

TAXABLE DISTRICTS

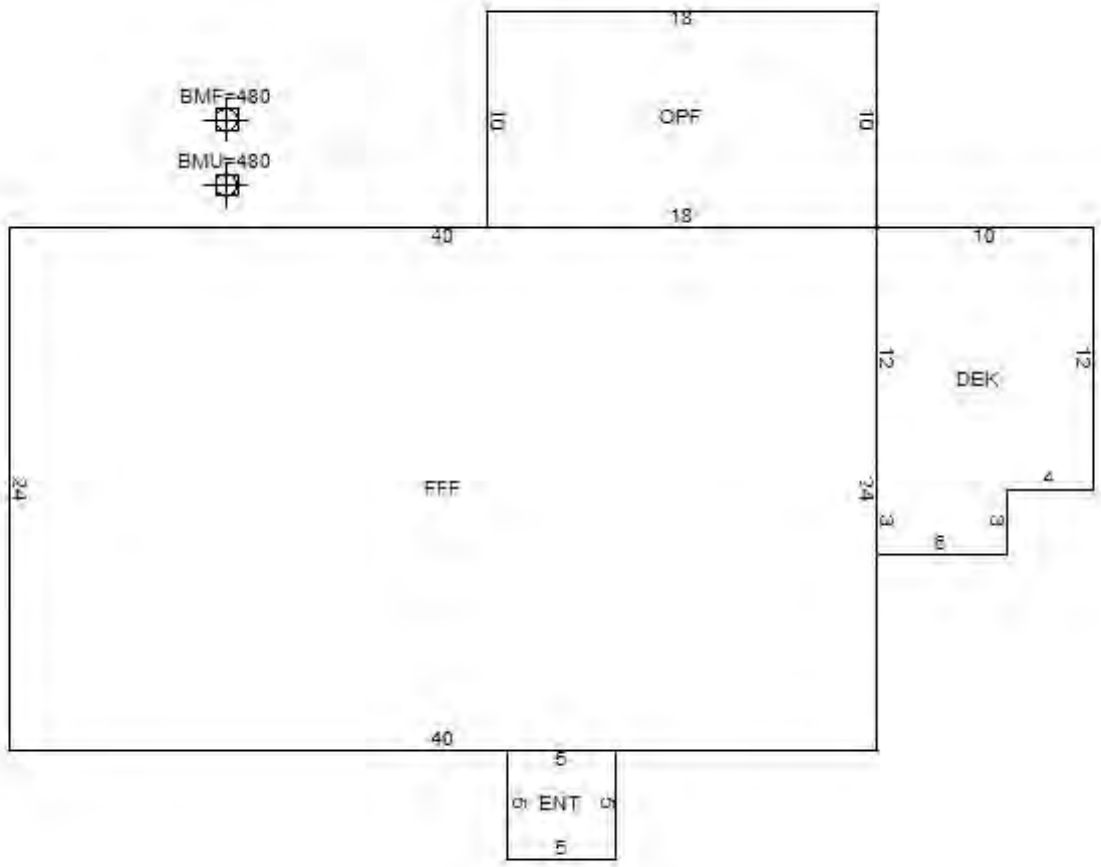
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/BR ON MASONRY**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1847** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1136**
Sq. Foot Cost: **$ 106.91**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	180	0.25	45
DEK	DECK/ENTRANCE	138	0.10	14
FFF	FST FLR FIN	960	1.00	960
BMF	BSMNT FINISHED	480	0.30	144
BMU	BSMNT	480	0.15	72
ENT	ENTRY WAY	25	0.10	3
GLA:	**960**	**2,263**		**1,238**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 132,355**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 108,500**

OWNER INFORMATION

THOMAS LAURA C

55 AMHERST RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2021	9447	1572	Q I	500,000	SMITH MEGHAN J
10/31/2017	9022	0270	Q I	315,600	DRISCOLL BARBARA
03/19/2009	8066	1279	U I 38		DRISCOLL, MICHAEL

PICTURE

LISTING HISTORY

11/07/12 MRUL
07/02/03 MRVR VERIFIED W/

NOTES

NATURAL; 1.5 ST POST AND BEAM CUSTOM CRAFTSMAN CAPE//DNPU-WOOD STOVE

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	154	14 x 11	164	10.00	80	2,020	
LEAN-TO	88	8 x 11	242	4.00	100	852	
						2,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 138,300	$ 2,300	$ 140,500
		Parcel Total:	$ 281,100
2020	$ 138,300	$ 2,300	$ 140,500
		Parcel Total:	$ 281,100
2021	**$ 227,500**	**$ 2,900**	**$ 197,500**
		Parcel Total:	**$ 427,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	1.570 ac	x 5,000	X	100				95 -- MILD	100	7,500	0	N	7,500	
	2.490 ac									197,500			**197,500**	

PICTURE

OWNER

THOMAS LAURA C

55 AMHERST RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

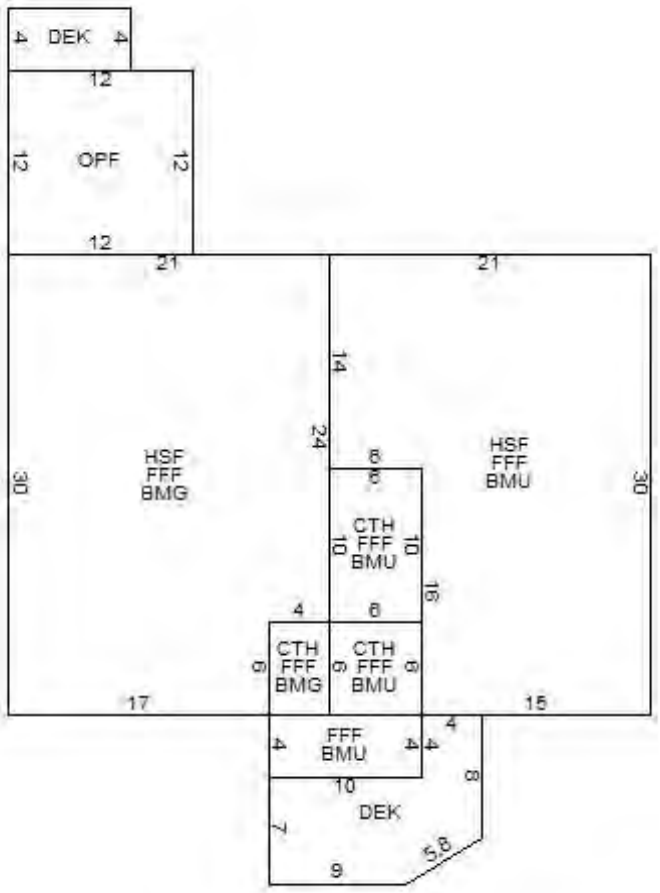
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CONVENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9779** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2334**
Sq. Foot Cost: **$ 118.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	1140	0.50	570
BMG	BASEMENT	630	0.20	126
CTH	CATHEDRAL	120	0.10	12
FFF	FST FLR FIN	1300	1.00	1300
OPF	OPEN PORCH	144	0.25	36
DEK	DECK/ENTRANCE	139	0.10	14
BMU	BSMNT	670	0.15	101
GLA:	**1,870**	**4,143**		**2,159**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 255,647**
Year Built: **1984**
Condition For Age: VERY GOOD **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**

Building Value: **$ 227,500**

OWNER INFORMATION

SCHROER GREGORY M
THONGSAWANG MINTIDA
18 JOELLEN DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/07/2021	9479	2554	Q I	315,000	FERGUSON GARY
07/24/2009	8117	1933	Q I	185,000	CROSS, EDWARD G

PICTURE

LISTING HISTORY

09/26/13	MRUL	MARKED FOR INSPECTION
07/15/03	MRVL	

NOTES

RED; OK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	80	1,664	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 71,100	$ 1,200	$ 135,300
		Parcel Total:	$ 207,600
2020	$ 71,100	$ 1,200	$ 135,300
		Parcel Total:	$ 207,600
2021	**$ 102,300**	**$ 1,700**	**$ 200,300**
		Parcel Total:	**$ 304,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.508 ac	182,086	F	110	100	100	100	100 -- LEVEL	100	200,300	0	N	200,300	
	0.508 ac									200,300			**200,300**	

PICTURE

OWNER

SCHROER GREGORY M
THONGSAWANG MINTIDA
18 JOELLEN DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

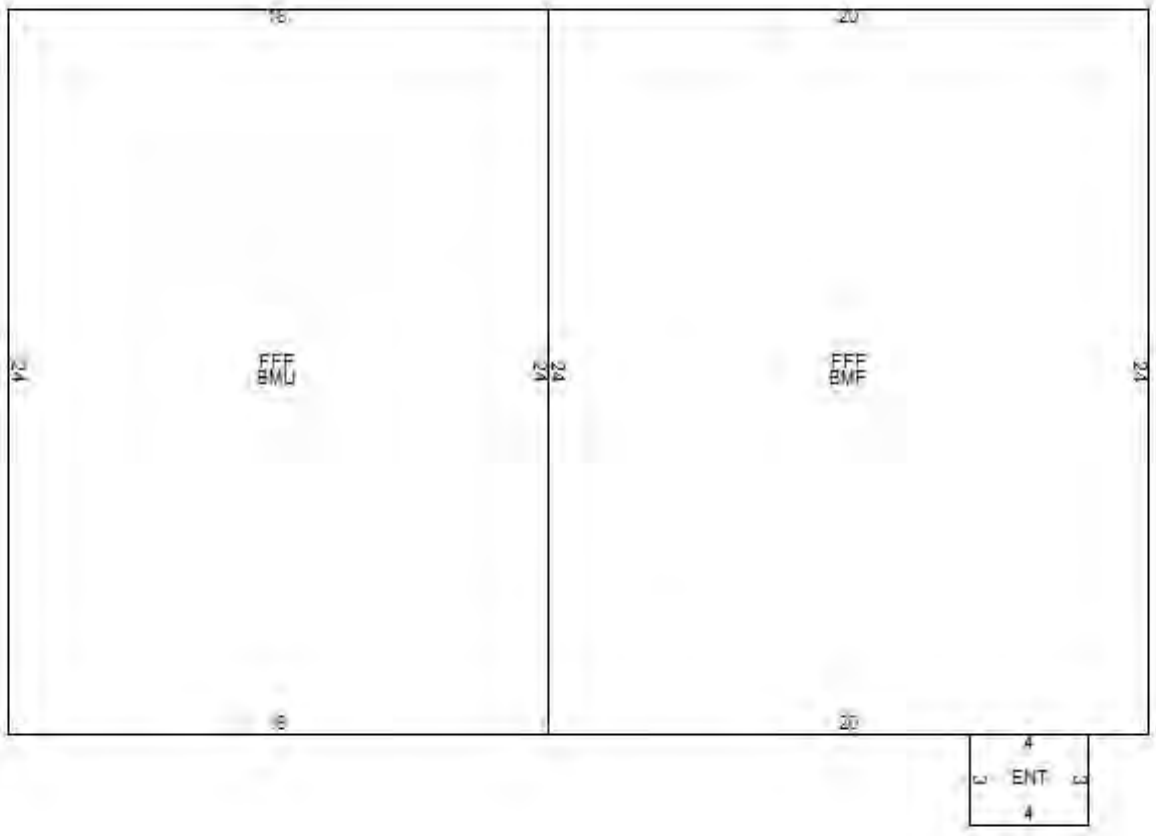
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2348** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1731**
Sq. Foot Cost: **$ 112.61**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	912	1.00	912
BMU	BSMNT	432	0.15	65
BMF	BSMNT FINISHED	480	0.30	144
ENT	ENTRY WAY	12	0.10	1
GLA:	**912**	**1,836**		**1,122**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 126,348**
Year Built:		**1967**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 102,300**

OWNER INFORMATION

DEMERS JONATHAN C
DEMERS SHANNA
15 SCOTCHPINE LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2021	9448	2327	Q I	487,800	BEVIS ROBERT J
06/23/2005	7486	2510	Q I	375,000	ZOGOPOULIS,STEPHEN
05/01/1997	5808	1688	Q I	173,000	BOWMAN,ROGER+

PICTURE

LISTING HISTORY

07/21/21	LMHC	
11/08/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
11/16/04	MRUR	

NOTES

TAN;IRRIGATION//ADD PAT 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
OLYMPIC VILLAGE	1		100	50,000.00	100	50,000	
						53,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 190,300	$ 28,000	$ 122,000
		Parcel Total:	$ 340,300
2020	$ 190,300	$ 28,000	$ 122,000
		Parcel Total:	$ 340,300
2021	**$ 243,800**	**$ 53,000**	**$ 158,100**
		Parcel Total:	**$ 454,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.240 ac	138,666	G	120	100	100	100	95 -- MILD	100	158,100	0	N	158,100	
	0.240 ac									158,100			**158,100**	

PICTURE

OWNER

DEMERS JONATHAN C
DEMERS SHANNA
15 SCOTCHPINE LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

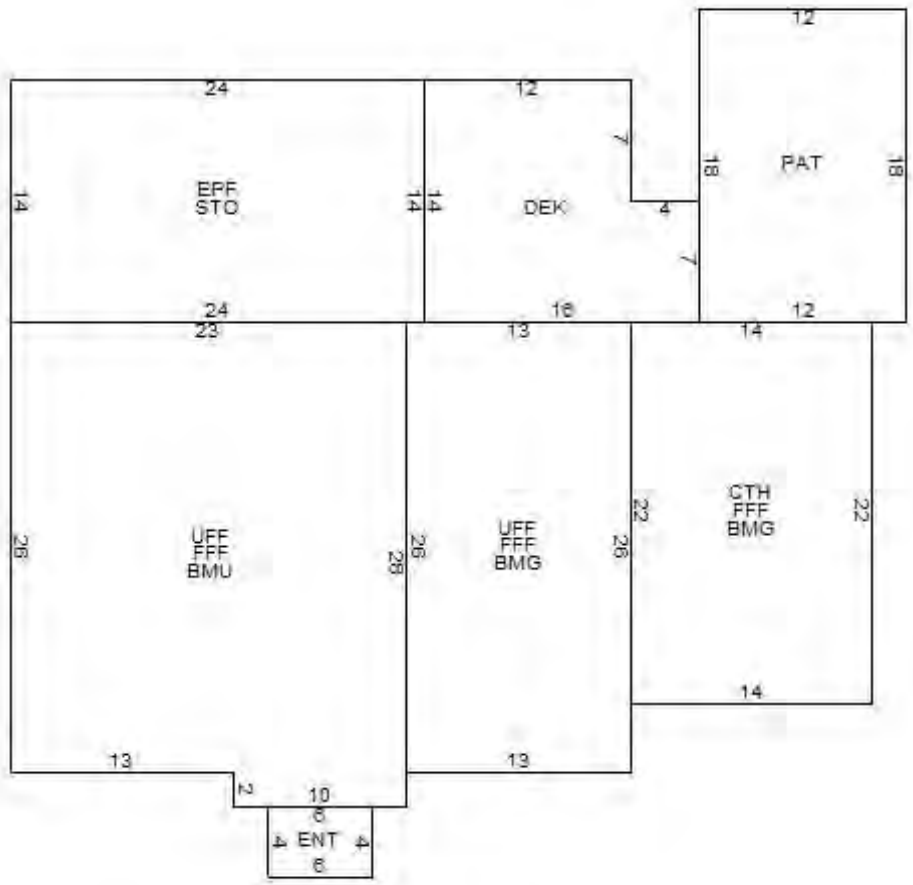
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9116** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0292**
Sq. Foot Cost: **$ 98.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
PAT	PATIO	216	0.10	22
CTH	CATHEDRAL	308	0.10	31
FFF	FST FLR FIN	1264	1.00	1264
BMG	BASEMENT	646	0.20	129
UFF	UPPER FLR FIN	956	1.00	956
BMU	BSMNT	618	0.15	93
EPF	ENCLOSED	336	0.70	235
STO	STORAGE AREA	336	0.25	84
DEK	DECK/ENTRANCE	196	0.10	20
GLA:	**2,220**	**4,900**		**2,836**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 280,197**
Year Built:		**1994**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 243,800**

OWNER INFORMATION

PRINTZ LEONARD
PRINTZ DANIELLE
77 TURKEY HILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/31/2021	9448	799	Q I	420,000	BANNISTER SCOTT R
09/01/2004	7310	2044	Q I	275,000	PIERCE, TIMOTHY
09/01/2004	7310	2047	U I 25	275,000	CENDENT MOBILITY

PICTURE

LISTING HISTORY

12/20/18	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
09/14/04	MRVL	

NOTES

GREYAC ONLY SFL MKB//DEL DECKS, ADDED HOT TUB, SKETCH, COND 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	160	10 x 16	160	10.00	100	2,560	
HOT TUB	1		100	1,500.00	100	1,500	
						7,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 166,700	$ 6,300	$ 133,900
		Parcel Total:	$ 306,900
2020	$ 166,700	$ 6,300	$ 133,900
		Parcel Total:	$ 306,900
2021	**$ 218,900**	**$ 7,100**	**$ 190,900**
		Parcel Total:	**$ 416,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	95	190,000	0	N	190,000	LOC
1F RES	0.180 ac	x 5,000	X	100				100 -- LEVEL	100	900	0	N	900	
	1.100 ac									190,900			**190,900**	

PICTURE

OWNER

PRINTZ LEONARD
PRINTZ DANIELLE
77 TURKEY HILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

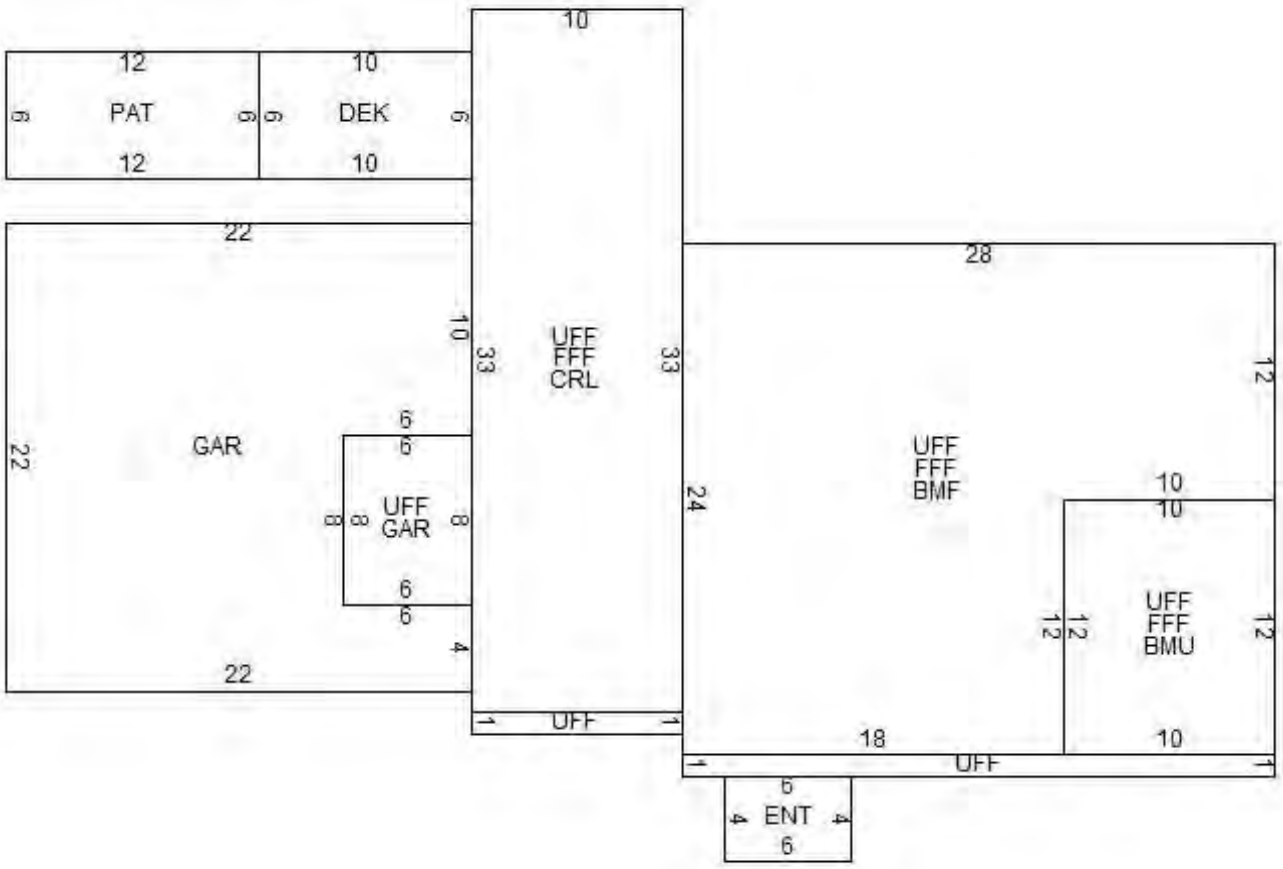
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/07/15		DECK	

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9377** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1018**
Sq. Foot Cost: **$ 105.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	72	0.10	7
BMF	BSMNT FINISHED	552	0.30	166
BMU	BSMNT	120	0.15	18
UFF	UPPER FLR FIN	1088	1.00	1088
FFF	FST FLR FIN	1002	1.00	1002
CRL	CRAWL SPACE	330	0.05	17
GAR	GARAGE	484	0.45	218
ENT	ENTRY WAY	24	0.10	2
DEK	DECK/ENTRANCE	60	0.10	6
GLA:	**2,090**	**3,732**		**2,524**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 266,989**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:	LOC	**5 %**
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 218,900**

OWNER INFORMATION

BROWN DAVID

8 ADAMS AVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/16/2021	9484	163	Q I	270,000	WHITE CAMERON REVOC
06/10/2015	8758	2798	U I 44	1	WHITE CAMERON RASHOD
09/20/2010	8241	1687	Q I	167,533	EGGELSTON,ROBERT
05/01/2007	7841	2441	U I 38	216,533	LANDOLFI,ROBERT

PICTURE

LISTING HISTORY

06/27/19	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
06/03/11	MRUR	
06/01/11	MRUM	
06/30/05	AAUM	

NOTES

END UNIT; 9/10 UPDATED KIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2020	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2021	**$ 146,100**	**$ 110,000**	**$ 0**
		Parcel Total: $ 256,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BROWN DAVID

8 ADAMS AVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

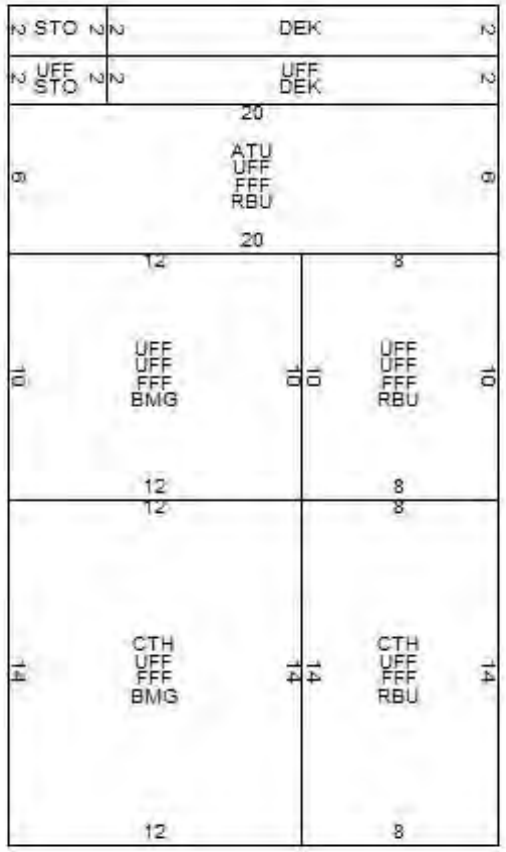
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0690** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1275**
Sq. Foot Cost: **$ 108.24**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
BMG	BASEMENT	288	0.20	58
RBU	RAISED BSMNT	312	0.25	78
DEK	DECK/ENTRANCE	64	0.10	6
STO	STORAGE AREA	16	0.25	4
ATU	ATTIC	120	0.10	12
GLA:	**1,440**	**2,520**		**1,626**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,998**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 146,100**

OWNER INFORMATION

LEE LEO

70 HIGH RANGE RD

LONDONDERRY , NH 03053

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/13/2021	9454	1831	Q I	235,000	BURKE KAITLYN M
06/02/2017	8973	1970	Q I	192,500	DILGER CHELSEE
07/12/2012	8446	1509	Q I	149,933	SWINIARSKI, NANCY
08/22/2003	7093	2073	U I 38	1	SWINLARSKI,NANCY
08/09/2002	6686	1521	Q I	169,000	KUNKEL,JENNIFER

PICTURE

LISTING HISTORY

06/05/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
07/05/05	AAUM	

NOTES

BEIGE; END UNIT;1420SF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2020	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2021	**$ 148,700**	**$ 110,000**	**$ 0**
		Parcel Total: $ 258,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LEE LEO

70 HIGH RANGE RD

LONDONDERRY , NH 03053

TAXABLE DISTRICTS

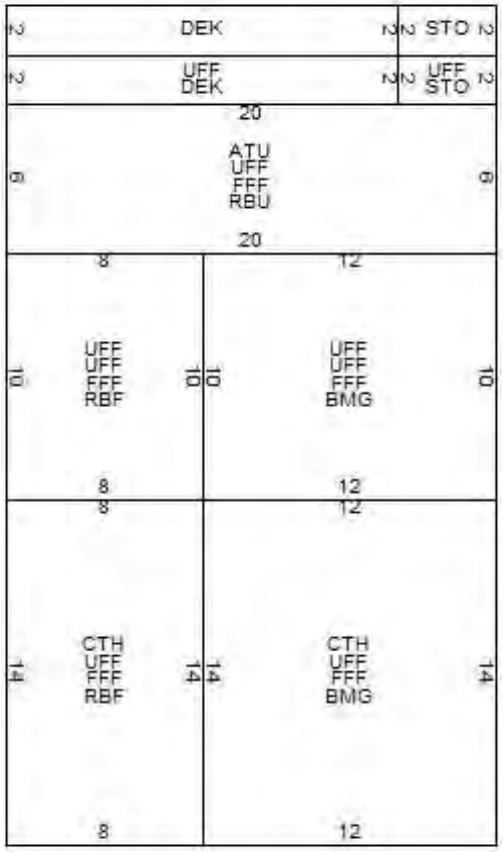
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0484** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0840**
Sq. Foot Cost: **$ 104.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
BMG	BASEMENT	288	0.20	58
RBF	RAISED BSMNT	192	0.75	144
DEK	DECK/ENTRANCE	64	0.10	6
ATU	ATTIC	120	0.10	12
RBU	RAISED BSMNT	120	0.25	30
STO	STORAGE AREA	16	0.25	4
GLA:	**1,440**	**2,520**		**1,722**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,209**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 148,700**

OWNER INFORMATION

VESPA BERNADETTE C

15 VANDEN RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/08/2021	9452	1071	Q I	258,000	STANLEY RUTHANN
12/23/2019	9246	1847	Q I	210,000	DRAPER ROBERT P REV
08/13/2001	6474	2083	U I 38		DRAPER ROBERT P

PICTURE

LISTING HISTORY

07/11/16	LMHC	
07/01/16	ERHC	
05/25/16	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
06/23/05	AAVM	

NOTES

GREY; 1420SF// SKYLITE/; INTERIOR UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,500	$ 66,000	$ 0
		Parcel Total: $ 169,500	
2020	$ 104,500	$ 66,000	$ 0
		Parcel Total: $ 170,500	
2021	**$ 136,900**	**$ 110,000**	**$ 0**
		Parcel Total: $ 246,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

VESPA BERNADETTE C

15 VANDEN RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

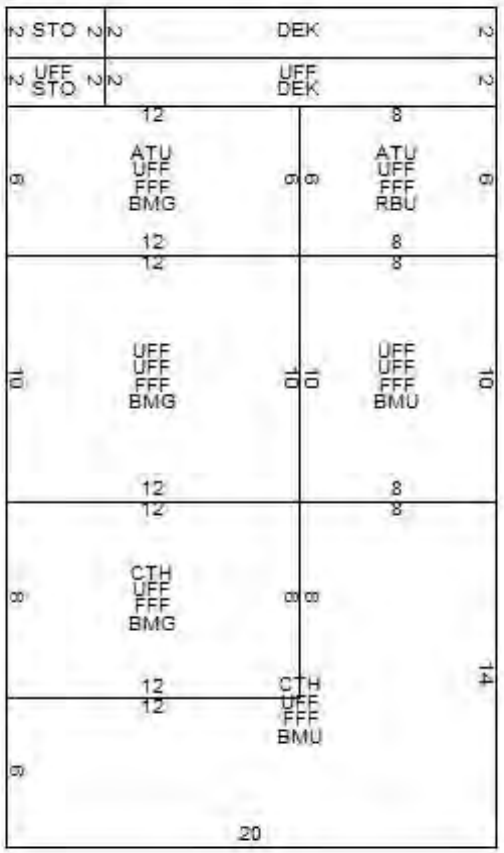
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0750** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1004**
Sq. Foot Cost: **$ 105.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	600	1.00	600
BMU	BSMNT	264	0.15	40
STO	STORAGE AREA	16	0.25	4
DEK	DECK/ENTRANCE	64	0.10	6
BMG	BASEMENT	288	0.20	58
ATU	ATTIC	120	0.10	12
RBU	RAISED BSMNT	48	0.25	12
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
GLA:	**1,440**	**2,520**		**1,600**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,024**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 136,900**

OWNER INFORMATION

KLN PROPERTIES LLC

70 HIGH RANGE ROAD

LONDONDERRY, NH 03053

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/03/2020	9374	2215	Q I	250,000	WOLF ZACHARY C
07/08/2016	8873	2166	Q I	185,000	BURNHAM ROBERT W &
05/31/2013	8566	0585	Q I	164,900	GREWAL NAVJIT S
12/01/2008	8036	2203	Q I	169,000	PELLETIER, STEPH
02/10/2000	6208	1262	Q I	105,000	CAMPOS, FERNANDO

PICTURE

LISTING HISTORY

02/05/21	ERVM	
07/11/16	LMHC	
10/15/15	MRUM	MARKED FOR INSPECTION
06/27/05	AAVE	INFO BY PHONE
06/23/05	AAVM	

NOTES

RED; 1420SF//SKYLITE/; END UNIT; WOB FRONT AND REAR; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2020	$ 111,500	$ 66,000	$ 0
		Parcel Total: $ 177,500	
2021	**$ 146,100**	**$ 110,000**	**$ 0**
		Parcel Total: $ 256,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KLN PROPERTIES LLC

70 HIGH RANGE ROAD

LONDONDERRY, NH 03053

TAXABLE DISTRICTS

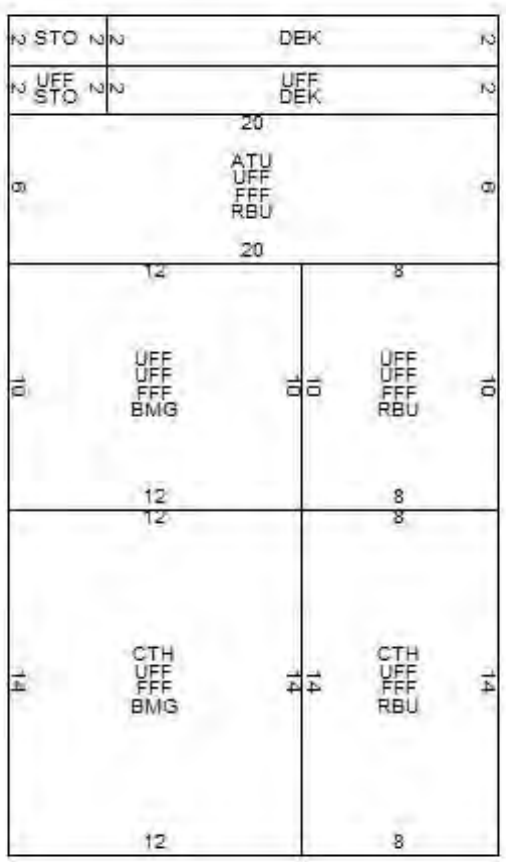
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0690** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1275**
Sq. Foot Cost: **$ 108.24**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	64	0.10	6
ATU	ATTIC	120	0.10	12
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
CTH	CATHEDRAL	280	0.10	28
BMG	BASEMENT	288	0.20	58
RBU	RAISED BSMNT	312	0.25	78
STO	STORAGE AREA	16	0.25	4
GLA:	**1,440**	**2,520**		**1,626**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,998**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 146,100**

OWNER INFORMATION

BAILEY IRINA G

33 VANDEN ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2020	9358	2482	Q I	248,000	MULCAHY PATRICK E
04/10/2010	8195	2213	Q I	170,000	LAPLANTE, SCOTT
12/05/2006	7777	2468	Q I	205,000	VOURNAS, ALEX G
01/03/2006	7611	299	Q I	229,900	VOTO, NOELLE
12/31/2003	7150	1450	Q I	190,000	DAVIS, ELIZABETH

PICTURE

LISTING HISTORY

02/05/21	ERVM	
10/07/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
06/01/11	MRUM	
03/02/11	MRUR	
06/23/05	AAVM	

NOTES

RED; 1420SF//SKYLITE/; END UNIT; ASSOC FEES =$220/MO; NEW HDWD FLRS ON 1ST FLR; 4/10 UPDATED KIT-GRANITE, CHERRY, SS, HW; 10/20 - INT VBO; NC SEEN; 2/21 - K+B EST 2010; GOOD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,400	$ 66,000	$ 0
		Parcel Total: $ 177,400	
2020	$ 111,400	$ 66,000	$ 0
		Parcel Total: $ 177,400	
2021	**$ 146,100**	**$ 110,000**	**$ 0**
		Parcel Total: $ 256,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BAILEY IRINA G

33 VANDEN ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

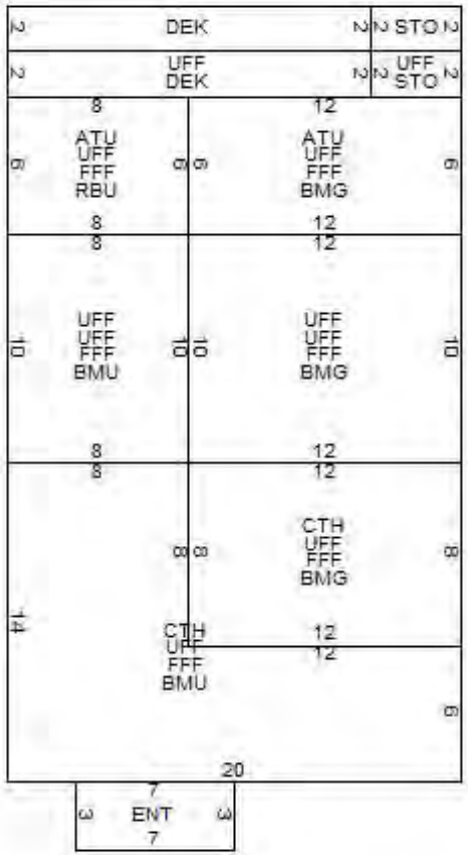
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/17/21		DECK	5X20 DEK TO RPLC OLD

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0745** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1444**
Sq. Foot Cost: **$ 109.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	48	0.25	12
ENT	ENTRY WAY	21	0.10	2
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
BMU	BSMNT	264	0.15	40
STO	STORAGE AREA	16	0.25	4
DEK	DECK/ENTRANCE	64	0.10	6
BMG	BASEMENT	288	0.20	58
ATU	ATTIC	120	0.10	12
GLA:	**1,440**	**2,541**		**1,602**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,996**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 146,100**

OWNER INFORMATION

TURIAPATI VIJAY
TURIAPATI VIJAYALAKSHMI
8 WELLINGTON CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1487	Q I	235,000	HASHEM NADA
12/11/2015	8814	2301	Q I	169,900	DEGUISE PAUL M
05/28/2010	8207	0996	Q I	170,000	REES, DAVID & MARY
12/30/2004	7386	116	Q I	197,900	PAULY, LINDA
07/24/2003	7005	0975	Q I	179,900	WOODWARD, MICHAEL

PICTURE

LISTING HISTORY

02/05/21	ERVM
07/11/16	LMHC
02/23/16	MRUL
02/19/16	MRUM
06/01/11	MRUM
07/12/05	AAVM

NOTES

RED/GREY; 1420SF; END UNIT; HDWD IN KIT&DIN;UPDATED FLRS;MKB;
2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,400	$ 66,000	$ 0
		Parcel Total: $ 180,400	
2020	$ 114,400	$ 66,000	$ 0
		Parcel Total: $ 180,400	
2021	**$ 152,000**	**$ 110,000**	**$ 0**
		Parcel Total: $ 262,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

TURIAPATI VIJAY
TURIAPATI VIJAYALAKSHMI
8 WELLINGTON CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

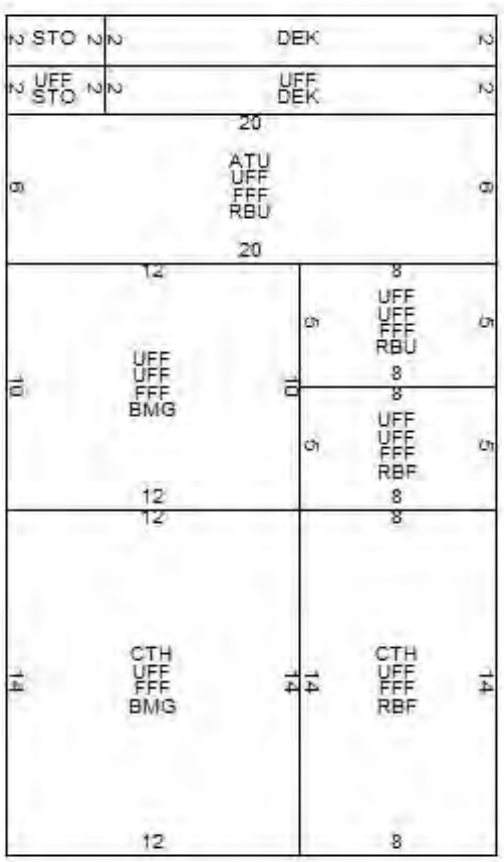
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0525** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1209**
Sq. Foot Cost: **$ 107.61**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	840	1.00	840
CTH	CATHEDRAL	280	0.10	28
FFF	FST FLR FIN	600	1.00	600
BMG	BASEMENT	288	0.20	58
RBF	RAISED BSMNT	152	0.75	114
RBU	RAISED BSMNT	160	0.25	40
STO	STORAGE AREA	16	0.25	4
DEK	DECK/ENTRANCE	64	0.10	6
ATU	ATTIC	120	0.10	12
GLA:	**1,440**	**2,520**		**1,702**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 183,152**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 152,000**

OWNER INFORMATION

HALVERSON JON
HALVERSON HOLLIE A
11 WINROW DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/08/2021	9480	507	Q I	295,000	SPOHN PETER
06/09/2017	8975	2636	Q I	193,000	PARKER MARIANNE
05/06/2003	6920	1633	Q I	172,000	GAUTHIER, PAUL D

PICTURE

LISTING HISTORY

07/11/16	LMHC	
12/07/15	MRUM	MARKED FOR INSPECTION
07/11/05	AAVE	
07/07/05	AAVM	

NOTES

BEIGE; 1420SF; INTERIOR UNIT; WOB FRONT AND BACK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 112,100	$ 66,000	$ 0
		Parcel Total: $ 178,100	
2020	$ 112,100	$ 66,000	$ 0
		Parcel Total: $ 178,100	
2021	**$ 149,500**	**$ 110,000**	**$ 0**
		Parcel Total: $ 259,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HALVERSON JON
HALVERSON HOLLIE A
11 WINROW DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

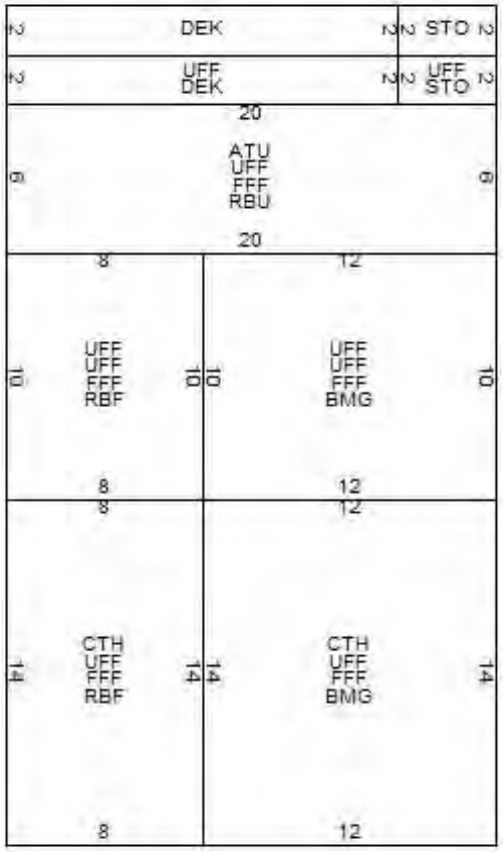
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE/BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0484** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1166**
Sq. Foot Cost: **$ 107.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
BMG	BASEMENT	288	0.20	58
RBF	RAISED BSMNT	192	0.75	144
DEK	DECK/ENTRANCE	64	0.10	6
STO	STORAGE AREA	16	0.25	4
ATU	ATTIC	120	0.10	12
RBU	RAISED BSMNT	120	0.25	30
GLA:	**1,440**	**2,520**		**1,722**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 184,581**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 149,500**

OWNER INFORMATION

BUTENHOF DAVID RUSSELL

19 WINROW DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9491	2081	Q I	285,000	MACPHERSON JEFFREY
02/01/2018	9047	1465	U I 37	160,000	FANNIE MAE A/K/A
11/14/2016	8917	1784	U I 51	185,000	COLBY, DENISE M.
06/08/1989	5112	740	Q I	105,000	JULIAN,CHARLES

PICTURE

LISTING HISTORY

07/11/16	LMHC	
10/08/13	MRUM	MARKED FOR INSPECTION
07/07/03	AAUL	

NOTES

NATURAL; END UNIT;1420SF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE BIRCHES	1		100	107,000.00	100	107,000	
						110,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,000	$ 66,000	$ 0
		Parcel Total: $ 172,000	
2020	$ 106,000	$ 66,000	$ 0
		Parcel Total: $ 172,000	
2021	**$ 138,900**	**$ 110,000**	**$ 0**
		Parcel Total: $ 248,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

BUTENHOF DAVID RUSSELL

19 WINROW DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

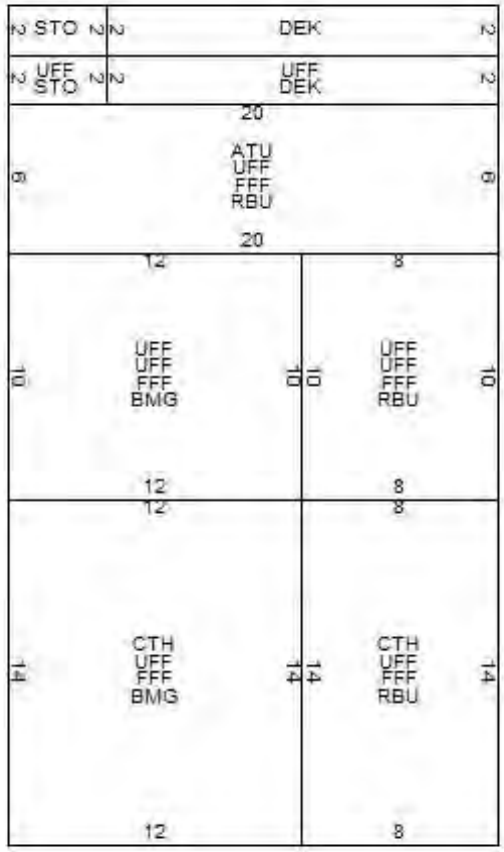
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0690** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0722**
Sq. Foot Cost: **$ 102.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	280	0.10	28
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	600	1.00	600
BMG	BASEMENT	288	0.20	58
RBU	RAISED BSMNT	312	0.25	78
STO	STORAGE AREA	16	0.25	4
DEK	DECK/ENTRANCE	64	0.10	6
ATU	ATTIC	120	0.10	12
GLA:	**1,440**	**2,520**		**1,626**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 167,364**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 138,900**

OWNER INFORMATION

WILSON GAIL

7 JOELLEN DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/09/2020	9361	2882	Q I	252,000	LACASSE HAZEL
01/17/2020	9254	806	U I 38	1	LACASSE HAZEL
08/28/1964	1795	120	Q I	1	N/A

PICTURE

LISTING HISTORY

07/16/21	LMHC	
02/05/21	ERVM	
08/13/12	MRUL	
05/17/12	INSP	MARKED FOR INSPECTION
07/14/03	MRUL	

NOTES

GRY; 2/21 - KITCH ORIG; BATH UPDATED AFTER 2020 SALE; VINYL RPLCMT WINDOWS(90'S) NEED REPAIRS; NC TO OVERALL COND;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,400	$ 1,200	$ 135,500
		Parcel Total:	$ 228,100
2020	$ 91,400	$ 1,200	$ 135,500
		Parcel Total:	$ 228,100
2021	**$ 97,900**	**$ 1,700**	**$ 200,400**
		Parcel Total:	**$ 300,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.511 ac	182,217	F	110	100	100	100	100 -- LEVEL	100	200,400	0	N	200,400	
	0.511 ac									200,400			**200,400**	

PICTURE

OWNER

WILSON GAIL

7 JOELLEN DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

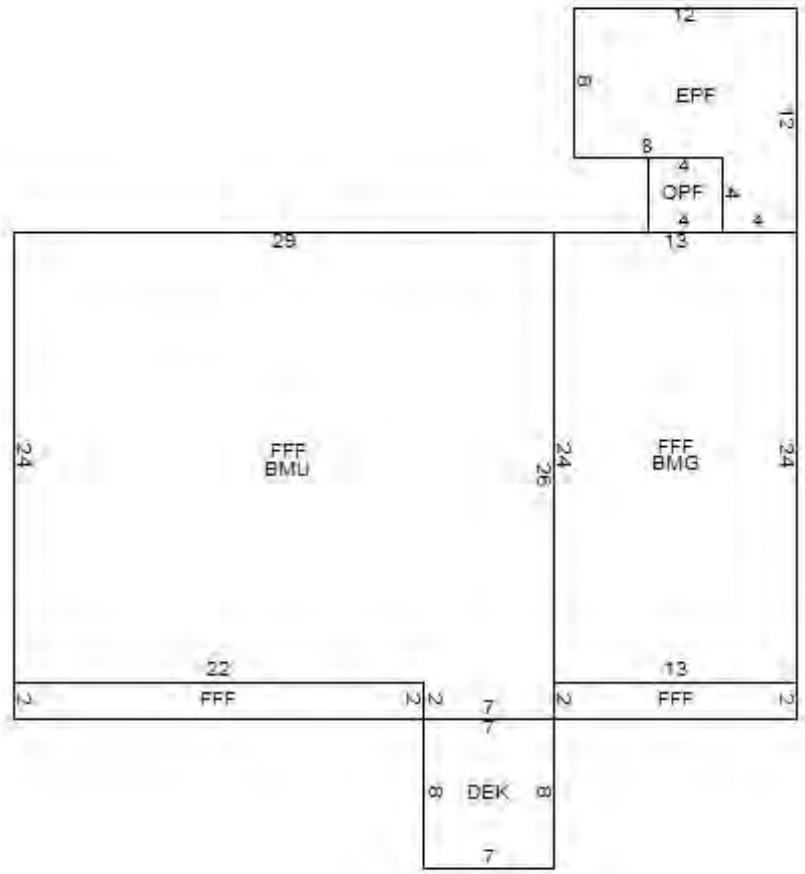
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING**
Int: **PLYWOOD PANEL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1448** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0647**
Sq. Foot Cost: **$ 102.21**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BASEMENT	312	0.20	62
BMU	BSMNT	710	0.15	107
EPF	ENCLOSED	112	0.70	78
FFF	FST FLR FIN	1092	1.00	1092
DEK	DECK/ENTRANCE	56	0.10	6
OPF	OPEN PORCH	16	0.25	4
GLA:	**1,092**	**2,298**		**1,349**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,881**
Year Built:		**1967**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:	OD INT	**10 %**
Total Depreciation:		**29 %**
Building Value:		**$ 97,900**

OWNER INFORMATION

SCULLY TIMOTHY V
SCULLY CAROLYN M
16 MERRILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9384	194	Q I	647,000	OSTLER SEAN M & SUSAN E
05/13/2015	8750	2094	Q I	455,000	SMITH JEFFREY A
12/15/2000	6330	0641	Q V	80,000	TENHAVE, JOHN

PICTURE

LISTING HISTORY

02/05/21	ERVM	
09/20/13	MRUL	MARKED FOR INSPECTION
03/29/02	MRVL	

NOTES

GREY; LAN31171A HCRD#30595///X FIXTURES=5(BODY SHWR) SINKS(2)//; 2/21 - CORR SHED MEAS; PATIO EST PER SNOW; OPF SCREENED W/TEMP PLEXIGLASS; PU AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	196	14 x 14	142	10.00	100	2,783	
						5,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 302,600	$ 4,400	$ 175,700
		Parcel Total:	$ 482,700
2020	$ 302,600	$ 4,400	$ 175,700
		Parcel Total:	$ 482,700
2021	**$ 403,600**	**$ 5,800**	**$ 249,800**
		Parcel Total:	**$ 659,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	H	130	100	100	100	95 -- MILD	100	247,000	0	N	247,000	
1F RES	0.581 ac	x 5,000	X	100				95 -- MILD	100	2,800	0	N	2,800	
	1.501 ac									249,800			**249,800**	

PICTURE

OWNER

SCULLY TIMOTHY V
SCULLY CAROLYN M
16 MERRILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

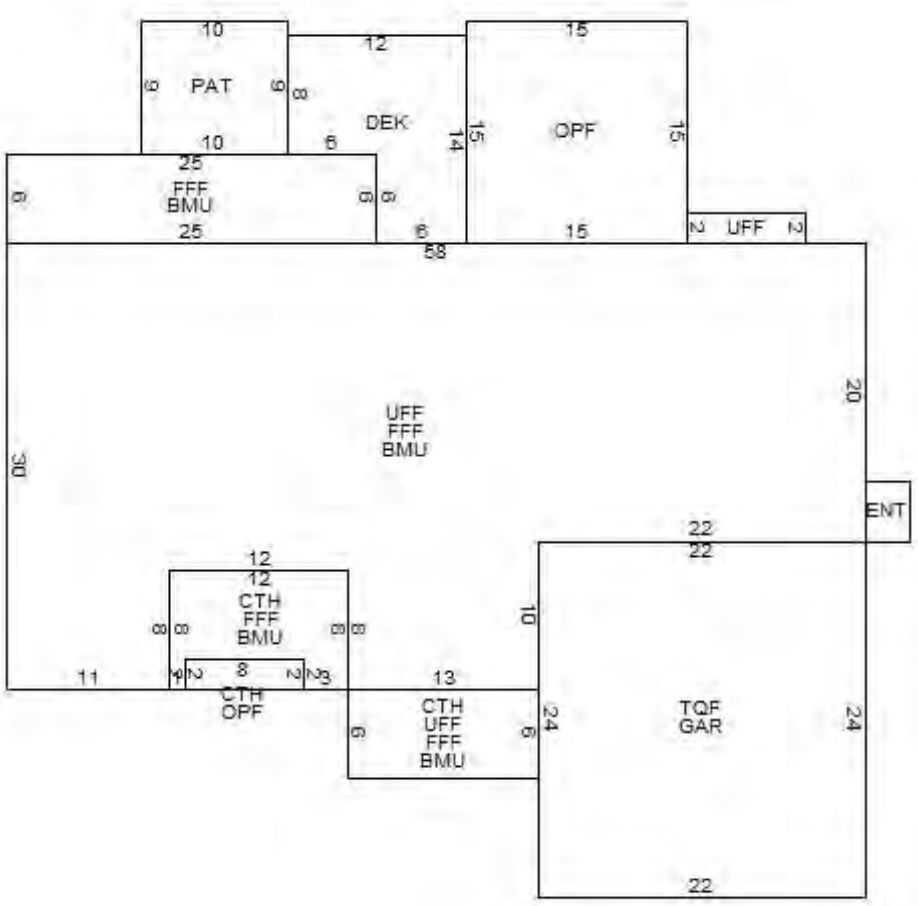
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/STONE VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **15**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8414** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1131**
Sq. Foot Cost: **$ 106.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	174	0.10	17
OPF	OPEN PORCH	241	0.25	60
DEK	DECK/ENTRANCE	132	0.10	13
PAT	PATIO	90	0.10	9
TQF	3/4 STRY FIN	528	0.75	396
GAR	GARAGE	528	0.45	238
UFF	UPPER FLR FIN	1518	1.00	1518
FFF	FST FLR FIN	1732	1.00	1732
BMU	BSMNT	1732	0.15	260
ENT	ENTRY WAY	12	0.10	1
GLA:	**3,646**	**6,687**		**4,244**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 453,471**
Year Built:		**2001**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 403,600**

OWNER INFORMATION

MARTONE DOMINIC J

163 TURKEY HILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2020	9358	1862	Q I	365,000	MOUNSEY HEATHER M
06/21/2012	8439	1248	U I 37	215,066	FEDERAL HOME LOAN
12/16/2011	8379	1044	U I 51	225,000	WINN, PATRICK J & VIRG
09/27/2000	6297	487	Q I	177,000	GREENLAW, DAVID

PICTURE

LISTING HISTORY

02/05/21	ERVM	
12/17/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/13/04	MRVM	

NOTES

WHITE; 2 LOT SUBDIVISION PLAN #1203 HCRD#29933 //SKETCH 18; 2/21 - NOH; SOME WET AREAS; EXT AVERAGE COND FOR AGE;CCTHT AND VLT AREEAS EST, OVERALL GGOOD COND/WELL MMAINTAINED, FLOORS ALL HW EXCEPT BATH/KITCH

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 140,800	$ 0	$ 140,700
		Parcel Total:	$ 281,500
2020	$ 140,800	$ 0	$ 140,700
		Parcel Total:	$ 281,500
2021	**$ 178,700**	**$ 0**	**$ 200,700**
		Parcel Total:	**$ 379,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES	0.190 ac	x 5,000	X	100				95 -- MILD	75	700	0	N	700	WET
	1.110 ac									200,700			**200,700**	

PICTURE

OWNER

MARTONE DOMINIC J

163 TURKEY HILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

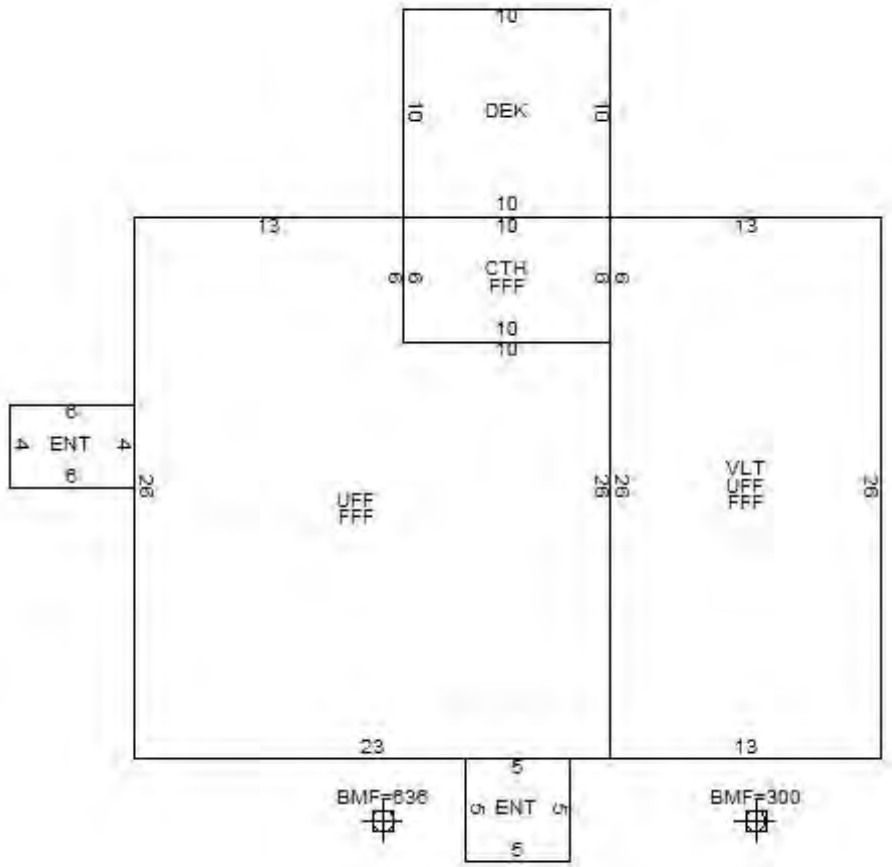
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9816** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0158**
Sq. Foot Cost: **$ 97.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	876	1.00	876
FFF	FST FLR FIN	936	1.00	936
BMF	BSMNT FINISHED	936	0.30	281
ENT	ENTRY WAY	49	0.10	5
DEK	DECK/ENTRANCE	100	0.10	10
VLT	VAULTED	338	0.05	17
CTH	CATHEDRAL	60	0.10	6
GLA:	**1,812**	**3,295**		**2,131**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 207,815**
Year Built:		**2000**
Condition For Age:	AVERAGE	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 178,700**

OWNER INFORMATION

LORTIE SHAWN

14 MAJESTIC LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/18/2021	9441	1057	Q I	285,000	TAYLOR AMY
10/25/2004	7344	271	Q I	239,000	DORAN, BONNIE L
05/15/2003	6929	1174	Q I	210,000	BOSLEY, ONE FAMI

PICTURE

LISTING HISTORY

03/26/21	ERVM	
10/30/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/18/04	MRUM	

NOTES

GREY; DNPU HC RAMP; RENTAL NO INFO FROM TENANT, REAR LOT PER FENCE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	96	12 x 8	227	10.00	50	1,090	
						13,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 94,200	$ 13,600	$ 120,200
		Parcel Total:	$ 228,000
2020	$ 94,200	$ 13,600	$ 120,200
		Parcel Total:	$ 228,000
2021	**$ 123,500**	**$ 13,400**	**$ 172,200**
		Parcel Total:	**$ 309,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.380 ac	164,761	F	110	100	100	100	95 -- MILD	100	172,200	0	N	172,200	
	0.380 ac									172,200			**172,200**	

PICTURE

OWNER

LORTIE SHAWN

14 MAJESTIC LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

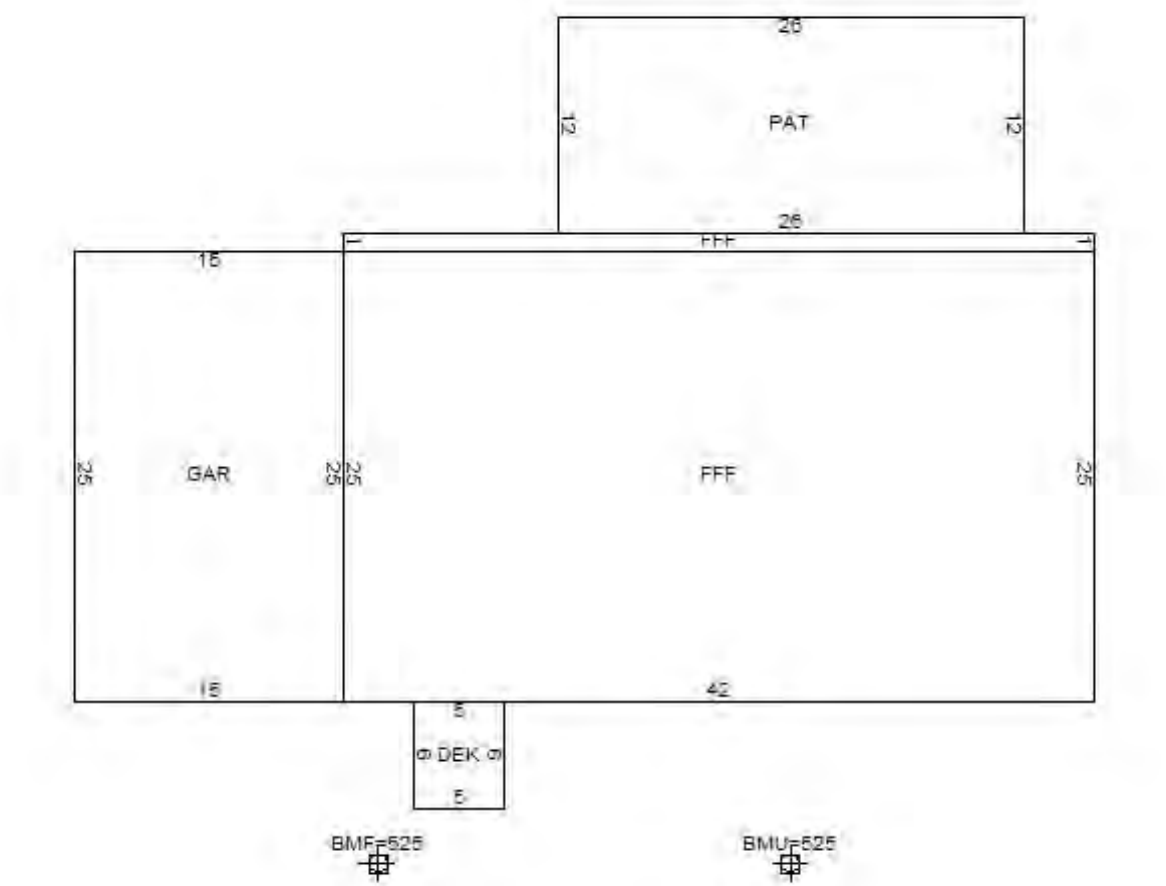
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/13/11		ALTERATION	HANDICAP RAMP

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/PLYWOOD PANEL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0916** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0370**
Sq. Foot Cost: **$ 99.55**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	525	0.30	158
BMU	BSMNT	525	0.15	79
DEK	DECK/ENTRANCE	30	0.10	3
PAT	PATIO	312	0.10	31
FFF	FST FLR FIN	1092	1.00	1092
GAR	GARAGE	375	0.45	169
GLA:	**1,092**	**2,859**		**1,532**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,511**
Year Built:		**1966**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 123,500**

OWNER INFORMATION

RANC REAL ESTATE HOLDINGS LLC

160 TURKEY HILL ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/19/2021	9442	89	Q I	347,500	HAYES MARY REVOCABLE
06/23/2009	8104	1917	U I 99	1	HAYES, JOHN E &
07/20/1998	5970	781	U I 47		HAYES, MARY PAT

PICTURE

LISTING HISTORY

10/30/18	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/13/04	MRUM	

NOTES

GREEN; SHARE HT/HW; 1/20 - CORR AGE BUILT AS PER ORG BUILD DEED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	50	992	
SHED-METAL	120	10 x 12	193	6.00	70	973	EST ON REVIEW
						2,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,800	$ 700	$ 140,400
		Parcel Total:	$ 250,900
2020	$ 109,800	$ 700	$ 140,400
		Parcel Total:	$ 250,900
2021	**$ 156,500**	**$ 2,000**	**$ 200,400**
		Parcel Total:	**$ 358,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
2F RES	0.080 ac	x 5,000	X	100				95 -- MILD	100	400	0	N	400	
	1.000 ac									200,400			**200,400**	

PICTURE

OWNER

RANC REAL ESTATE HOLDINGS LLC

160 TURKEY HILL ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

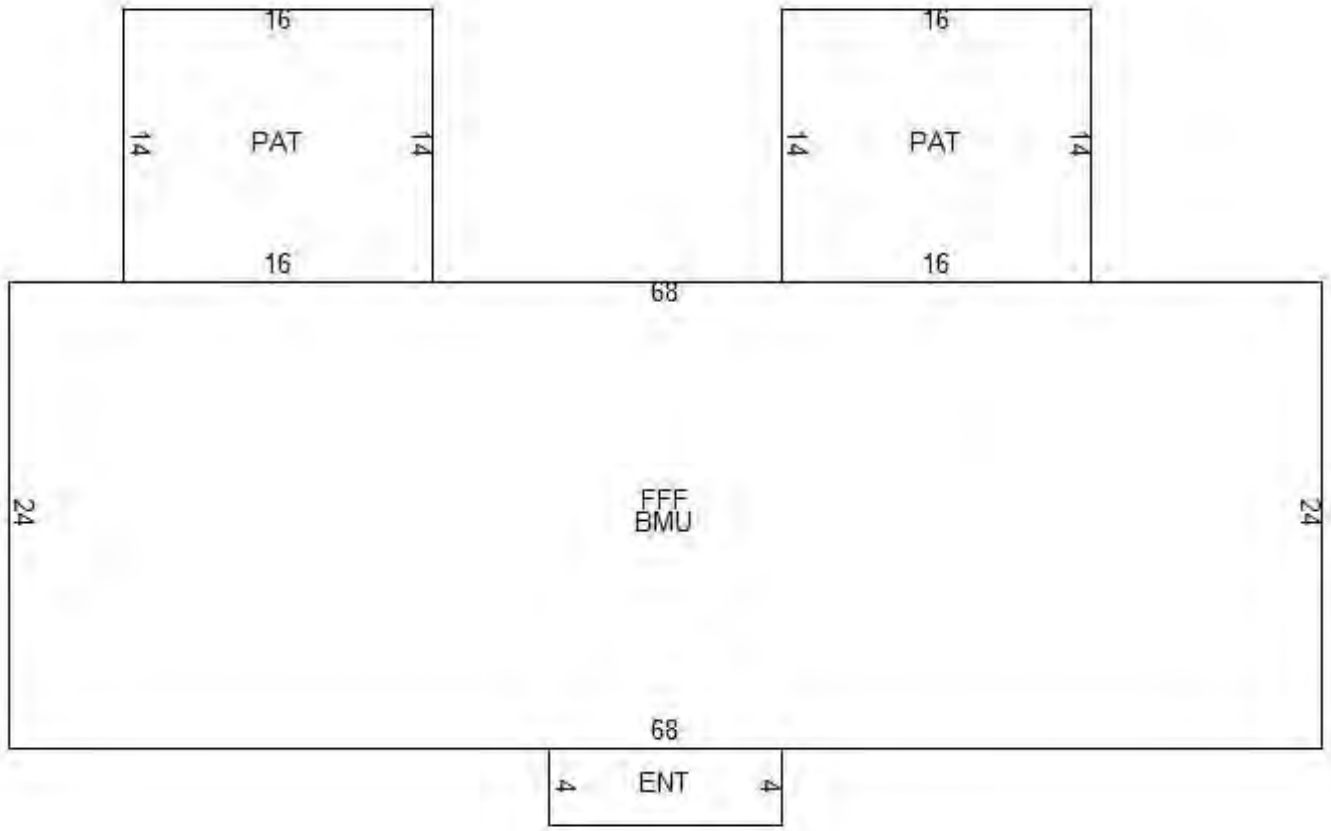
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0114** Base Rate: **RMF 96.00**
Bldg. Rate: **1.0316**
Sq. Foot Cost: **$ 99.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1632	1.00	1632
BMU	BSMNT	1632	0.15	245
PAT	PATIO	448	0.10	45
ENT	ENTRY WAY	48	0.10	5
GLA:	**1,632**	**3,760**		**1,927**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,850**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 156,500**

OWNER INFORMATION

GONZALEZ XIOMARA
PEREZ ANGEL S
31 BIGWOOD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	807	Q I	352,000	GAGE LISA
03/06/1981	2826	0244	U I 99		WALLER, HARRIS

PICTURE

LISTING HISTORY

02/05/21	ERVM	
07/31/15	MRUM	INFO
05/06/15	INSP	MARKED FOR INSPECTION
10/18/04	MRUE	

NOTES

GREEN; BELOW AVG= MASONITE; CORNER LOT; 2/21 - STATUS INTO UPDATED BY SALE; (2) BATHS = 1 FULL & 2 HALFS; OLD WINDS/SIDING; INT COND > EXT; OVERALL GOOD FOR AGE; REAR EST PER FENCE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	128	8 x 16	185	10.00	100	2,368	
						2,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 126,400	$ 1,700	$ 126,100
		Parcel Total:	$ 254,200
2020	$ 126,400	$ 1,700	$ 126,100
		Parcel Total:	$ 254,200
2021	**$ 192,900**	**$ 2,400**	**$ 188,600**
		Parcel Total:	**$ 383,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.470 ac	180,434	F	110	100	100	100	95 -- MILD	100	188,600	0	N	188,600	
	0.470 ac									188,600			**188,600**	

PICTURE

OWNER

GONZALEZ XIOMARA
PEREZ ANGEL S
31 BIGWOOD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

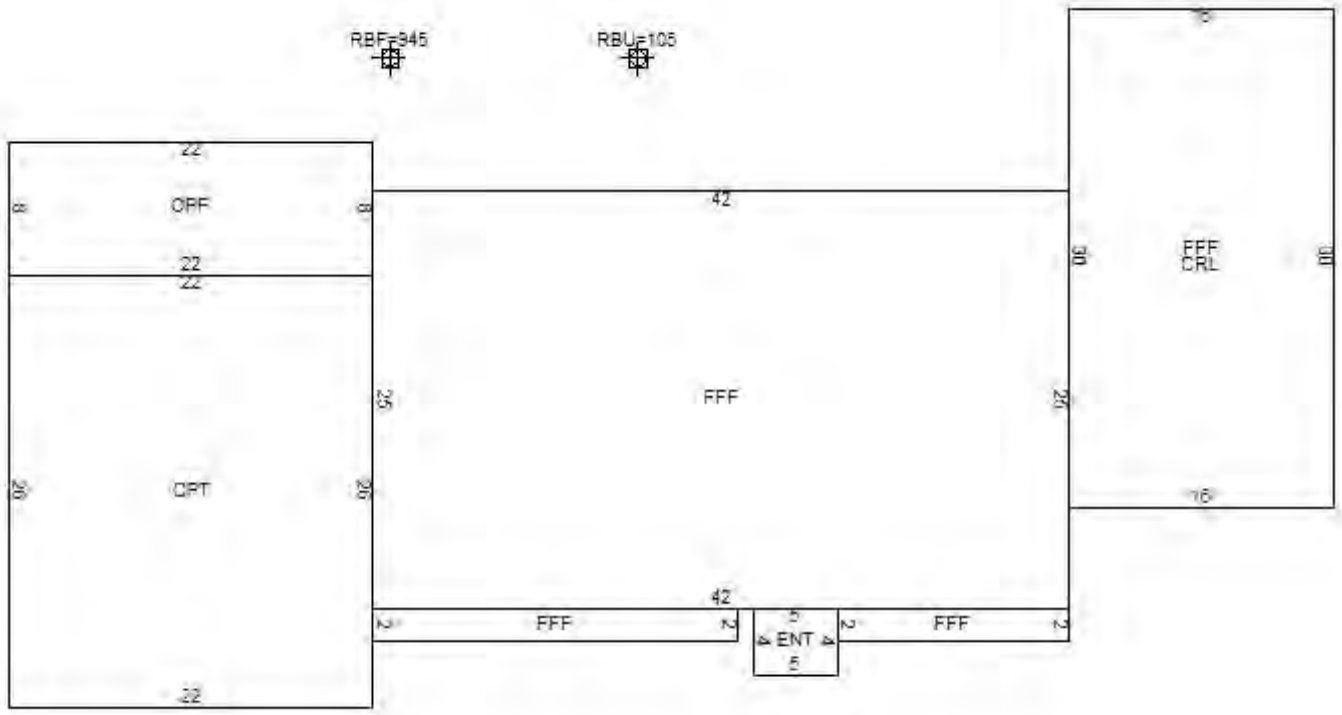
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9435** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0067**
Sq. Foot Cost: **$ 96.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	480	0.05	24
CPT	CARPORT	572	0.10	57
OPF	OPEN PORCH	176	0.25	44
RBF	RAISED BSMNT	945	0.75	709
RBU	RAISED BSMNT	105	0.25	26
FFF	FST FLR FIN	1602	1.00	1602
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,602**	**3,900**		**2,464**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 238,121**
Year Built:		**1965**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 192,900**

OWNER INFORMATION

316 DW HIGHWAY LLC
C/O RILEY THOMAS A MANAGER
25 CONSTITUTION DRIVE

BEDFORD , NH 03110

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/15/2021	9439	2236	Q I	2,605,000	GROSKY MARLENE REV
01/03/1995	5602	725	U I 99	40	GROSKY, RICHARD
08/23/1990	5207	0315	Q I	930,000	WASTON & TAMPOS

PICTURE

LISTING HISTORY

03/26/21	ERVM
03/02/17	MRPM
07/25/11	LMHC
07/09/04	MRUL

NOTES

WHITE / BLUE; 70% MANF'G; TECH PROTOTYPE INC.; 2 8X8 OH DOORS; 1 12X16 OH DOOR; 2017 OFFICE RENO, PU STORAGE, 3/21 NO INFO FROM FRONT EST ONLY, DNV SHED OR SHOP=REMOVED, DNPU AC SEPARATELY AS ACCOUNTED FOR IN THE RATE

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	35,000	1 x 35000	60	3.25	80	54,600	
MEZZANINE	2,000	1 x 2000	68	24.00	150	48,960	FIN SPACE
MEZZANINE	150	1 x 150	167	24.00	100	6,012	UNIFIN SPACE
CRANEWAY	80	1 x 80	260	253.00	80	42,099	
						151,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 1,175,300	$ 0	$ 356,000
		Parcel Total:	$ 1,531,300*
2020	$ 1,175,300	$ 0	$ 356,000
		Parcel Total:	$ 1,531,300*
2021	**$ 1,934,200**	**$ 151,700**	**$ 521,000**
		Parcel Total:	**$ 2,606,900**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	250	450,000	0	N	450,000	USE
COM/IND	2.840 ac	x 10,000	X	100				100 -- LEVEL	250	71,000	0	N	71,000	USE
	3.300 ac									521,000			**521,000**	

PICTURE

OWNER

316 DW HIGHWAY LLC
C/O RILEY THOMAS A MANAGER
25 CONSTITUTION DRIVE

BEDFORD , NH 03110

TAXABLE DISTRICTS

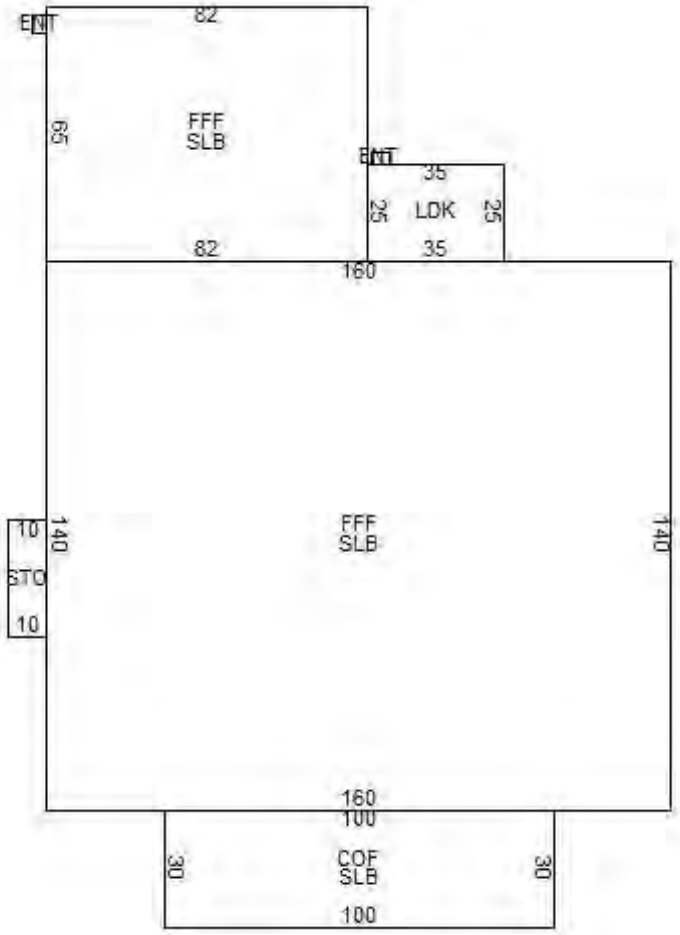
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/01/17		ALTERATION	

BUILDING DETAILS

Model: **1 STORY INDUSTRIAL**
Roof: **FLAT/RUBBER MEMBRANE**
Ext: **CNCRT OR BLK/BR ON MASONRY**
Int: **DRYWALL/AVE FOR USE**
Floor: **CONCRETE/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **MASONRY &/OR CLASS C** **1.0920**
Size Adj: **0.7370** Base Rate: **CEN 85.00**
Bldg. Rate: **0.7540**
Sq. Foot Cost: **$ 70.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	27730	1.00	27730
SLB	SLB	30730	0.00	0
LDK	LOADING AREA	875	0.20	175
COF	COM OFFICE	3000	1.75	5250
STO	STORAGE AREA	300	0.25	75
ENT	ENTRY WAY	35	0.10	4
GLA:	**30,730**	**62,670**		**33,234**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 2,330,368**
Year Built:		**1974**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 1,934,200**

OWNER INFORMATION

6 CONTINENTAL LLC

3 SECURITY DRIVE

HUDSON , NH 03051

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9492	224	Q I	975,000	BREVAN ELECTRONICS INC
05/14/1992	5339	430	Q I	316,374	UNKNOWN

MARKET INCOME DETAILS

Category: **WAREHOUSE** Lease: **NNN**
Loc: **GOOD 1.05** Bldg: **AVERAGE 1.00**
Rentable Sq. Ft: **12,700 ($7.56/yr)**
Size Adjustment: **1.0780**

Potential Gross Income: **$108,676**
Vacancy: **10.00 %**

Expenses: **7.62 %**
Net Income: **$90,355**
Capitalization Rate: **9.0000 %**
Additional Value: **$0**

LISTING HISTORY

06/27/19	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
07/26/04	MRUL	

NOTES

BREVAN ELECTRONICS / NEEDS ROOF IN 2005 OR 2006; 40% OFC; 2 8X10 OH DOORS; 40% A/C'D-DNPU(COF)

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land	
2019	$ 625,200	$ 0	$ 171,600	
			Parcel Total:	$ 796,800*
2020	$ 625,200	$ 0	$ 171,600	
			Parcel Total:	$ 796,800*
2021	**$ 643,100**	**$ 0**	**$ 360,800**	
			Parcel Total:	**$ 1,003,900***

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	P	100	100	100	100	100 -- LEVEL	200	360,000	0	N	360,000	USE/LTD
COM/IND	0.040 ac	x 10,000	X	100				100 -- LEVEL	200	800	0	N	800	USE/LTD
	0.500 ac									360,800			**360,800**	

PICTURE

OWNER

6 CONTINENTAL LLC

3 SECURITY DRIVE

HUDSON , NH 03051

TAXABLE DISTRICTS

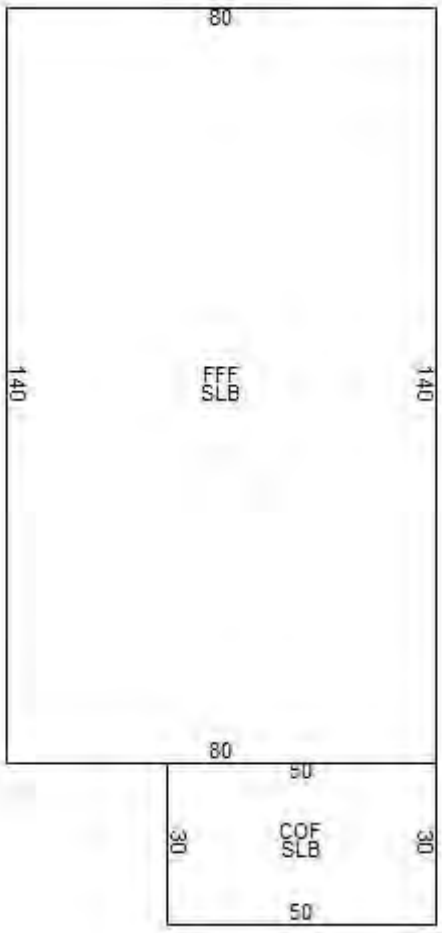
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-IND**
Roof: **FLAT/RUBBER MEMBRANE**
Ext: **CNCRT OR BLK**
Int: **AVE FOR USE/DRYWALL**
Floor: **CONCRETE/CARPET**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **MASONRY &/OR CLASS C**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	11200	1.00	11200
SLB	SLB	12700	0.00	0
COF	COM OFFICE	1500	1.75	2625
GLA:	**12,700**	**25,400**		**13,825**

2021 BASE YEAR BUILDING VALUATION

Year Built: **1980**
Condition For Age: AVERAGE

MARKET INCOME APPROACH TO VALUE

OWNER INFORMATION

LUKASZEVICZ MICHAEL J

23 CASCADE CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/12/2021	9424	2914	Q I	390,000	HALVATZES CONSTANTINE
09/20/2006	7741	0723	U I 51	202,000	SOUHEGAN RIVER VIEW VI

PICTURE

LISTING HISTORY

03/26/21	ERVM	
09/25/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
05/25/10	MRUL	

NOTES

TAN; CENTRAL VAC; PLAN #433B HCRD#30830 PHASE II//VIEW OF RIVER//CUSTOM INTERIOR; 9/20 - INT VBO; NC SEEN; 3/21 P/U GENERATOR(APPEARS @ 21 CASCADE CR BUT THAT IS WHERE GAS LINE IS) P/U RBF. WOB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SOUHEGAN RIVERVIEW	1		100	180,000.00	100	180,000	RF/VU
PATIO	240	1 x 240	127	7.00	25	533	BACKYARD
						183,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 133,900	$ 103,000	$ 0
		Parcel Total: $ 236,900	
2020	$ 133,900	$ 103,000	$ 0
		Parcel Total: $ 236,900	
2021	**$ 179,000**	**$ 183,500**	**$ 0**
		Parcel Total: $ 362,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LUKASZEVICZ MICHAEL J

23 CASCADE CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

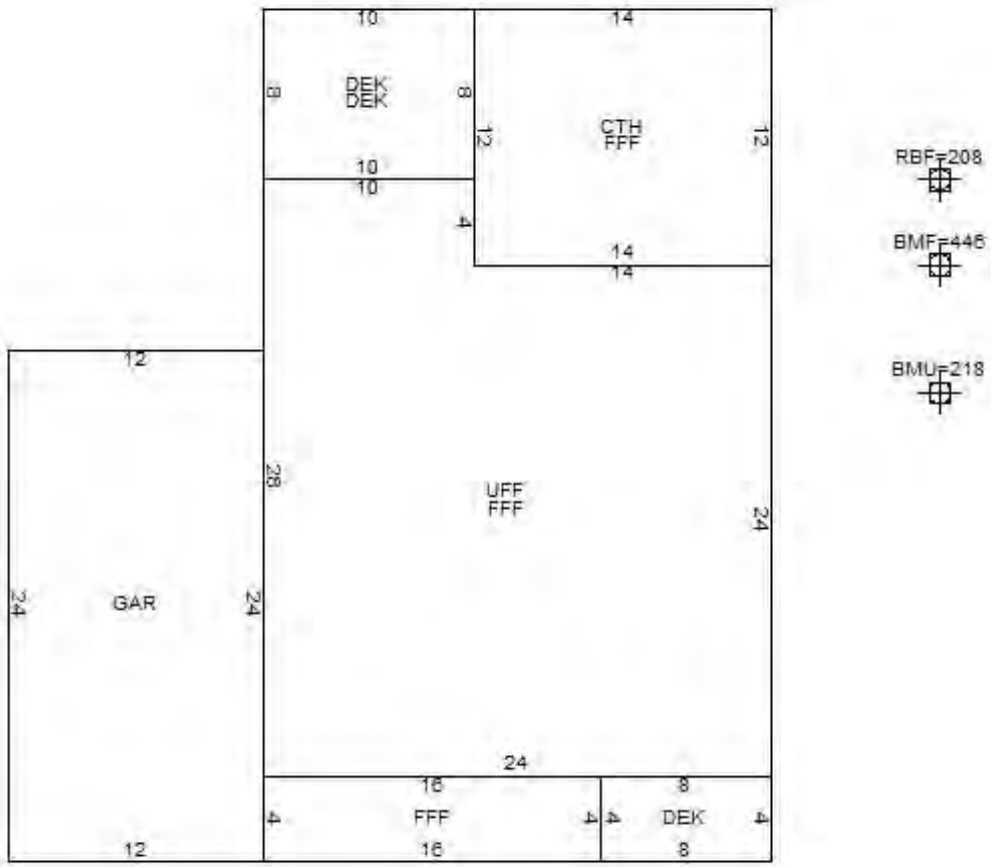
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0072** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0849**
Sq. Foot Cost: **$ 104.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	446	0.30	134
CTH	CATHEDRAL	168	0.10	17
FFF	FST FLR FIN	848	1.00	848
DEK	DECK/ENTRANCE	192	0.10	19
UFF	UPPER FLR FIN	616	1.00	616
GAR	GARAGE	288	0.45	130
BMU	BSMNT	218	0.15	33
RBF	RAISED BSMNT	208	0.75	156
GLA:	**1,464**	**2,984**		**1,953**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 203,405**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 179,000**

OWNER INFORMATION

KORIANSKI RICARDO L

21 CASCADE CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/21/2021	9413	1982	Q I	325,000	HALVATZES CONSTANTINE
09/20/2006	7741	0723	U I 51	202,000	SOUHEGAN RIVER VIEW VI

PICTURE

LISTING HISTORY

03/26/21	ERVM	
10/19/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/10	MRUL	

NOTES

BEIGE; PLAN #433B HCRD#30830 PHASE II/VIEW OF RIVER//WOB/ADD GEN 18, 3/21 REMOVED GENERATOR BELONGS TO 23 CASCADE CR (HAS TO BE ON 21 SIDE FOR GAS LINE AC) STATES K & B ORIG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SOUHEGAN RIVERVIEW	1		100	180,000.00	100	180,000	RF/VU
						183,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 130,800	$ 103,000	$ 0
		Parcel Total: $ 233,800	
2020	$ 130,800	$ 103,000	$ 0
		Parcel Total: $ 233,800	
2021	**$ 172,100**	**$ 183,000**	**$ 0**
		Parcel Total: $ 355,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KORIANSKI RICARDO L

21 CASCADE CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

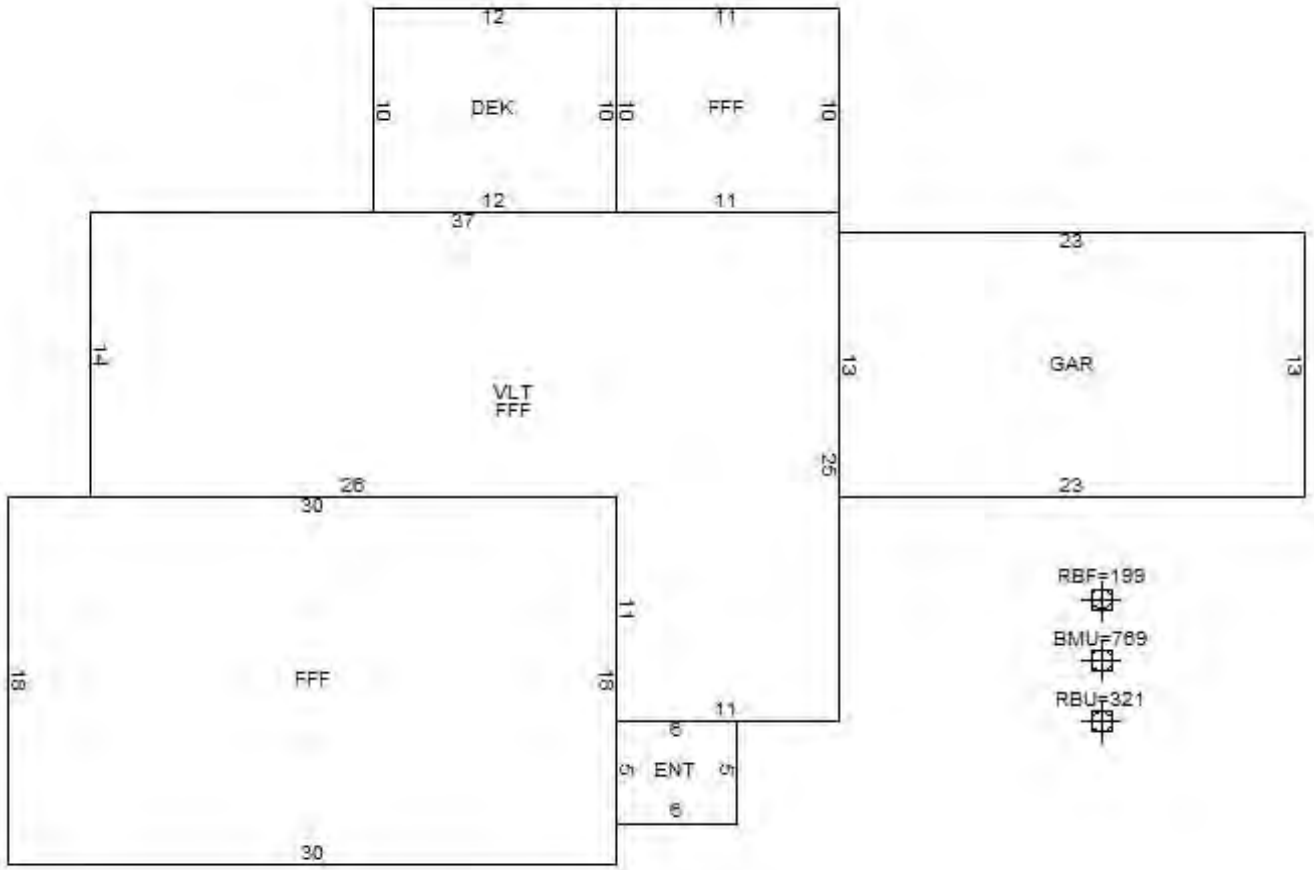
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FFL-CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0306** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1223**
Sq. Foot Cost: **$ 107.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	639	0.05	32
FFF	FST FLR FIN	1289	1.00	1289
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	30	0.10	3
RBF	RAISED BSMNT	199	0.75	149
GAR	GARAGE	299	0.45	135
BMU	BSMNT	769	0.15	115
RBU	RAISED BSMNT	321	0.25	80
GLA:	**1,289**	**3,666**		**1,815**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,548**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 172,100**

OWNER INFORMATION

DICINTI JOSEPH EDWARD
DICINTI SANDRA MARIE
3 CASCADE CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/22/2021	9442	1456	Q I	310,000	WUNDERLICH DONALD S
10/03/2006	7747	1342	Q I	229,933	SOUHEGAN RIVER VIEW VI

PICTURE

LISTING HISTORY

07/20/21	IKHC	
09/28/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/13/11	LMHC	
04/15/10	MRUE	

NOTES

PLAN #433B HCRD#30830 PHASE II/;REMOVE T=20 FOR 4/18; 7/21 CORRR BMU TO RBU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SOUHEGAN NRIVER VIEW	1		100	156,000.00	100	156,000	
						159,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 117,600	$ 83,000	$ 0
		Parcel Total: $ 200,600	
2020	$ 117,600	$ 83,000	$ 0
		Parcel Total: $ 200,600	
2021	**$ 157,700**	**$ 159,000**	**$ 0**
		Parcel Total: $ 316,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

DICINTI JOSEPH EDWARD
DICINTI SANDRA MARIE
3 CASCADE CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

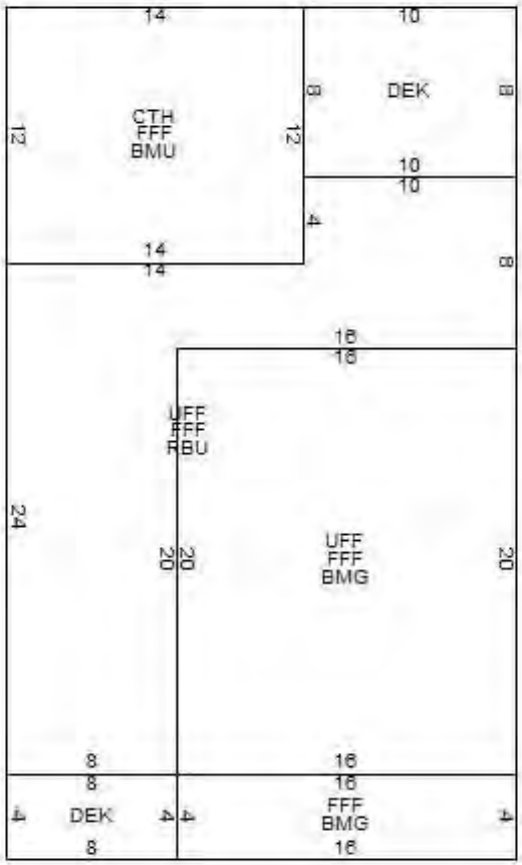
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0597** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1190**
Sq. Foot Cost: **$ 107.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	168	0.10	17
FFF	FST FLR FIN	848	1.00	848
BMU	BSMNT	168	0.15	25
DEK	DECK/ENTRANCE	112	0.10	11
UFF	UPPER FLR FIN	616	1.00	616
RBU	RAISED BSMNT	296	0.25	74
BMG	BASEMENT	384	0.20	77
GLA:	**1,464**	**2,592**		**1,668**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 179,193**
Year Built:		**2005**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 157,700**

OWNER INFORMATION

MARSHALL GERALD
MARSHALL KELLY
29 FOUR SEASONS LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2020	9377	1985	Q I	710,000	SMITH STUART A REV
02/25/2015	8730	1494	U I 44	1	SMITH STUART A
02/27/1990	5170	1752	U I 99	73,264	SMITH STUART A

PICTURE

LISTING HISTORY

02/05/21	ERVM	
07/05/16	LMHC	
07/01/16	JDHC	
06/11/15	MRUM	MARKED FOR INSPECTION
08/01/11	LMHC	
08/12/02	MRUM	

NOTES

TAN; OTH FIXT=2ND SINK IN BATH 1.02 LONG ACCESS TOBABOOSIC LAKE CATH C, P/O 4 SEASONS ASSOC/BEACH ALSO//15, PU AC, PAT SHED, SKETCH; 7/16 WF=LEVEL, SANDY BEACH TO SM GRASSY SECT; MANY LILY PADS @ H20; 2/21 - K+B EARLY 2000'S; EPF HEATED = FFF; SML BAR W/GRILLE + SINK @ WTR-F; WELL MAINT; P&B

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
SHED-WOOD	120	12 x 10	193	10.00	100	2,316	
PATIO	475	475 x 1	94	7.00	100	3,126	
						11,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 185,700	$ 10,700	$ 244,000
		Parcel Total:	$ 440,400
2020	$ 185,700	$ 10,700	$ 244,000
		Parcel Total:	$ 440,400
2021	**$ 284,200**	**$ 11,400**	**$ 455,800**
		Parcel Total:	**$ 751,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES WTRFRNT	0.100 ac	x 5,000	X	100				95 -- MILD	100	500	0	N	500	
BABOOSIC LAKE	62.000 wf	BEACH AND/OR LNDSCP, WEEDY						100 -- LEVEL WF	90	265,300	0		265,300	DTW
	1.020 ac									455,800			**455,800**	

PICTURE

OWNER

MARSHALL GERALD
MARSHALL KELLY
29 FOUR SEASONS LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

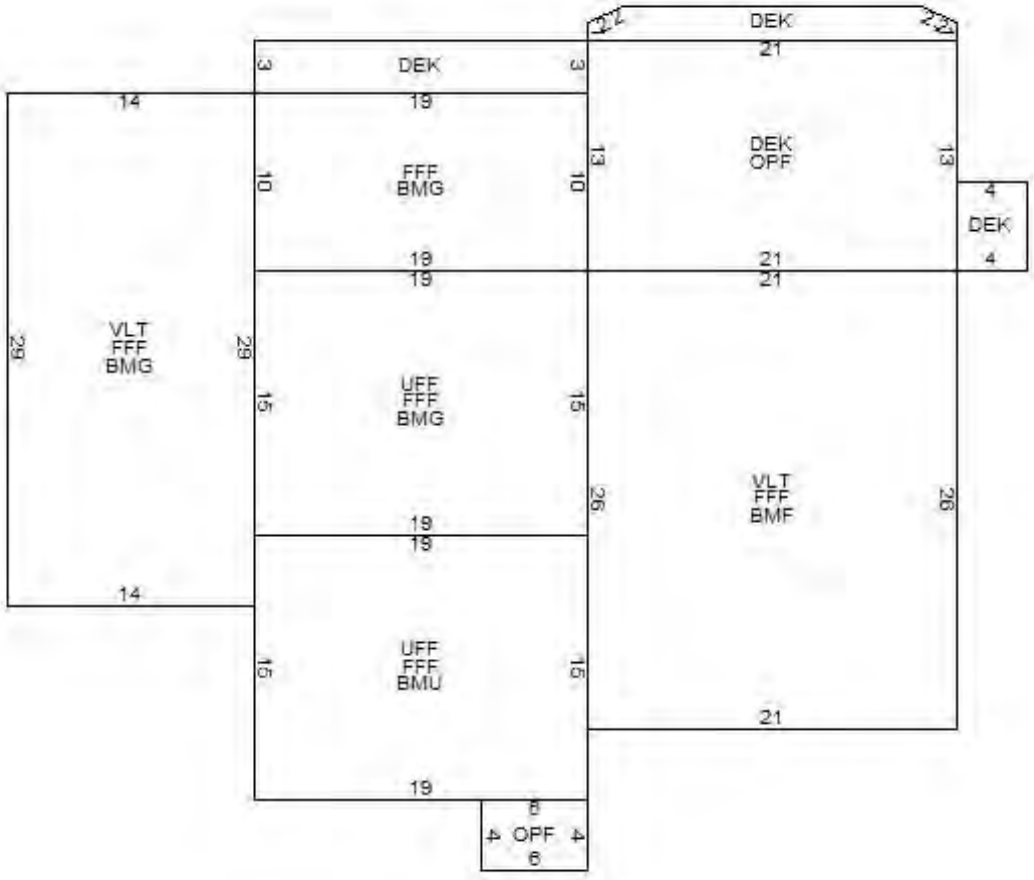
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/STANDING SEAM**
Ext: **STN ON MASONRY/ABOVE AVG**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9123** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1771**
Sq. Foot Cost: **$ 113.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1712	1.00	1712
BMF	BSMNT FINISHED	546	0.30	164
UFF	UPPER FLR FIN	570	1.00	570
BMU	BSMNT	285	0.15	43
BMG	BASEMENT	881	0.20	176
DEK	DECK/ENTRANCE	390	0.10	39
OPF	OPEN PORCH	297	0.25	74
VLT	VAULTED	952	0.05	48
GLA:	**2,282**	**5,633**		**2,826**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 319,338**
Year Built:		**1987**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 284,200**

OWNER INFORMATION

ANCTIL MATTHEW C

18 TROWBRIDGE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/09/2021	9452	2513	Q I	426,000	SMIDDY RICHARD M
06/02/2020	9301	1243	Q I	386,000	MCCRAY DAVID W & RITA T
01/23/1999	6061	0142	Q I	140,000	SWISHER, DOUGLAS

PICTURE

LISTING HISTORY

05/04/20	JBPR	
08/27/12	MRUM	MARKED FOR INSPECTION
10/03/02	MRUL	

NOTES

20` DRAINAGE ESMT TO RGHT 2.5 ACRES UNDER WTR; BELOW AVG=COMP CLAP;PU GAS/FHW///16X16 FFF FOR 2020//NOW OPEN TO KITCHEN, HEATED WITH GAS STOVE; 5/20; PU VLT, FIX SKETCH FOR OPF, VLT CONF THRU FS LISTING; UPDATED KIT & BTH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
LEAN-TO	144	24 x 6	171	4.00	80	788	
						800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 141,700	$ 800	$ 152,200
		Parcel Total:	$ 294,700
2020	$ 147,400	$ 800	$ 152,200
		Parcel Total:	$ 300,400
2021	**$ 200,200**	**$ 800**	**$ 214,900**
		Parcel Total:	**$ 415,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	2.620 ac	x 5,000	X	100				90 -- ROLLING	50	5,900	0	N	5,900	WET
	3.540 ac									214,900			**214,900**	

PICTURE

OWNER

ANCTIL MATTHEW C

18 TROWBRIDGE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

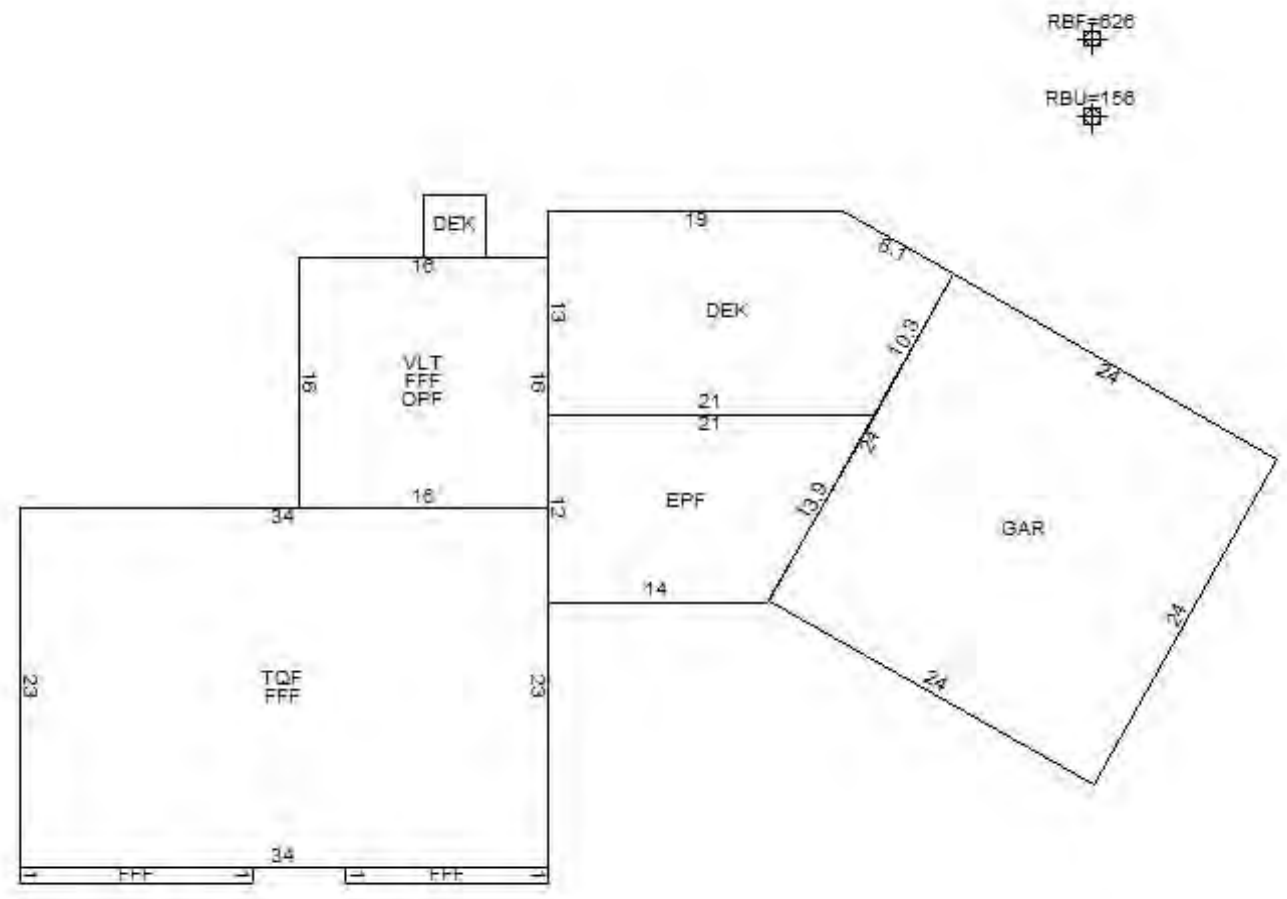
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY SPLIT CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9241** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9165**
Sq. Foot Cost: **$ 87.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	782	0.75	587
FFF	FST FLR FIN	1066	1.00	1066
VLT	VAULTED	256	0.05	13
OPF	OPEN PORCH	256	0.25	64
DEK	DECK/ENTRANCE	318	0.10	32
EPF	ENCLOSED	210	0.70	147
GAR	GARAGE	576	0.45	259
RBF	RAISED BSMNT	626	0.75	470
RBU	RAISED BSMNT	156	0.25	39
GLA:	**1,653**	**4,246**		**2,677**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 235,522**
Year Built: **1984**
Condition For Age: GOOD **15 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **15 %**

Building Value: **$ 200,200**

OWNER INFORMATION

LORD O'BRIEN PAMELA ANNA
O'BRIEN KEVIN DOUGLAS
14 COLMAN PATH

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/24/2021	9473	1093	Q I	375,000	DUNCAN DAVID M JR
12/01/2006	7776	854	U I 39		TREBAT, ALAN &
12/01/2006	7776	856	Q I	247,933	TREBAT, ALAN
05/13/2002	6632	0777	Q I	216,800	ROSENBAUM, MAC &

PICTURE

LISTING HISTORY

05/04/20	JBPR	
07/12/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
09/24/02	MRUL	

NOTES

2013 FIXTURES; 5/20; SEPTIC '19, NC TO EXT OR INT PER HO INFO;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 121,300	$ 3,000	$ 150,200
		Parcel Total:	$ 274,500
2020	$ 121,300	$ 3,000	$ 150,200
		Parcel Total:	$ 274,500
2021	**$ 165,200**	**$ 3,000**	**$ 212,900**
		Parcel Total:	**$ 381,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.830 ac	x 5,000	X	100				95 -- MILD	100	3,900	0	N	3,900	
	1.750 ac									212,900			**212,900**	

PICTURE

OWNER

LORD O'BRIEN PAMELA ANNA
O'BRIEN KEVIN DOUGLAS
14 COLMAN PATH

MERRIMACK, NH 03054

TAXABLE DISTRICTS

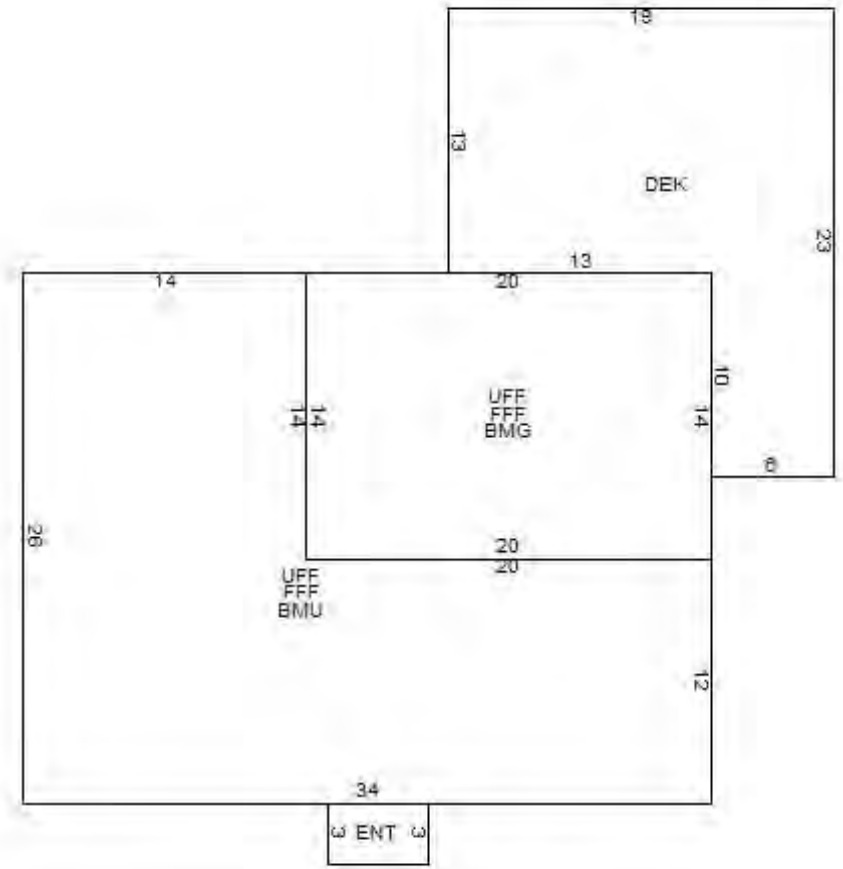
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/19/19		SEPTIC	

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0080** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0644**
Sq. Foot Cost: **$ 102.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BASEMENT	280	0.20	56
UFF	UPPER FLR FIN	884	1.00	884
FFF	FST FLR FIN	884	1.00	884
BMU	BSMNT	604	0.15	91
ENT	ENTRY WAY	15	0.10	2
DEK	DECK/ENTRANCE	307	0.10	31
GLA:	**1,768**	**2,974**		**1,948**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 199,066**
Year Built:		**1976**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 165,200**

OWNER INFORMATION

NESTOR MICHAEL J
NESTOR LINELL STACEY
11 HANCOCK ROAD

WAKEFIELD, MA 01880

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	258	Q I	495,000	MARTIN EVAN
04/13/2016	8845	2940	Q I	334,000	STIMELING KURT W &
05/28/2013	8564	0344	Q I	335,000	LEEK JAMES R
09/13/2002	6710	2980	Q I	286,000	SILVERNALE, ROBE

PICTURE

LISTING HISTORY

05/05/16	MRUM	
04/14/14	MRVR	
07/23/13	MRUL	
07/12/13	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
09/24/02	MRUL	

NOTES

BROWN; 2013 CLUBHS WITH 2 STORIES, 12X10 EST 2 FARMERS PORCHES 3X12 EACH, EXPOSED BEAMS;FIN BSMT PER MLS 7/13 MKB PAVED DRIVE AFTER SALE, PU SHED, OPF, ATU, 2014 DRIVE=PAVED,SOLID WOOD CABS.GRANITE COUNTERS

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	150	3,269	2 STORY
OPEN PORCH	48	4 x 12	393	15.00	150	4,244	2 STORY
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	
						11,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 174,200	$ 9,500	$ 149,000
		Parcel Total:	$ 332,700
2020	$ 174,200	$ 9,500	$ 149,000
		Parcel Total:	$ 332,700
2021	**$ 234,500**	**$ 11,700**	**$ 211,700**
		Parcel Total:	**$ 457,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.558 ac	x 5,000	X	100				95 -- MILD	100	2,700	0	N	2,700	
	1.478 ac									211,700			**211,700**	

PICTURE

OWNER

NESTOR MICHAEL J
NESTOR LINELL STACEY
11 HANCOCK ROAD

WAKEFIELD, MA 01880

TAXABLE DISTRICTS

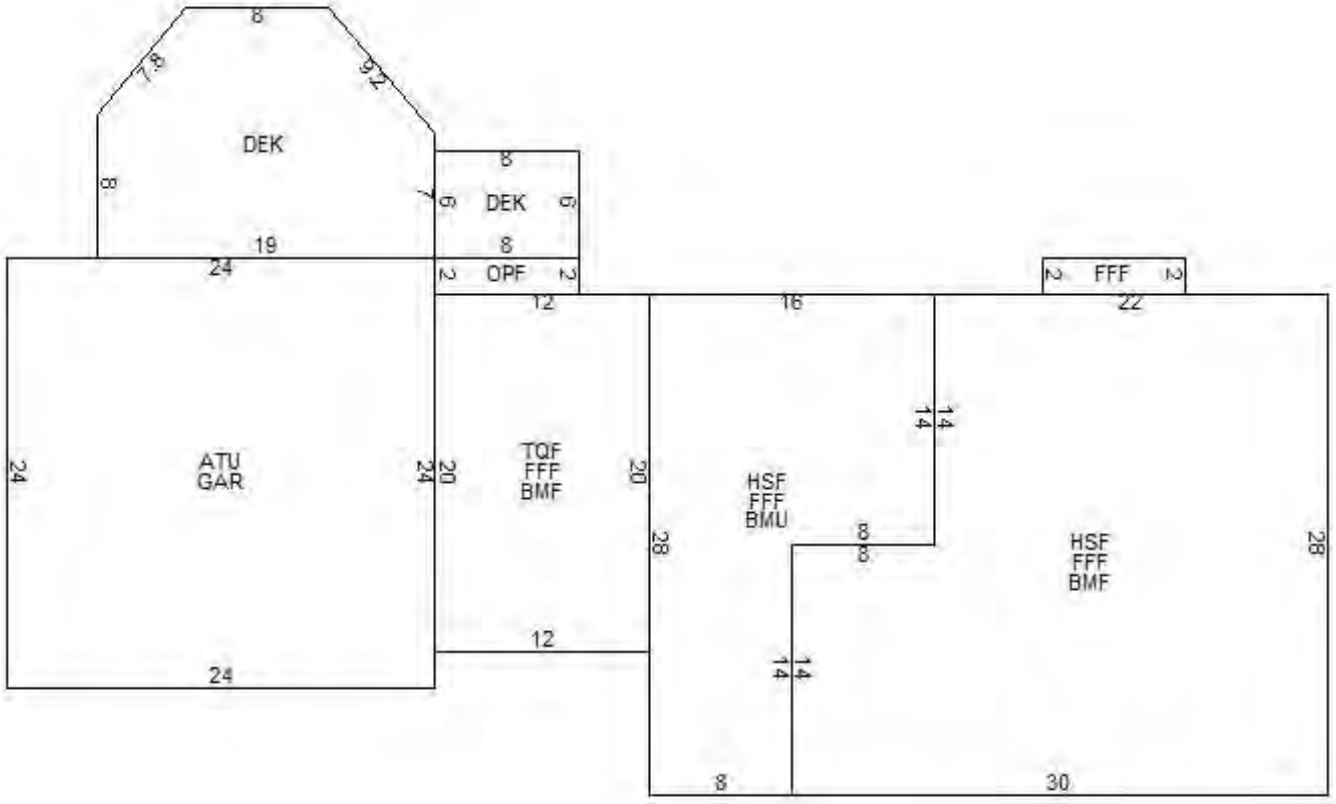
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9205** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0320**
Sq. Foot Cost: **$ 99.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1320	1.00	1320
OPF	OPEN PORCH	16	0.25	4
DEK	DECK/ENTRANCE	278	0.10	28
ATU	ATTIC	576	0.10	58
GAR	GARAGE	576	0.45	259
HSF	1/2 STRY FIN	1064	0.50	532
BMU	BSMNT	336	0.15	50
BMF	BSMNT FINISHED	968	0.30	290
TQF	3/4 STRY FIN	240	0.75	180
GLA:	**2,032**	**5,374**		**2,721**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 269,569**
Year Built: **1977**
Condition For Age: VERY GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 234,500**

OWNER INFORMATION

LAROCHE SCOTT
LAROCHE KERI
11 MARTY DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	9392	175	Q I	440,000	BALOCHE DANIEL &
08/22/2007	7891	1275	Q I	369,000	LULA, FRED E
01/27/2006	7621	1596	Q I	365,000	WILDE, KEVIN S &

PICTURE

LISTING HISTORY

02/10/21 ERVM
10/17/13 MRUM
10/08/02 MRUL

NOTES

TAN; PU GEN DEL POOL SHED 13; 2/21 - K+B EST 2007; FURN 2018; EXT GOOD CONG;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 181,900	$ 3,000	$ 154,100
		Parcel Total:	$ 339,000
2020	$ 181,900	$ 3,000	$ 154,100
		Parcel Total:	$ 339,000
2021	**$ 241,000**	**$ 3,000**	**$ 220,100**
		Parcel Total:	**$ 464,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.014 ac	x 5,000	X	100				100 -- LEVEL	100	100	0	N	100	
	0.934 ac									220,100			**220,100**	

PICTURE

OWNER

LAROCHE SCOTT
LAROCHE KERI
11 MARTY DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

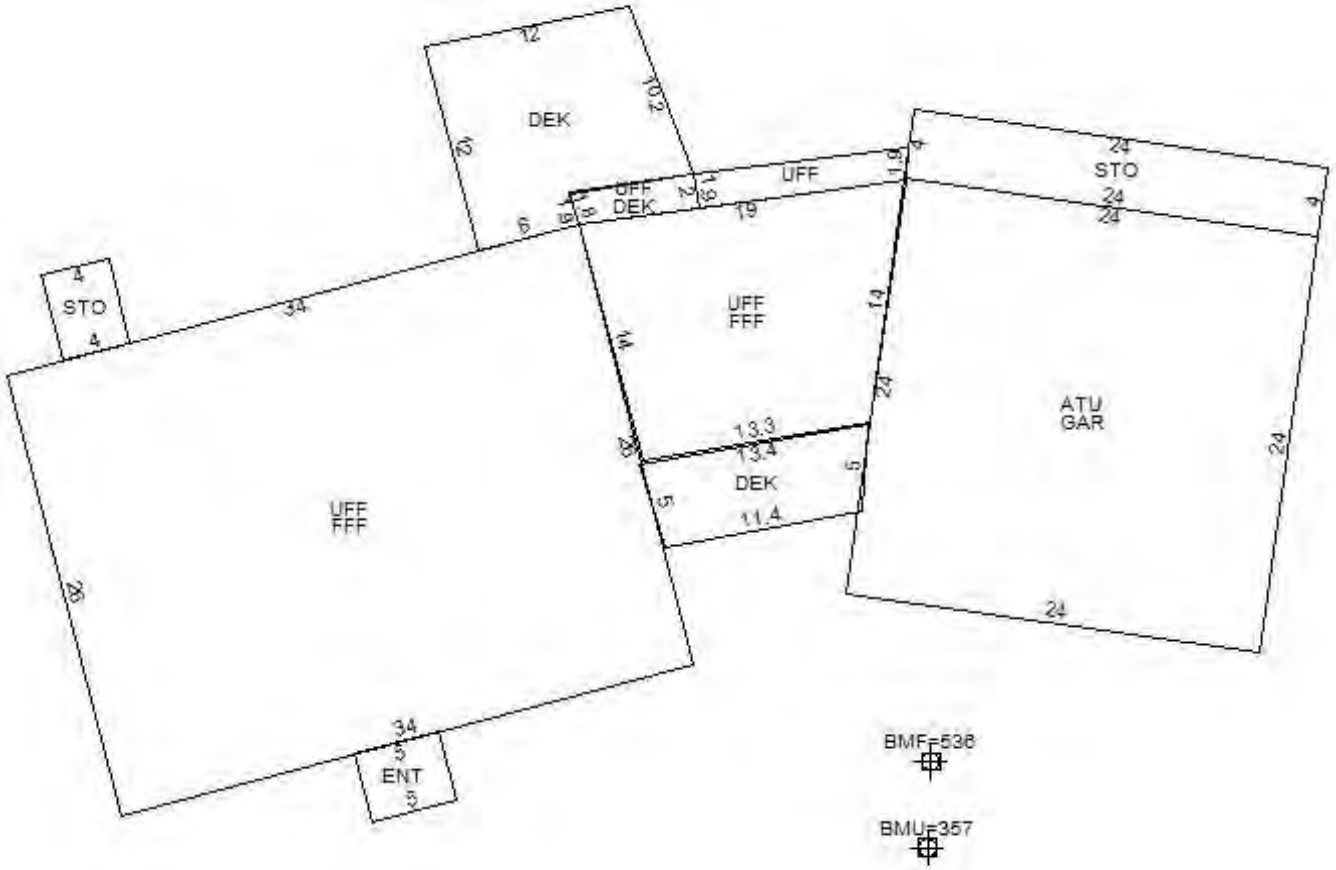
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9120** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0690**
Sq. Foot Cost: **$ 102.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1141	1.00	1141
FFF	FST FLR FIN	1105	1.00	1105
STO	STORAGE AREA	116	0.25	29
ATU	ATTIC	575	0.10	58
GAR	GARAGE	575	0.45	259
DEK	DECK/ENTRANCE	209	0.10	21
BMF	BSMNT FINISHED	536	0.30	161
BMU	BSMNT	357	0.15	54
ENT	ENTRY WAY	20	0.10	2
GLA:	**2,246**	**4,634**		**2,830**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 290,415**
Year Built:		**1978**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 241,000**

OWNER INFORMATION

RIVERA ANIBAL JR

22 NORCROSS TERRACE

LYNN , MA 01902

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	839	Q I	545,500	TORO WILMER GIRALDO
10/14/2016	8907	1195	Q I	281,400	GREEN, WALTER + LINDA
04/23/1976	2450	176	U I 99		TSORONIS, WILLIAM

PICTURE

LISTING HISTORY

03/24/21	IKVM	
09/13/12	MRUL	MARKED FOR INSPECTION
12/16/02	MRUL	

NOTES

GREY; KIT=GD; 3/21 - INT VBO; CORR SKETCH - DEK & PU EPU;7/21 ADDED FIN BASEMENT AND BATH IN BMT, CORR FLOORS, GARAGE IMPROVEMENTS WITH HEAT/AC, MODERN BATH/KITCH IS OAK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-ABOVE GROUND	452	452 x 1	95	6.00	80	2,061	24'
GARAGE-1 STY	1,344	1 x 1344	72	30.00	150	43,546	SHAPE/HEAT/AC
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	MASTER BR
						48,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 133,800	$ 11,000	$ 120,300
		Parcel Total:	$ 265,100
2020	$ 133,800	$ 11,000	$ 120,300
		Parcel Total:	$ 265,100
2021	**$ 260,900**	**$ 48,600**	**$ 180,200**
		Parcel Total:	**$ 489,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.464 ac	180,173	E	100	100	100	100	100 -- LEVEL	100	180,200	0	N	180,200	
	0.464 ac									180,200			**180,200**	

PICTURE

OWNER

RIVERA ANIBAL JR

22 NORCROSS TERRACE

LYNN , MA 01902

TAXABLE DISTRICTS

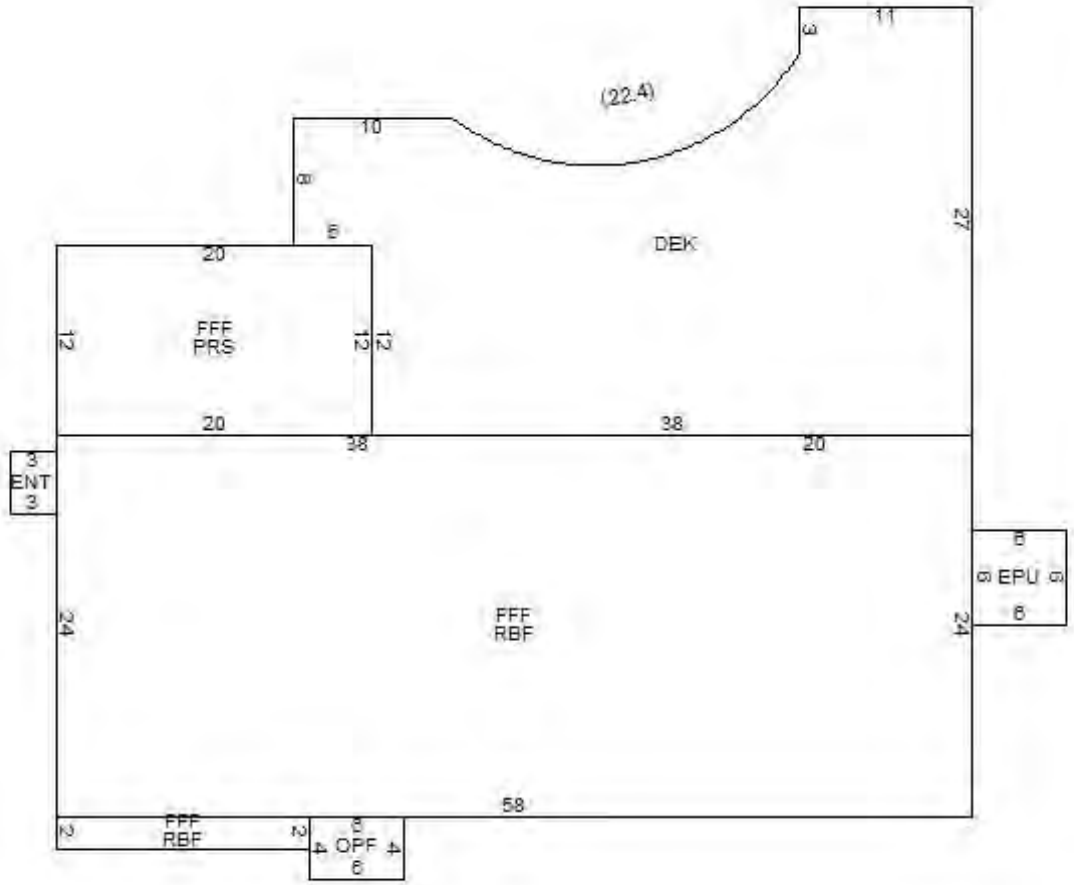
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/22/20		GARAGE	8X20 STO BAY TO GAR
08/06/20		ADDITION	20X24 GAR ADD TO EXISTI

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9124** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1058**
Sq. Foot Cost: **$ 106.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1664	1.00	1664
PRS	PIERS	240	-0.05	-12
DEK	DECK/ENTRANCE	846	0.10	85
OPF	OPEN PORCH	24	0.25	6
EPU	COVERED BSMNT	36	0.35	13
ENT	ENTRY WAY	12	0.10	1
RBF	RAISED BSMNT	1424	0.75	1068
GLA:	**1,664**	**4,246**		**2,825**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 299,902**
Year Built:		**1973**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 260,900**

OWNER INFORMATION

WILSON JENNIFER
DESMOND DANIEL J
18 SILVER DOE LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2021	9475	2682	Q I	400,000	RIVARD FAMILY
02/16/2021	9425	2841	U I 38	1	RIVARD TANYA C
07/24/2006	7710	2597	U I 38		RIVARD, TANAYA C
07/19/2005	7505	732	Q I	274,933	BISHOP, CRAIG G

PICTURE

LISTING HISTORY

05/05/20	KEPE	
04/01/13	MRUL	
04/11/12	MRPR	INFO PHONE
10/17/02	MRUM	

NOTES

W/S METAL FLUE; 5/20 NOH; EST UC PER PERMIT @ 4/1 FOR WORK IN RBF & CK21;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	140	14 x 10	174	10.00	100	2,436	
SHED-WOOD	96	12 x 8	227	10.00	50	1,090	
LEAN-TO	72	12 x 6	282	4.00	40	325	
POOL-ABOVE GROUND	300	20 x 15	113	6.00	100	2,034	
						8,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 123,100	$ 7,800	$ 149,300
		Parcel Total:	$ 280,200
2020	$ 115,800	$ 7,800	$ 149,300
		Parcel Total:	$ 272,900
2021	**$ 170,300**	**$ 8,900**	**$ 210,900**
		Parcel Total:	**$ 390,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.730 ac	191,739	F	110	100	100	100	100 -- LEVEL	100	210,900	0	N	210,900	
	0.730 ac									210,900			**210,900**	

PICTURE

OWNER

WILSON JENNIFER
DESMOND DANIEL J
18 SILVER DOE LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

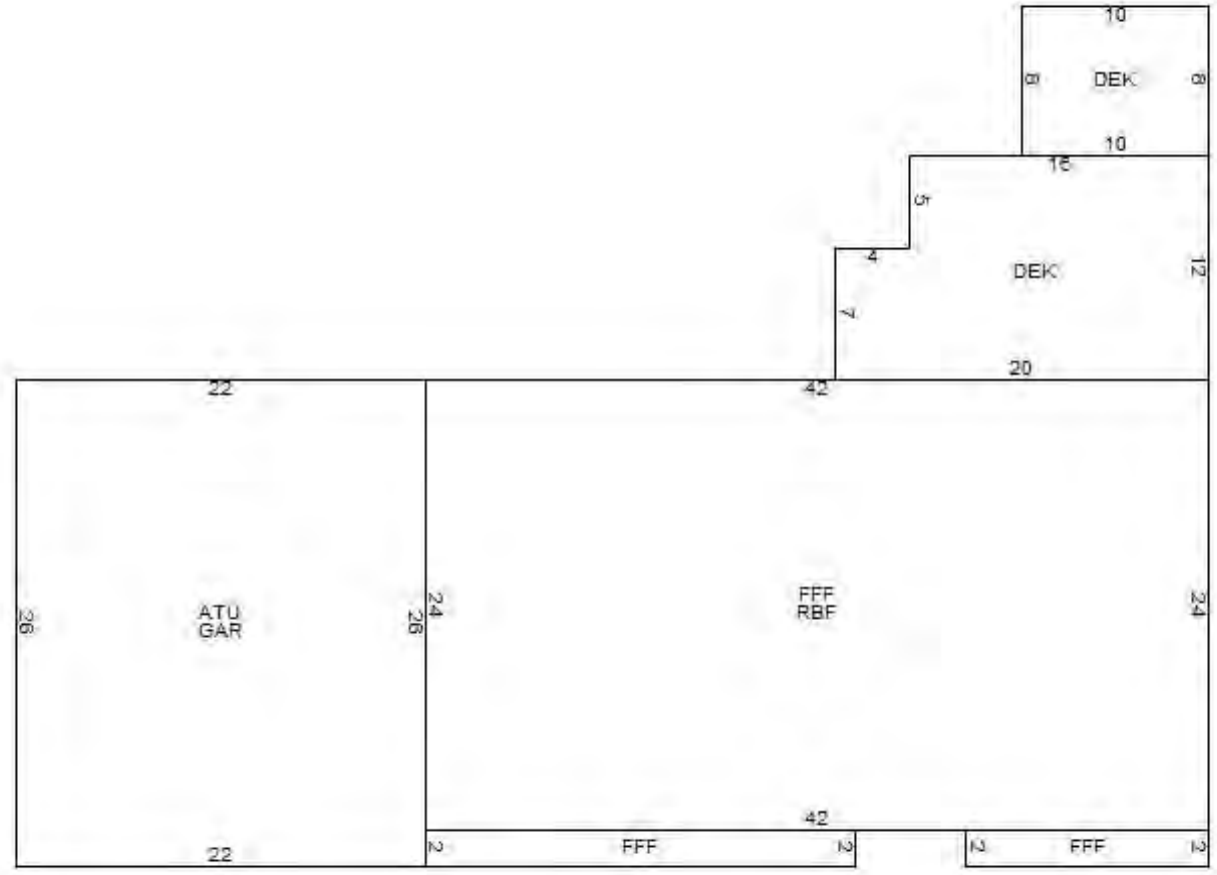
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/04/20		FINISH BASEMENT	
05/23/12		OVAL/ROUND POOL	ABOVE GROUND
07/07/11		ALTERATION	AMEND GARAGE PERMIT I
04/25/11		GARAGE	

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9752** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0298**
Sq. Foot Cost: **$ 98.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	300	0.10	30
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	1008	0.75	756
ATU	ATTIC	572	0.10	57
GAR	GARAGE	572	0.45	257
GLA:	**1,080**	**3,532**		**2,180**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 215,515**
Year Built:		**1976**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:	RBF UC	**5 %**
Total Depreciation:		**21 %**
Building Value:		**$ 170,300**

OWNER INFORMATION

MANSFIELD CHRISTINA V
WATSON RICHARD J
31 OLD BLOOD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/07/2021	9467	213	Q I	410,000	HAMMOND RAYMOND
11/02/2020	9373	1987	Q I	377,500	PEACH MICHAEL L &
05/01/2019	9164	1467	Q I	281,000	LASALA THOMAS P &
09/25/2012	8474	1702	Q I	215,533	VANZANDT, TRACY C
10/29/2004	7348	696	Q I	258,900	BROWN, ROBERT J

PICTURE

LISTING HISTORY

07/21/21	LMHC
02/10/21	ERVM
10/22/12	MRUM
10/04/02	MRUL

NOTES

GREY; 2.8 A + B 1023;10/12 CORRECTED SIDING; 2/21 - PER HO INT UPDATED; INT COND/QUALITY>EXT; ORIG WINDS/SIDING;EXPOSED BEAMS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	50	1,090	
						1,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 115,100	$ 1,200	$ 155,400
		Parcel Total:	$ 271,700
2020	$ 115,100	$ 1,200	$ 155,400
		Parcel Total:	$ 271,700
2021	**$ 165,100**	**$ 1,100**	**$ 229,100**
		Parcel Total:	**$ 395,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	1.919 ac	x 5,000	X	100				95 -- MILD	100	9,100	0	N	9,100	
	2.839 ac									229,100			**229,100**	

PICTURE

OWNER

MANSFIELD CHRISTINA V
WATSON RICHARD J
31 OLD BLOOD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

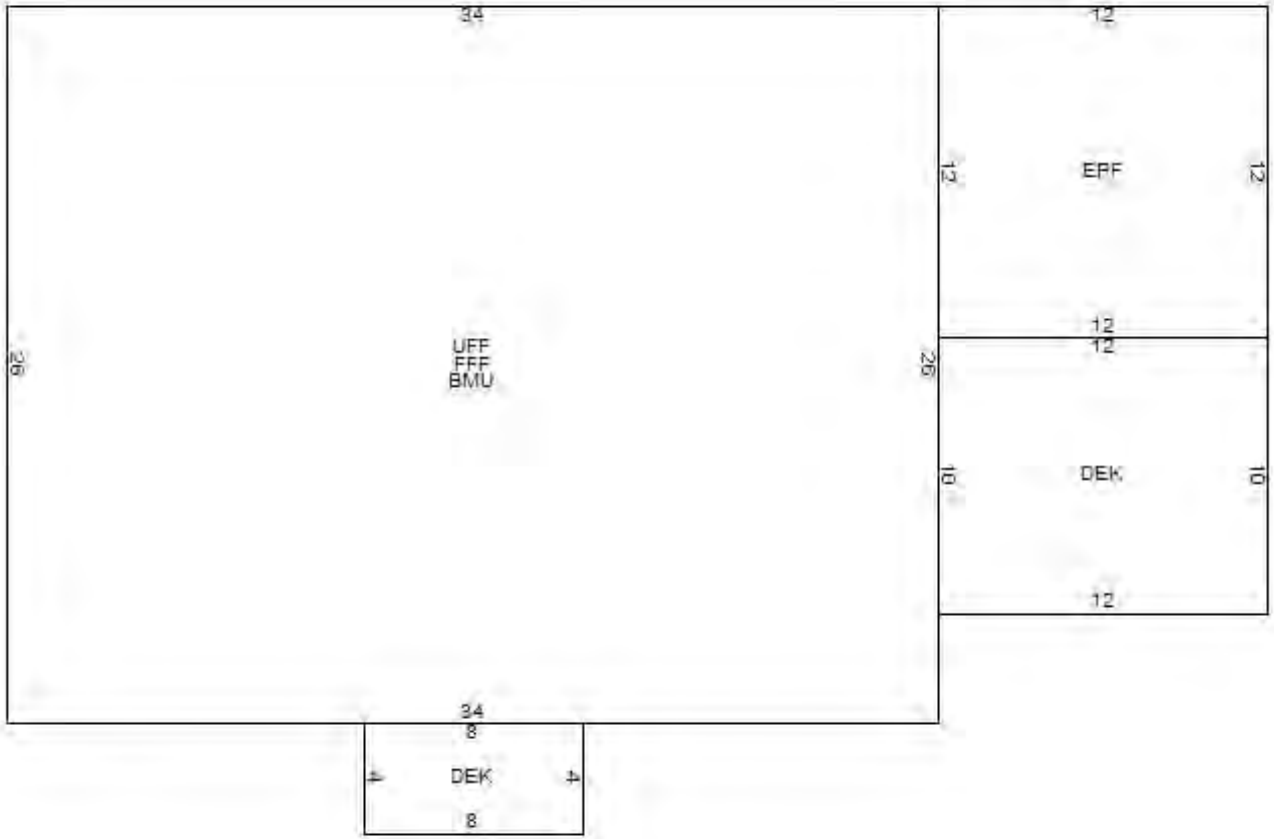
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
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: **0.9975** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9691**
Sq. Foot Cost: **$ 93.03**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	144	0.70	101
DEK	DECK/ENTRANCE	152	0.10	15
UFF	UPPER FLR FIN	884	1.00	884
FFF	FST FLR FIN	884	1.00	884
BMU	BSMNT	884	0.15	133
GLA:	**1,768**	**2,948**		**2,017**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,642**
Year Built:		**1984**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 165,100**

OWNER INFORMATION

BEAUREGARD WATSON SUZAN
WATSON PETER
1 LINDA LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/03/2021	9464	1723	Q I	742,533	MILANO LISA A REVOC
03/13/2012	8405	0940	U I 47		MILANO PAUL & LISA
07/01/2004	7269	2191	Q I	454,934	ADAMS, THOMAS E

PICTURE

LISTING HISTORY

02/24/17	MRPM	
05/10/14	MRUM	MARKED FOR INSPECTION
03/20/03	MRUM	

NOTES

PLAN #170B CONSOLDATION AND ADDING 3 NEW LOTSPLAN 170C NEW SUBDIVISION//EST SHED AND PATIO 14, PU DECK, TQF 14 2016 BATH RENO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	
						5,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 256,500	$ 4,700	$ 205,000
		Parcel Total:	$ 466,200
2020	$ 256,500	$ 4,700	$ 205,000
		Parcel Total:	$ 466,200
2021	**$ 360,500**	**$ 5,500**	**$ 289,000**
		Parcel Total:	**$ 655,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	100 -- LEVEL	100	280,000	0	N	280,000	
1F RES	1.897 ac	x 5,000	X	100				95 -- MILD	100	9,000	0	N	9,000	
	2.817 ac									289,000			**289,000**	

PICTURE

OWNER

BEAUREGARD WATSON SUZAN
WATSON PETER
1 LINDA LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

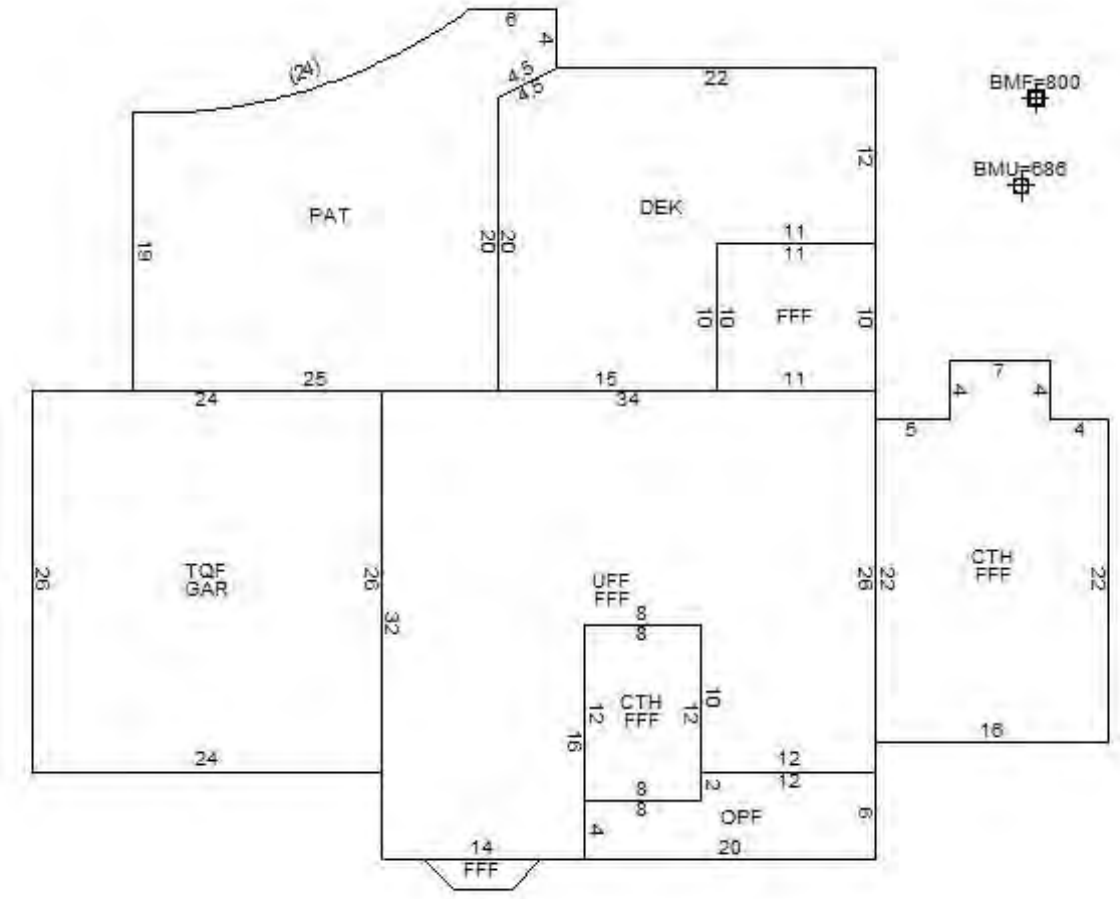
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/14/16		BATH ADDITION/REN	

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8647** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1331**
Sq. Foot Cost: **$ 108.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	624	0.75	468
GAR	GARAGE	624	0.45	281
UFF	UPPER FLR FIN	888	1.00	888
FFF	FST FLR FIN	1486	1.00	1486
OPF	OPEN PORCH	104	0.25	26
CTH	CATHEDRAL	476	0.10	48
PAT	PATIO	557	0.10	56
DEK	DECK/ENTRANCE	458	0.10	46
BMF	BSMNT FINISHED	800	0.30	240
BMU	BSMNT	686	0.15	103
GLA:	**2,842**	**6,703**		**3,642**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 396,177**
Year Built:		**2002**
Condition For Age:	VERY GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 360,500**

OWNER INFORMATION

BARTON GARY L
BARTON JOANNE R
38 MCQUESTION RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	872	Q I	700,000	STROUD FAMILY TRUST
08/30/2012	8465	0406	U I 44		STROUD THOMAS
12/16/2003	7138	1013	Q V	111,500	LAVOIE, ROBERT C
02/05/2002	6578	1663	Q V	90,000	NORTH VIEW HOMES
07/05/2001	6453	0617	Q V	86,000	DUNHAM, BARBARA

PICTURE

LISTING HISTORY

02/10/21	ERVM	
10/15/19	MRUL	
06/27/19	INSP	MARKED FOR INSPECTION
04/19/10	MRUR	
04/06/09	MRUR	
04/05/05	MRUL	

NOTES

TAN;PU GEN 19, BMF; 2/21 - NOH; REAR EST PER FENCE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 351,600	$ 3,000	$ 156,000
		Parcel Total:	$ 510,600
2020	$ 351,600	$ 3,000	$ 156,000
		Parcel Total:	$ 510,600
2021	**$ 459,400**	**$ 3,000**	**$ 219,000**
		Parcel Total:	**$ 681,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	105	100	100	100 -- LEVEL	100	210,000	0	N	210,000	
1F RES	1.902 ac	x 5,000	X	100				95 -- MILD	100	9,000	0	N	9,000	
	2.822 ac									219,000			**219,000**	

PICTURE

OWNER

BARTON GARY L
BARTON JOANNE R
38 MCQUESTION RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

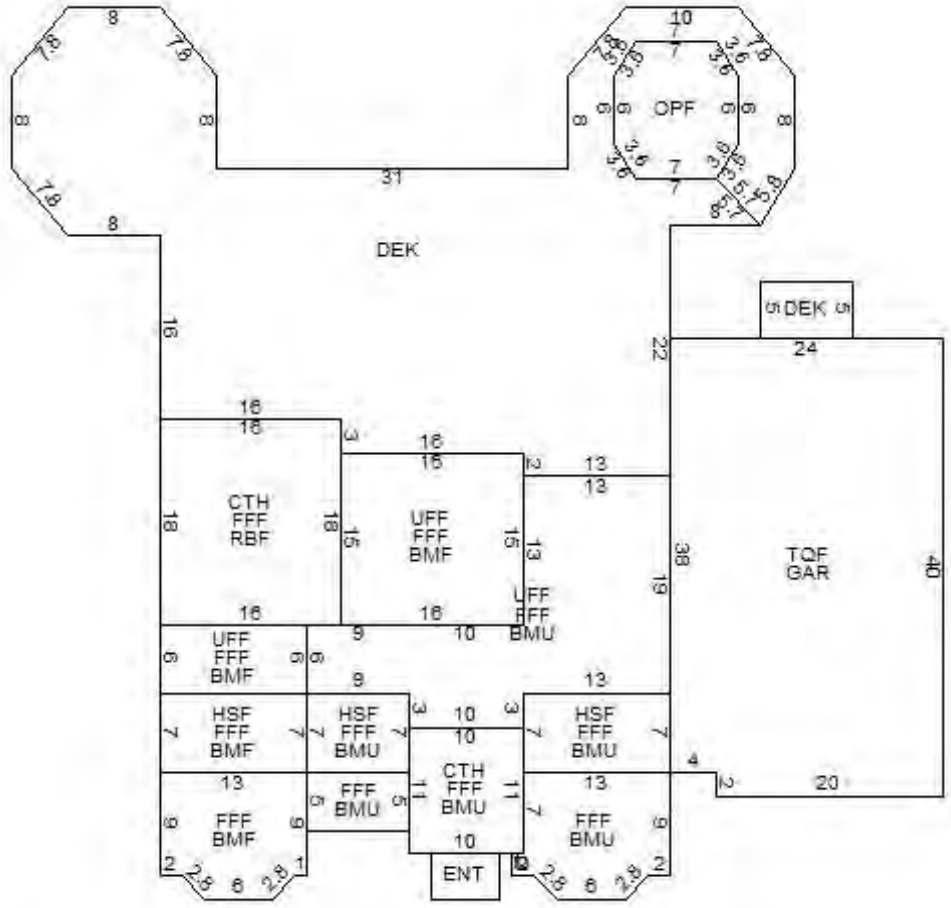
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **3.0** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8371** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2151**
Sq. Foot Cost: **$ 116.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	398	0.10	40
FFF	FST FLR FIN	1665	1.00	1665
RBF	RAISED BSMNT	288	0.75	216
TQF	3/4 STRY FIN	952	0.75	714
GAR	GARAGE	952	0.45	428
BMU	BSMNT	835	0.15	125
BMF	BSMNT FINISHED	542	0.30	163
ENT	ENTRY WAY	24	0.10	2
OPF	OPEN PORCH	120	0.25	30
UFF	UPPER FLR FIN	709	1.00	709
DEK	DECK/ENTRANCE	1606	0.10	161
HSF	1/2 STRY FIN	245	0.50	123
GLA:	**3,211**	**8,336**		**4,376**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 510,460**
Year Built:		**2004**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 459,400**

OWNER INFORMATION

HARRINGTON MELISSA
HARRINGTON JAMES IV
15 MERRYMEETING DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/22/2021	9443	973	Q I	560,000	JACQUES MATTHEW J
07/20/2015	8771	2721	Q I	375,000	MORRIS, DARRELL J. +
06/04/1984	3166	442	U I 99		LEXINGTON RIDGE

PICTURE

LISTING HISTORY

07/16/21	LMHC	
05/12/14	MRUL	MARKED FOR INSPECTION
10/25/02	MRUL	

NOTES

EFP ANGLED OTH FIXT=2ND SINK IN MSTR BATH; MOD KIT/POOL TO GUNITE 14

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-GUNITE	800	40 x 20	80	33.00	100	21,120	KIDNEY W/ LG APRON
						24,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 210,200	$ 19,900	$ 155,200
		Parcel Total:	$ 385,300
2020	$ 210,200	$ 19,900	$ 155,200
		Parcel Total:	$ 385,300
2021	**$ 274,900**	**$ 24,100**	**$ 241,200**
		Parcel Total:	**$ 540,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	100 -- LEVEL	100	240,000	0	N	240,000	
1F RES	0.244 ac	x 5,000	X	100				100 -- LEVEL	100	1,200	0	N	1,200	
	1.164 ac									241,200			**241,200**	

PICTURE

OWNER

HARRINGTON MELISSA
HARRINGTON JAMES IV
15 MERRYMEETING DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

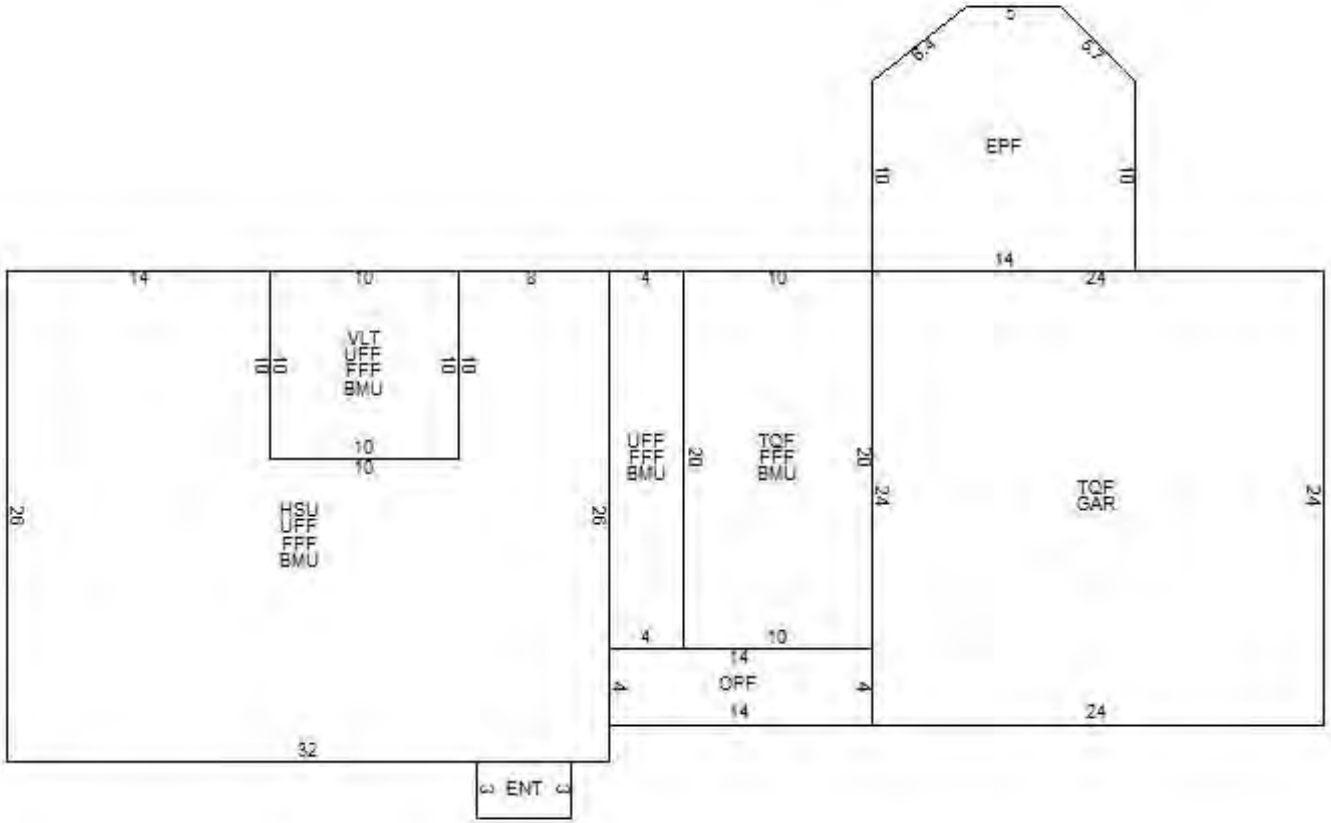
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8825** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9785**
Sq. Foot Cost: **$ 93.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	100	0.05	5
HSU	1/2 STRY UNFIN	732	0.15	110
UFF	UPPER FLR FIN	912	1.00	912
FFF	FST FLR FIN	1112	1.00	1112
BMU	BSMNT	1112	0.15	167
TQF	3/4 STRY FIN	776	0.75	582
OPF	OPEN PORCH	56	0.25	14
GAR	GARAGE	576	0.45	259
EPF	ENCLOSED	178	0.70	125
ENT	ENTRY WAY	15	0.10	2
GLA:	**2,606**	**5,569**		**3,288**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 308,875**
Year Built:		**1984**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 274,900**

OWNER INFORMATION

LOPATA BRIAN

9 DANBURY DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/24/2020	9385	2693	Q I	375,000	VARELA THOMAS J & LINDA
03/11/2020	9270	892	U I 38	1	VARELA THOMAS J & LINDA
12/16/1991	5301	966	Q I	124,571	COOPER, JOHN K

PICTURE

LISTING HISTORY

02/10/21 ERVM
05/15/14 MRUM
10/25/02 MRUL

NOTES

TAN; METAL W/S FLUE; BELOW AVG=COMP CLAPBOARD; 2/21 - MISC. SIDING/WINDOW ROT; OLD WINDOWS; EXT AVG COND; SOME INT UPDATES PER OWNER (LTD INFO); EST INT COND > EXT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	50	1,090	ROT
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 135,100	$ 4,200	$ 146,300
		Parcel Total:	$ 285,600
2020	$ 135,100	$ 4,200	$ 146,300
		Parcel Total:	$ 285,600
2021	**$ 177,300**	**$ 4,100**	**$ 209,000**
		Parcel Total:	**$ 390,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.002 ac	x 5,000	X	100				95 -- MILD	100	0	0	N	0	
	0.922 ac									209,000			**209,000**	

PICTURE

OWNER

LOPATA BRIAN

9 DANBURY DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

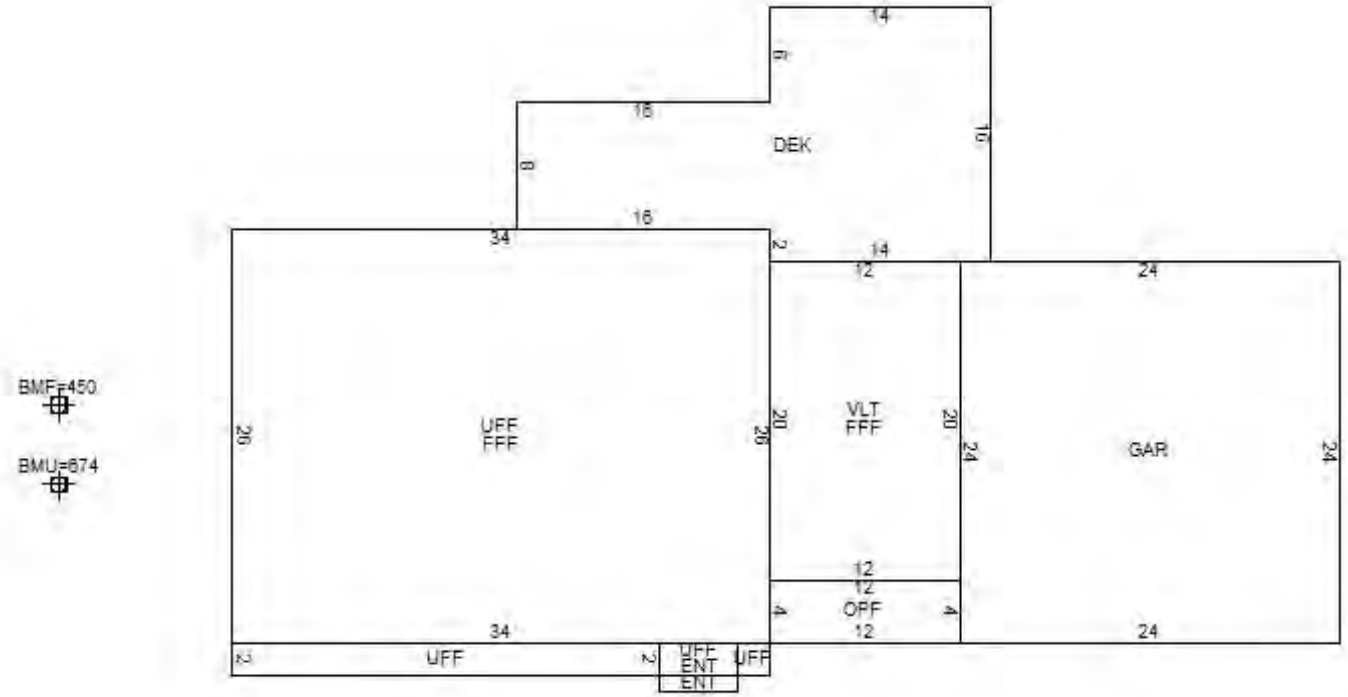
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/14/13		SEPTIC	

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9280** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9114**
Sq. Foot Cost: **$ 87.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	48	0.25	12
VLT	VAULTED	240	0.05	12
FFF	FST FLR FIN	1124	1.00	1124
UFF	UPPER FLR FIN	952	1.00	952
DEK	DECK/ENTRANCE	352	0.10	35
BMF	BSMNT FINISHED	450	0.30	135
BMU	BSMNT	674	0.15	101
ENT	ENTRY WAY	15	0.10	2
GLA:	**2,076**	**4,431**		**2,632**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 230,274**
Year Built:		**1971**
Condition For Age:	AVERAGE	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 177,300**

OWNER INFORMATION

GAGNE NATHAN D
GAGNE JOCELYN T
32 MAIDSTONE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/22/2021	9483	2288	Q I	467,000	CAREY RONALD A
08/12/1998	5983	241	U I 99		MARCHAND, DONALD

PICTURE

LISTING HISTORY

09/21/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
10/28/02	MRUL	

NOTES

TAN; 13X20 FFL/BMT HAS 4 FT FAKE WALL IN FRONT APPEAR TO BE 17` ACROSSTHE FRONT 9/12 ADD SHED HOT TUB ADD PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	10.00	100	2,316	
HOT TUB	1		100	1,500.00	100	1,500	
						6,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 142,100	$ 6,100	$ 132,800
		Parcel Total:	$ 281,000
2020	$ 142,100	$ 6,100	$ 132,800
		Parcel Total:	$ 281,000
2021	**$ 182,600**	**$ 6,800**	**$ 193,300**
		Parcel Total:	**$ 382,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.574 ac	184,956	F	110	100	100	100	95 -- MILD	100	193,300	0	N	193,300	
	0.574 ac									193,300			**193,300**	

PICTURE

OWNER

GAGNE NATHAN D
GAGNE JOCELYN T
32 MAIDSTONE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

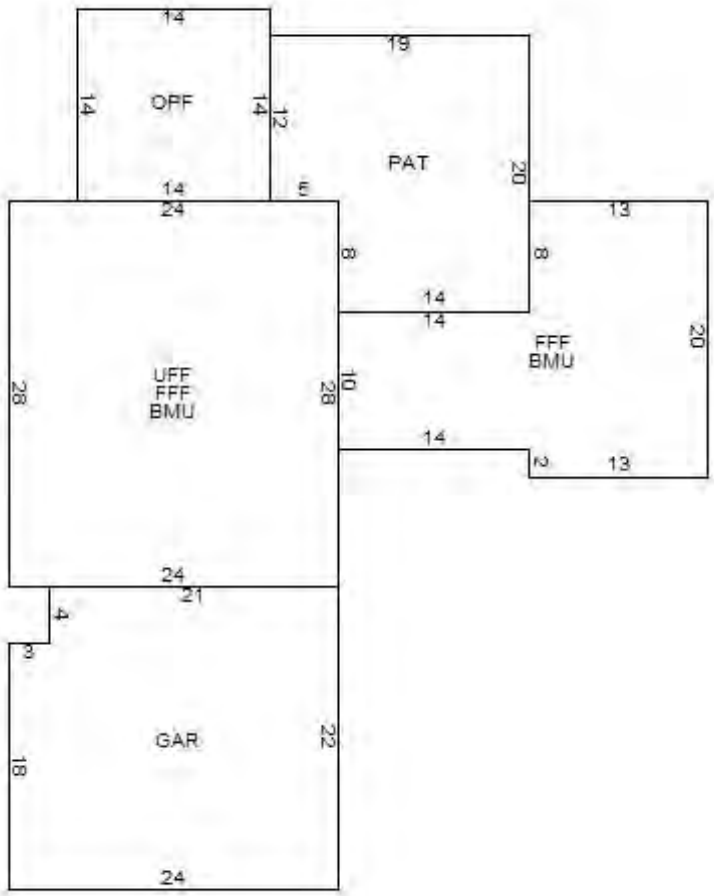
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9703** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0451**
Sq. Foot Cost: **$ 100.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	196	0.25	49
UFF	UPPER FLR FIN	672	1.00	672
FFF	FST FLR FIN	1072	1.00	1072
BMU	BSMNT	1072	0.15	161
GAR	GARAGE	516	0.45	232
PAT	PATIO	340	0.10	34
GLA:	**1,744**	**3,868**		**2,220**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 222,733**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 182,600**

OWNER INFORMATION

ROBICHAUD MARK
ROBICHAUD BRITTANY
12 MADISON LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	9380	643	Q I	355,000	LATHE RICHARD N & ANNE
01/28/2013	8520	1748	U I 99		LATHE RICHARD N &
01/14/1972	2188	401	U I 99		BIGWOOD OSCAR &

PICTURE

LISTING HISTORY

02/10/21	ERVM	
10/17/19	MRUL	
06/27/19	INSP	MARKED FOR INSPECTION
05/07/10	MRUL	

NOTES

GREY; L 90 + B 969; BELOW AVG=COMP CLAPBOARD;WALL MOUNT BOILER//BMT FLOODED 2018,; 2/21 - HOT TUB ON PATIO - DNPU; ROOF EST PER SNOW; EXT GOOD COND FOR AGE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	96	12 x 8	227	10.00	60	1,308	
PATIO	396	1 x 396	100	7.00	75	2,079	EST = SNOW
						15,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 99,600	$ 16,600	$ 130,400
		Parcel Total:	$ 246,600
2020	$ 100,600	$ 13,300	$ 130,400
		Parcel Total:	$ 244,300
2021	**$ 149,000**	**$ 15,700**	**$ 191,600**
		Parcel Total:	**$ 356,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.537 ac	183,347	F	110	100	100	100	95 -- MILD	100	191,600	0	N	191,600	
	0.537 ac									191,600			**191,600**	

PICTURE

OWNER

ROBICHAUD MARK
ROBICHAUD BRITTANY
12 MADISON LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

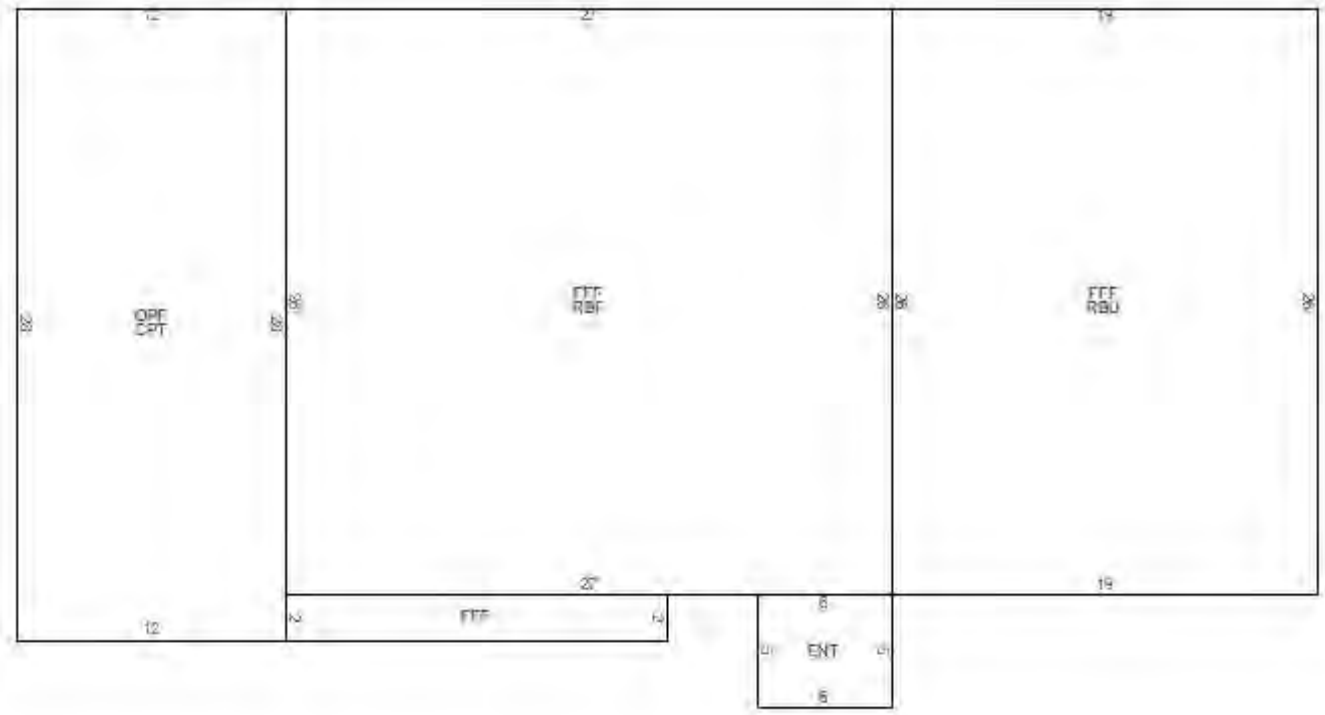
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ROLLED/COMPO**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM OR SIM**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9997** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9457**
Sq. Foot Cost: **$ 90.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	336	0.25	84
CPT	CARPORT	336	0.10	34
FFF	FST FLR FIN	1230	1.00	1230
RBF	RAISED BSMNT	702	0.75	527
RBU	RAISED BSMNT	494	0.25	124
ENT	ENTRY WAY	30	0.10	3
GLA:	**1,230**	**3,128**		**2,002**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 181,762**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 149,000**

OWNER INFORMATION

COLVIN MICHELLE

4 MAIDSTONE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2021	9490	2770	Q I	450,000	GOLLER LINDSEY S
12/23/2016	8931	0425	Q I	339,000	BURKHARD JOHSHUA &
10/03/2006	7747	0221	Q I	355,000	KILBRETH, MARK & L
04/25/2005	7447	2814	U I 51	272,500	O'DONNELL, JOHN

PICTURE

LISTING HISTORY

09/21/12	MRUL	MARKED FOR INSPECTION
10/29/02	MRUM	

NOTES

PU GEN, DEL FBM

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	
						4,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 155,100	$ 4,200	$ 141,300
		Parcel Total:	$ 300,600
2020	$ 155,100	$ 4,200	$ 141,300
		Parcel Total:	$ 300,600
2021	**$ 198,500**	**$ 4,800**	**$ 204,500**
		Parcel Total:	**$ 407,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.595 ac	185,869	F	110	100	100	100	100 -- LEVEL	100	204,500	0	N	204,500	
	0.595 ac									204,500			**204,500**	

PICTURE

OWNER

COLVIN MICHELLE

4 MAIDSTONE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

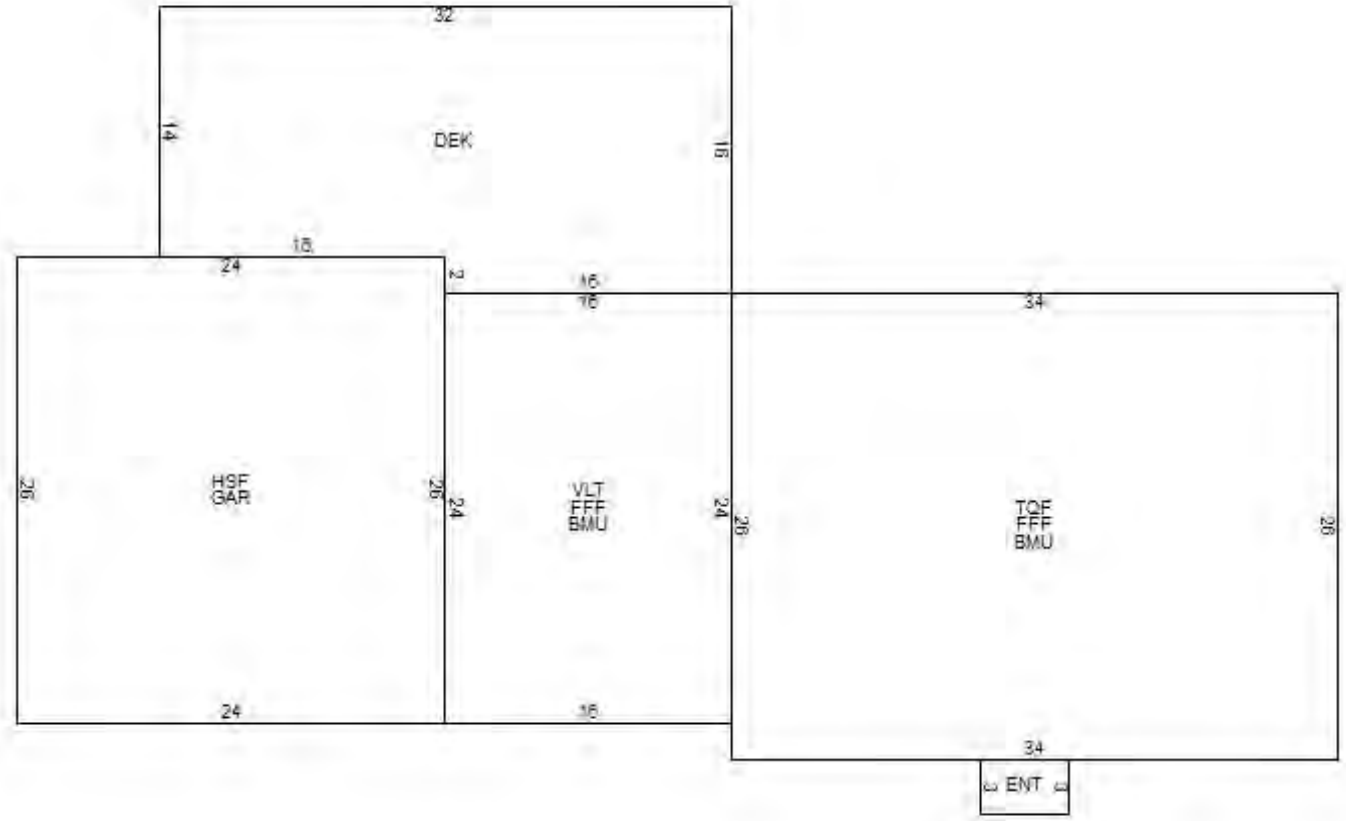
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/22/12		DECK	

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9156** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9063**
Sq. Foot Cost: **$ 87.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	624	0.50	312
GAR	GARAGE	624	0.45	281
VLT	VAULTED	384	0.05	19
FFF	FST FLR FIN	1268	1.00	1268
BMU	BSMNT	1268	0.15	190
DEK	DECK/ENTRANCE	480	0.10	48
TQF	3/4 STRY FIN	884	0.75	663
ENT	ENTRY WAY	15	0.10	2
GLA:	**2,243**	**5,547**		**2,783**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 242,121**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 198,500**

OWNER INFORMATION

RUIZ OMAR
RUIZ STEPHANIE M
23 MCQUESTION RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/25/2021	9488	2820	Q I	485,000	WARE DONALD L
04/27/1995	5623	98	U V 38	35,000	GEORGE, ERNEST

PICTURE

LISTING HISTORY

10/22/13	MRUM	MARKED FOR INSPECTION
05/24/01	MRUL	

NOTES

TAN;PU GEN, DEL POOL, SKETCH CHNGE 13

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 198,200	$ 0	$ 139,900
		Parcel Total:	$ 338,100
2020	$ 198,200	$ 0	$ 139,900
		Parcel Total:	$ 338,100
2021	**$ 253,600**	**$ 0**	**$ 196,900**
		Parcel Total:	**$ 450,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	2.087 ac	x 5,000	X	100				95 -- MILD	70	6,900	0	N	6,900	WET
	3.007 ac									196,900			**196,900**	

PICTURE

OWNER

RUIZ OMAR
RUIZ STEPHANIE M
23 MCQUESTION RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

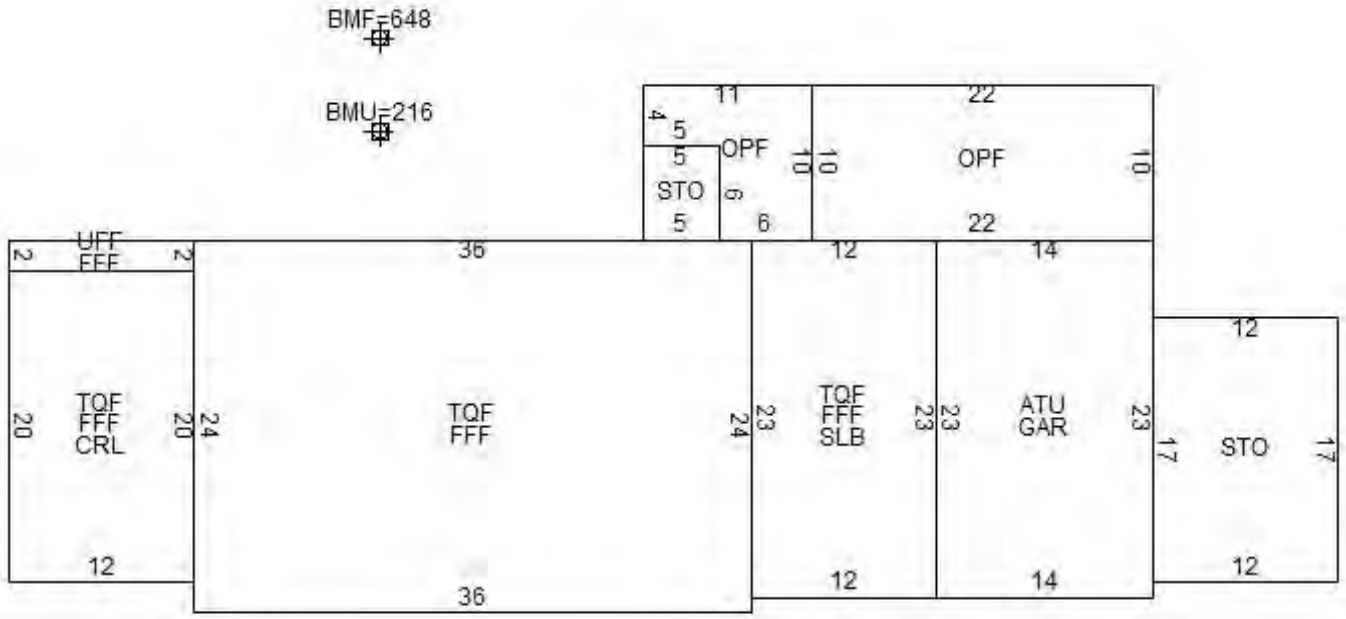
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **6** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8992** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0081**
Sq. Foot Cost: **$ 96.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	216	0.15	32
UFF	UPPER FLR FIN	24	1.00	24
STO	STORAGE AREA	234	0.25	59
ATU	ATTIC	322	0.10	32
GAR	GARAGE	322	0.45	145
TQF	3/4 STRY FIN	1380	0.75	1035
FFF	FST FLR FIN	1404	1.00	1404
SLB	SLB	276	0.00	0
OPF	OPEN PORCH	300	0.25	75
CRL	CRAWL SPACE	240	0.05	12
BMF	BSMNT FINISHED	648	0.30	194
GLA:	**2,463**	**5,366**		**3,012**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 291,501**
Year Built:		**1994**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 253,600**

OWNER INFORMATION

FLYNN RENEE
FLYNN TIMOTHY
5 MINUTEMAN AVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	2718	Q I	352,000	FILADORO NICOLE ANN
08/23/2019	9201	2563	Q I	280,000	MILLER MATTHEW W
08/16/2012	8459	2250	Q I	201,533	MARCEAU REAL ESTATE
09/28/2011	8353	0556	U I 25	120,000	IREALTY INVESTMENTS LL
09/28/2011	8353	0553	U I 37	110,000	MORGAN STANLEY

PICTURE

LISTING HISTORY

02/10/21	ERVM	
10/17/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
04/06/12	MRPM	
10/02/04	MRUR	
05/25/01	MRUM	

NOTES

BEIGE; 2/21 - NOH; REAR EST PER FENCE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	EST ON REVIEW
						2,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,800	$ 0	$ 131,800
		Parcel Total:	$ 241,600
2020	$ 109,900	$ 0	$ 131,800
		Parcel Total:	$ 241,700
2021	**$ 155,500**	**$ 2,300**	**$ 197,400**
		Parcel Total:	**$ 355,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.457 ac	179,428	F	110	100	100	100	100 -- LEVEL	100	197,400	0	N	197,400	
	0.457 ac									197,400			**197,400**	

PICTURE

OWNER

FLYNN RENEE
FLYNN TIMOTHY
5 MINUTEMAN AVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

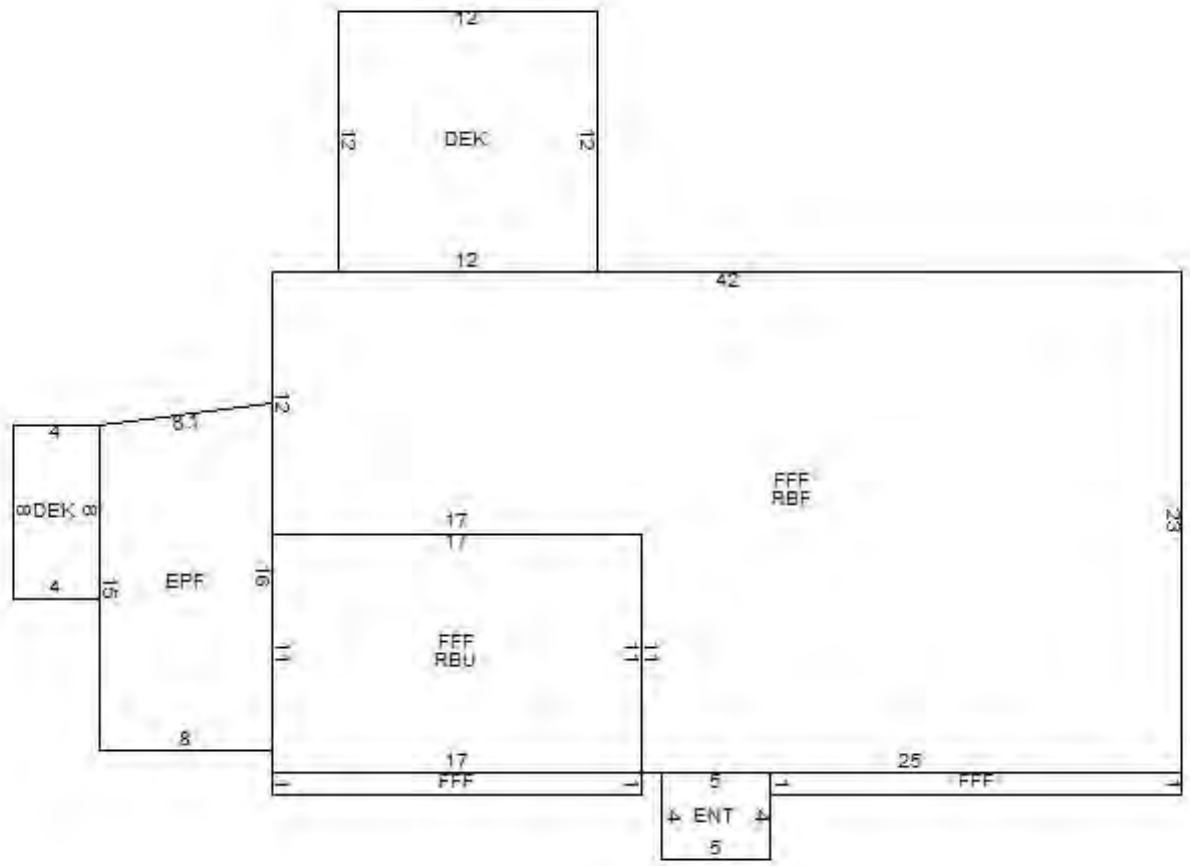
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/29/21		INGROUND POOL	12X26 IN-GROUND POOL
12/05/11		FINISH BASEMENT	

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
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: **1.0448** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1493**
Sq. Foot Cost: **$ 110.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	779	0.75	584
ENT	ENTRY WAY	20	0.10	2
FFF	FST FLR FIN	1002	1.00	1002
EPF	ENCLOSED	124	0.70	87
DEK	DECK/ENTRANCE	176	0.10	18
RBU	RAISED BSMNT	187	0.25	47
GLA:	**1,002**	**2,288**		**1,740**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,974**
Year Built:		**1964**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 155,500**

OWNER INFORMATION

CANNON THOMAS J
CANNON DEBRA A
12 PATTEN RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/20/2021	9472	711	Q I	537,500	MUNZING STEVEN E
08/16/2017	8997	2846	U I 38	1	MUNZING STEVEN E
01/03/2001	6338	0337	U I 99		COTA, BARBARA JO
12/07/2000	6326	1506	U I 99		COTA, BARBARA JO

PICTURE

LISTING HISTORY

07/21/21	LMHC	
10/18/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
04/15/02	MRUL	

NOTES

GREY; 10/12 PU LTO, CENT AC, RBF, PAT, VLT AREA, 7/21 OAKK/LAM KITCH, GARR HAS MEZZ OVER ONE BAY AND HIGH WITH RRADIANT GAS HEAT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	
GARAGE-1 STY	1,280	40 x 32	73	30.00	150	42,048	HIGH/ W MEZZ
LEAN-TO	192	12 x 16	143	4.00	100	1,098	ATT GAR
						44,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 179,000	$ 22,900	$ 139,800
		Parcel Total:	$ 341,700
2020	$ 179,000	$ 22,900	$ 139,800
		Parcel Total:	$ 341,700
2021	**$ 258,500**	**$ 44,900**	**$ 199,600**
		Parcel Total:	**$ 503,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.910 ac	199,565	E	100	100	100	100	100 -- LEVEL	100	199,600	0	N	199,600	
	0.910 ac									199,600			**199,600**	

PICTURE

OWNER

CANNON THOMAS J
CANNON DEBRA A
12 PATTEN RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

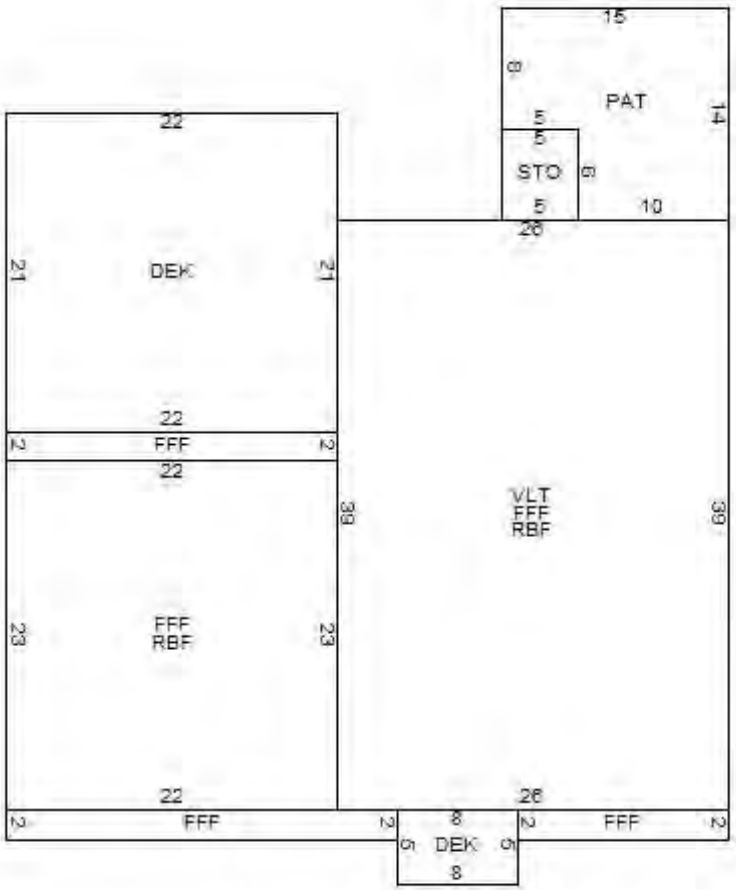
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9061** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0166**
Sq. Foot Cost: **$ 97.60**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	1014	0.05	51
FFF	FST FLR FIN	1644	1.00	1644
RBF	RAISED BSMNT	1520	0.75	1140
STO	STORAGE AREA	30	0.25	8
DEK	DECK/ENTRANCE	502	0.10	50
PAT	PATIO	180	0.10	18
GLA:	**1,644**	**4,890**		**2,911**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 284,114**
Year Built:		**2001**
Condition For Age:	VERY GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 258,500**

OWNER INFORMATION

STRIGLE JOSEPH GLENN JR
STEWART KIMBERLY B
109 BABOOSIC LAKE RD

MERRIMACK, NH 03034

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/09/2021	9452	1932	Q I	385,000	WINTERS NATHAN /
11/13/2002	6761	1579	Q I	173,000	MOORE FAMILY TR

PICTURE

LISTING HISTORY

06/05/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
04/03/13	MRPM	
06/26/01	MRUL	

NOTES

GREY; BSMT 30% USABLE;IN-LAW APT(NO STOVE) 2018 VG=IN LAW 2012 PU FPL, SHED 2FAM, SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	10.00	100	2,316	
						5,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 133,900	$ 4,600	$ 145,400
		Parcel Total:	$ 283,900
2020	$ 133,900	$ 4,600	$ 145,400
		Parcel Total:	$ 283,900
2021	**$ 176,400**	**$ 5,300**	**$ 205,400**
		Parcel Total:	**$ 387,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
2F RES	1.080 ac	x 5,000	X	100				100 -- LEVEL	100	5,400	0	N	5,400	
	2.000 ac									205,400			**205,400**	

PICTURE

OWNER

STRIGLE JOSEPH GLENN JR
STEWART KIMBERLY B
109 BABOOSIC LAKE RD

MERRIMACK, NH 03034

TAXABLE DISTRICTS

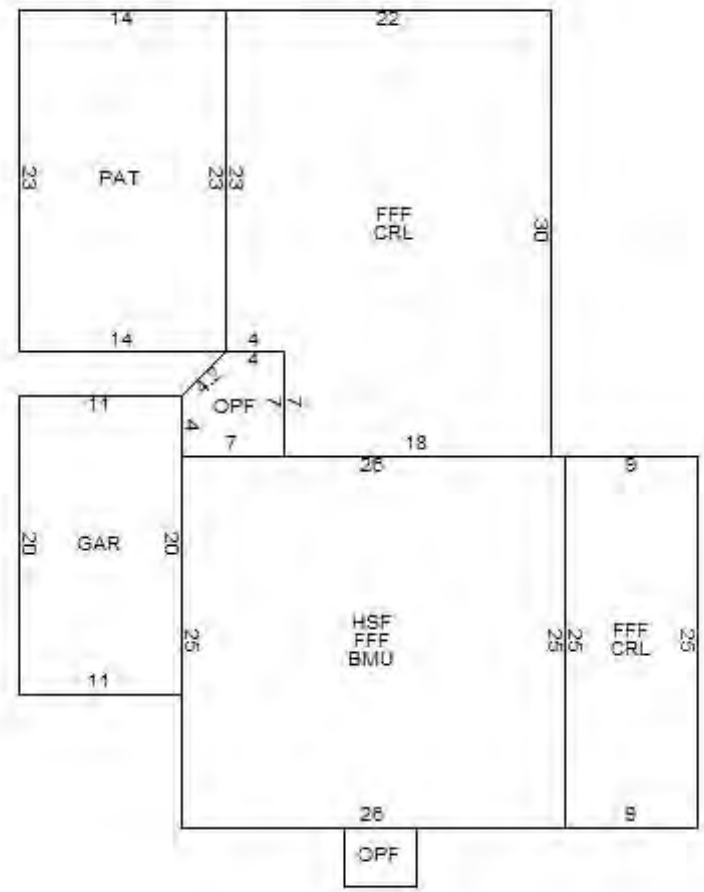
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/04/12		ADDITION	

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED/DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9830** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0703**
Sq. Foot Cost: **$ 102.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1507	1.00	1507
CRL	CRAWL SPACE	857	0.05	43
HSF	1/2 STRY FIN	650	0.50	325
BMU	BSMNT	650	0.15	98
GAR	GARAGE	220	0.45	99
OPF	OPEN PORCH	65	0.25	16
PAT	PATIO	322	0.10	32
GLA:	**1,832**	**4,271**		**2,120**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 217,830**
Year Built: **1920**
Condition For Age: VERY GOOD **19 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **19 %**

Building Value: **$ 176,400**

OWNER INFORMATION

ROTELLI MARK T
TINKLER EMILY
1 VICTORIA DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/21/2021	9458	959	Q I	255,000	PERAULT NICHOLAS
05/16/2018	9072	2825	Q I	191,000	SULLIVAN DEREK M
04/20/2005	7446	1009	Q I	178,933	LONGO, KEVIN M &
03/31/2000	6224	1842	Q I	88,900	BUCKLEY, CAROL

PICTURE

LISTING HISTORY

06/27/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
08/01/16	ERHC	
05/25/16	INSP	MARKED FOR INSPECTION
05/04/07	MRUM	

NOTES

BMT LOW HDRM PDAS, 4/18 SKETCH CORRECTED NO CATHEDRAL, UPPER FLOOR, CORRECTED FLOORS, COND TO VGOOD-NEW KITCHEN, GRANITE, SS, WHITE CABS, NEW BATHS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
VICTORIA PLACE	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 97,500	$ 55,000	$ 0
		Parcel Total: $ 152,500	
2020	$ 97,500	$ 55,000	$ 0
		Parcel Total: $ 152,500	
2021	**$ 129,600**	**$ 100,000**	**$ 0**
		Parcel Total: $ 229,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

ROTELLI MARK T
TINKLER EMILY
1 VICTORIA DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

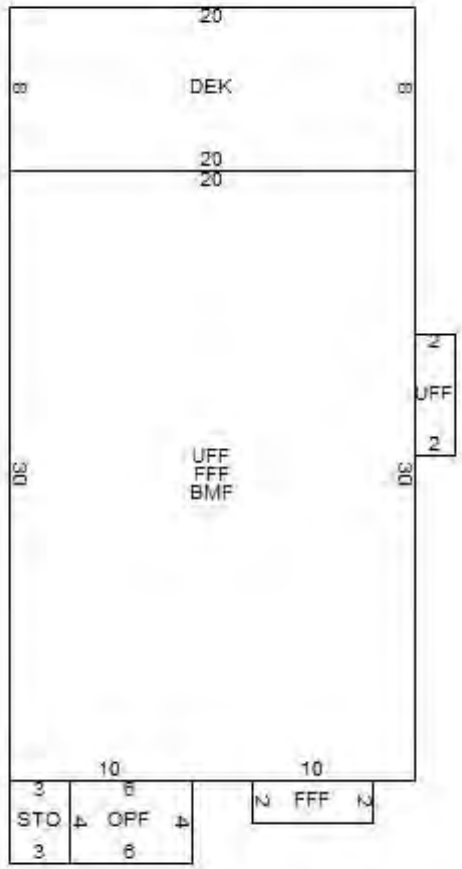
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1199** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1117**
Sq. Foot Cost: **$ 106.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	612	1.00	612
BMF	BSMNT FINISHED	600	0.30	180
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
DEK	DECK/ENTRANCE	160	0.10	16
GLA:	**1,224**	**2,020**		**1,429**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,503**
Year Built:		**1981**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW/WH	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 129,600**

OWNER INFORMATION

LYNN DOUGLAS JED
LYNN SHELLEY A
7 VICTORIA DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/16/2020	9365	224	Q I	229,900	KHROMETS ANDREY
12/14/2015	8815	0053	Q I	149,000	BRUNT DANA K
06/22/2012	8439	1708	U I 54		BRUNT DANA K
09/20/2005	7547	1762	Q I	194,933	GOULDEN, KRISTIN
05/25/2004	7242	446	U I 99		MATSIS, PAMELA &

PICTURE

LISTING HISTORY

02/10/21	ERVM
08/01/16	ERHC
02/22/16	MRUM
05/04/07	MRUR

NOTES

BROWN; MIDDLE UNIT; UAT=UNFIN// OIL MONITOR; MKB; 2/21 - BATH 2020; KITCH 2016; OVERALL GOOD COND; PERM WIN/WALL AC - DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	264	12 x 22	121	30.00	80	7,667	
VICTORIA PLACE	1		100	100,000.00	100	100,000	
						107,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 98,300	$ 60,600	$ 0
		Parcel Total: $ 158,900	
2020	$ 98,300	$ 60,600	$ 0
		Parcel Total: $ 158,900	
2021	**$ 128,500**	**$ 107,700**	**$ 0**
		Parcel Total: $ 236,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LYNN DOUGLAS JED
LYNN SHELLEY A
7 VICTORIA DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

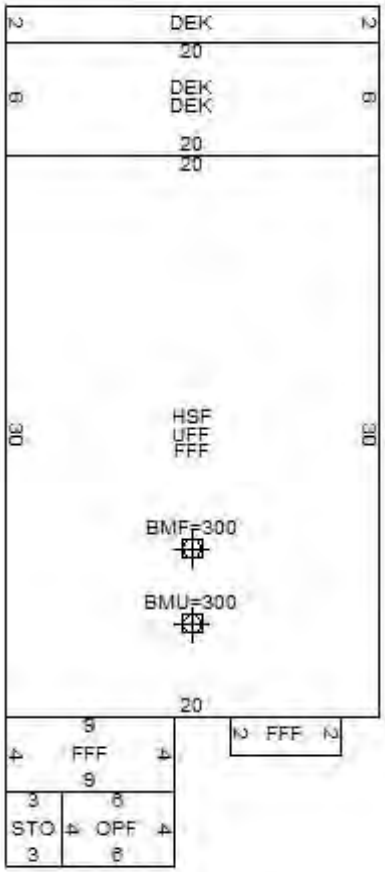
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0488** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9977**
Sq. Foot Cost: **$ 95.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
HSF	1/2 STRY FIN	600	0.50	300
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	648	1.00	648
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
BMF	BSMNT FINISHED	300	0.30	90
BMU	BSMNT	300	0.15	45
GLA:	**1,548**	**2,764**		**1,720**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 164,742**
Year Built:		**1981**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	CW/WH	**6 %**
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 128,500**

OWNER INFORMATION

TORRES JULIETTE S
TORRES MARCO JR
6 FRANCONIA DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/11/2021	9437	2579	Q I	243,000	MERCIER BRANDY C
11/16/2015	8807	2625	U I 37	148,000	FEDERAL NATIONAL MTG
06/26/2015	8764	0931	U I 51	232,011	MAZAR-GARDEN GEOFFREY
10/11/2012	8481	1036	U I 47		MAZAR-GARDEN GEOFFREY
08/30/2007	7894	2615	Q I	199,933	GLENNON, JOSHUA

PICTURE

LISTING HISTORY

03/26/21	ERVM	
07/02/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
06/07/05	AAUM	
04/19/05	MRUR	

NOTES

2019 END UNIT COND 3/21 N O H NEWER WINS EXT GD DNPU BAY WIN PU PAT, SKETCH ADJ

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JOPPA WOODBURY I	1		100	122,000.00	100	122,000	
PATIO	166	1 x 166	156	7.00	50	906	SHAPE
						122,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,200	$ 62,000	$ 0
		Parcel Total: $ 149,200	
2020	$ 87,200	$ 62,000	$ 0
		Parcel Total: $ 149,200	
2021	**$ 113,900**	**$ 122,900**	**$ 0**
		Parcel Total: $ 236,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

TORRES JULIETTE S
TORRES MARCO JR
6 FRANCONIA DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

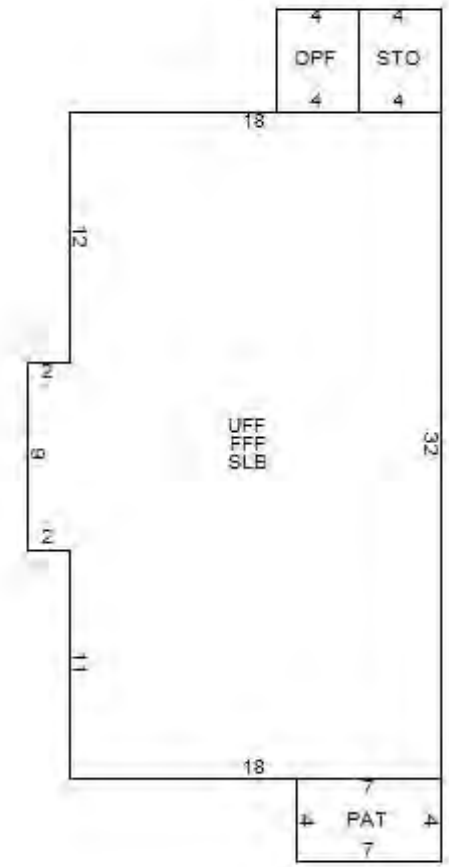
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1996** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1908**
Sq. Foot Cost: **$ 114.31**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	20	0.25	5
STO	STORAGE AREA	20	0.25	5
UFF	UPPER FLR FIN	594	1.00	594
FFF	FST FLR FIN	594	1.00	594
SLB	SLB	594	0.00	0
PAT	PATIO	28	0.10	3
GLA:	**1,188**	**1,850**		**1,201**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,286**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 113,900**

OWNER INFORMATION

G&E DASKALOS LLC

201 SILVER LAKE RD

HOLLIS , NH 03049

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2021	9446	274	Q I	225,000	WYAND MICHAEL D
04/28/2005	7451	0345	Q I	180,000	KASMAREK, PATRIC
07/23/2001	6462	1786	Q I	124,000	WEST, MICHAEL

PICTURE

LISTING HISTORY

04/13/21	IKVM	
07/02/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
06/07/05	AAUM	

NOTES

INT UNIT; 2019 EST GD PU PAT, NEW PIC; 4/21 - NOH; NC SEEN;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JOPPA WOODBURY I	1		100	122,000.00	100	122,000	
						122,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 84,500	$ 62,000	$ 0
		Parcel Total: $ 146,500	
2020	$ 84,500	$ 62,000	$ 0
		Parcel Total: $ 146,500	
2021	**$ 111,600**	**$ 122,000**	**$ 0**
		Parcel Total: $ 233,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

G&E DASKALOS LLC

201 SILVER LAKE RD

HOLLIS , NH 03049

TAXABLE DISTRICTS

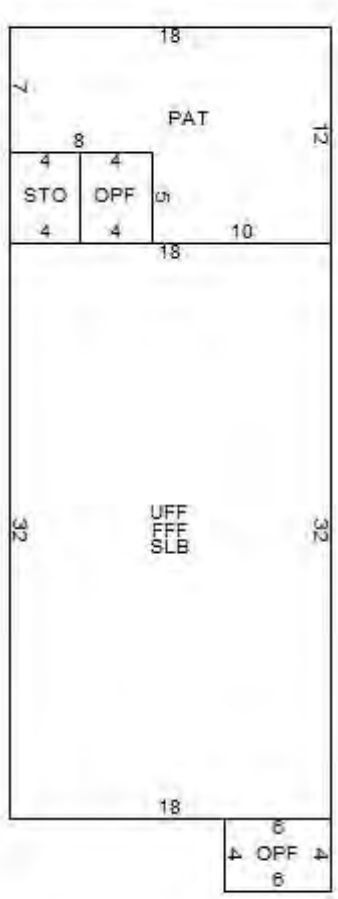
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY CONDO-TNHS**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**GAS/HOT WATER**		
Bedrooms:	**2**	Baths: **1.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.2059**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.2098**
		Sq. Foot Cost:	**$ 116.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	44	0.25	11
STO	STORAGE AREA	20	0.25	5
UFF	UPPER FLR FIN	576	1.00	576
FFF	FST FLR FIN	576	1.00	576
SLB	SLB	576	0.00	0
PAT	PATIO	176	0.10	18
GLA:	**1,152**	**1,968**		**1,186**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,742**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 111,600**

OWNER INFORMATION

KOBLE FAMILY REVOCABLE TRUST
KOBLE ROGER & JUNE TRUSTEES
7 FERNWOOD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2020	9394	1552	Q I	380,000	CAMPANA JONATHAN &
04/06/2015	8740	1326	Q I	249,900	BIATHROW DONALD L
06/30/2009	8108	0720	U I 39	238,933	HEALY, SUSAN L
03/04/2003	6857	2431	U I 39		HEALY, BRIAN F

PICTURE

LISTING HISTORY

02/10/21	ERVM	
07/02/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/15/09	MRUR	
10/02/01	MRUL	

NOTES

WHITE; XFIX=LAUNDRY SINKS 2019 NEW PIC; 2/21 - NOH; OLD WINDOWS; REAR EST PER FENCE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
						15,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 160,800	$ 15,300	$ 131,100
		Parcel Total:	$ 307,200
2020	$ 160,800	$ 15,300	$ 131,100
		Parcel Total:	$ 307,200
2021	**$ 216,000**	**$ 15,300**	**$ 195,300**
		Parcel Total:	**$ 426,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.447 ac	177,523	F	110	100	100	100	100 -- LEVEL	100	195,300	0	N	195,300	
	0.447 ac									195,300			**195,300**	

PICTURE

OWNER

KOBLE FAMILY REVOCABLE TRUST
KOBLE ROGER & JUNE TRUSTEES
7 FERNWOOD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

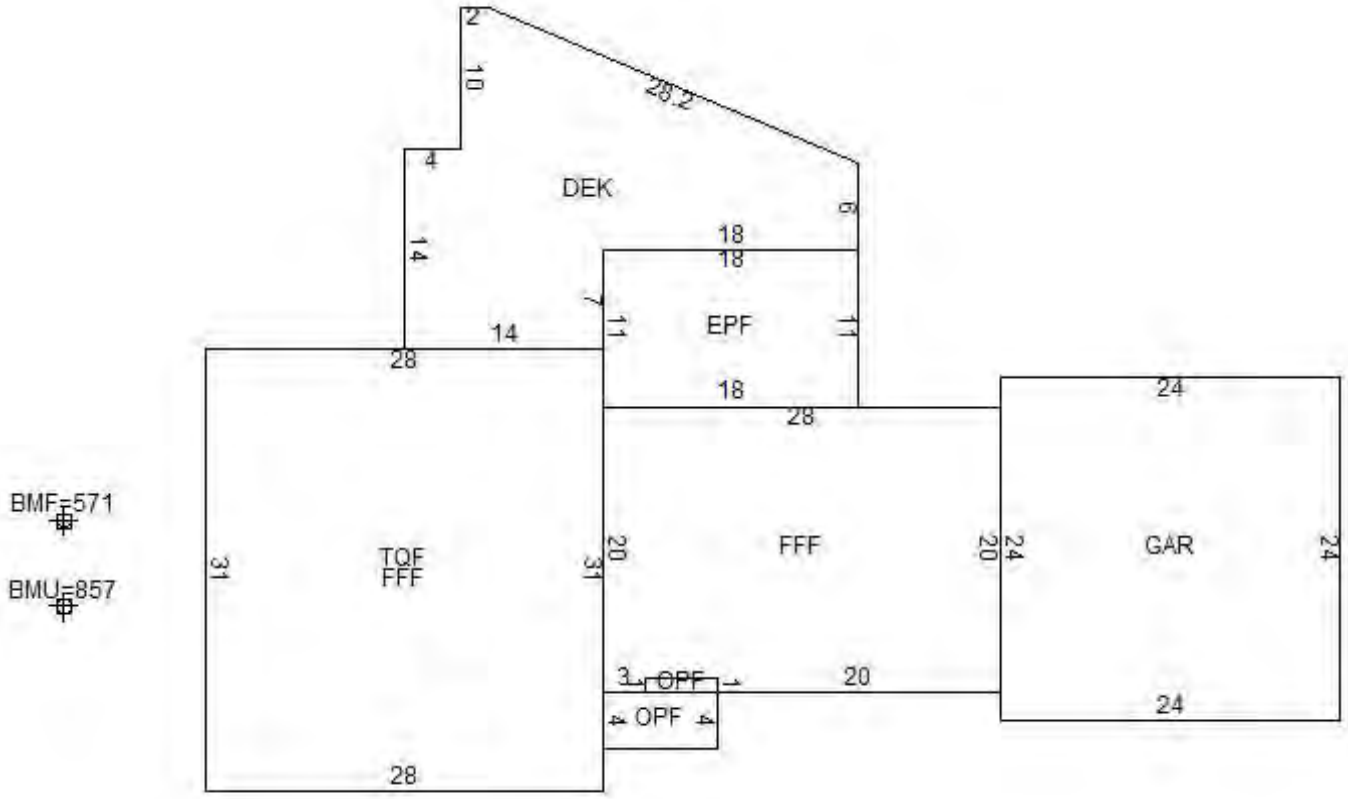
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONVENT'NL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9122** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9825**
Sq. Foot Cost: **$ 94.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	868	0.75	651
FFF	FST FLR FIN	1423	1.00	1423
DEK	DECK/ENTRANCE	459	0.10	46
EPF	ENCLOSED	198	0.70	139
OPF	OPEN PORCH	37	0.25	9
GAR	GARAGE	576	0.45	259
BMF	BSMNT FINISHED	571	0.30	171
BMU	BSMNT	857	0.15	129
GLA:	**2,074**	**4,989**		**2,827**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 266,643**
Year Built: **1968**
Condition For Age: GOOD **19 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **19 %**

Building Value: **$ 216,000**

OWNER INFORMATION

INCROVATO FRANCIS W
INCROVATO RHONDA
1 BIRCHWOOD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9398	1884	Q I	350,000	DORMAN DARCIE JEAN
09/24/2020	PRO	BATE	U I 38	1	DEVANEY BARBARA
09/01/2010			U I 99	1	DEVANEY,TERRENCE

PICTURE

LISTING HISTORY

02/10/21	ERVM	
06/10/14	MRUM	MARKED FOR INSPECTION
07/12/01	MRUL	

NOTES

WHT EX FIX= WHIRLPOOL; 2/21 - NOH; EXT GOOD COND; BACKGROUND EST PER FENCE/SNOW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	512	16 x 32	91	28.00	80	10,437	
						13,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 145,300	$ 13,400	$ 124,000
		Parcel Total:	$ 282,700
2020	$ 145,300	$ 13,400	$ 124,000
		Parcel Total:	$ 282,700
2021	**$ 207,200**	**$ 13,400**	**$ 173,700**
		Parcel Total:	**$ 394,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	100	100	100	100 -- LEVEL	100	173,700	0	N	173,700	
	0.344 ac									173,700			**173,700**	

PICTURE

OWNER

INCROVATO FRANCIS W
INCROVATO RHONDA
1 BIRCHWOOD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

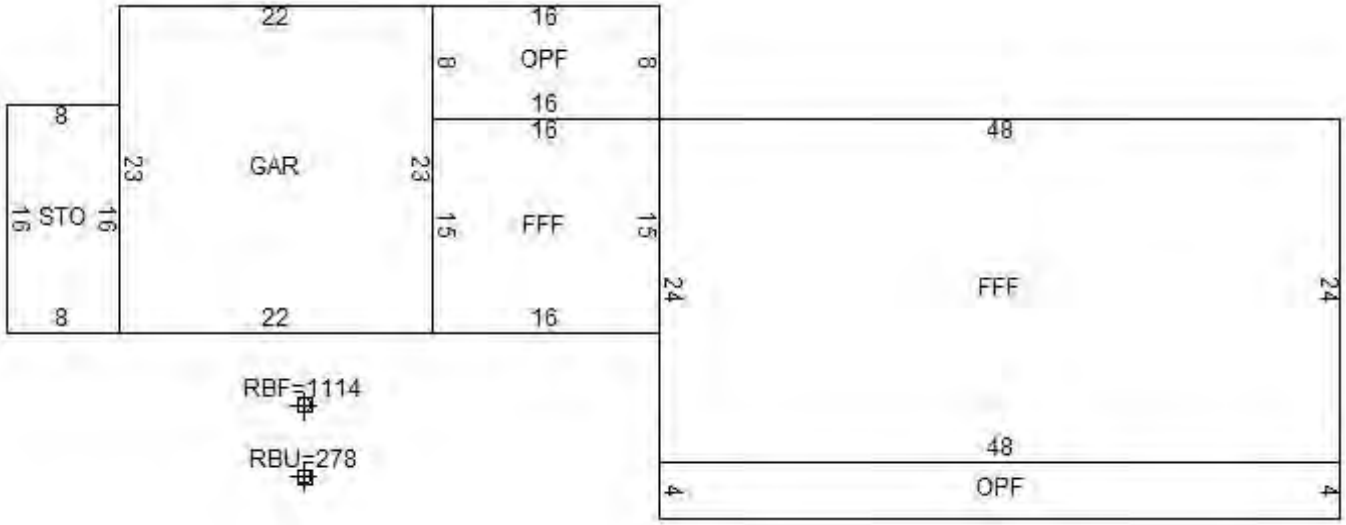
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9274** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0099**
Sq. Foot Cost: **$ 96.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1392	1.00	1392
OPF	OPEN PORCH	320	0.25	80
GAR	GARAGE	506	0.45	228
STO	STORAGE AREA	128	0.25	32
RBF	RAISED BSMNT	1114	0.75	836
RBU	RAISED BSMNT	278	0.25	70
GLA:	**1,392**	**3,738**		**2,638**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 255,754**
Year Built:		**1964**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 207,200**

OWNER INFORMATION

STANKIEWICZ ADAM

4 DEERWOOD DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/10/2021	9647	1598	Q I	402,800	HALVERSON JON D
08/18/1997			Q I	107,000	AYER,DANIEL C
05/31/1988			Q I	143,000	LESZCYNSKI,MIC

PICTURE

LISTING HISTORY

06/21/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
03/16/04	AAUM	PERMIT VISIT
07/12/01	MRUM	

NOTES

GREEN 2018 POOL COND,NEW PIC, MKB; GRANITE/SOLID WOOD CABS/SS APPL, HARDWOOD FLOORS DOWN

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 113,700	$ 9,500	$ 124,000
		Parcel Total:	$ 247,200
2020	$ 113,700	$ 9,500	$ 124,000
		Parcel Total:	$ 247,200
2021	**$ 157,800**	**$ 3,000**	**$ 182,400**
		Parcel Total:	**$ 343,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	105	100	100	100 -- LEVEL	100	182,400	0	N	182,400	VINYL FENCING
	0.344 ac									182,400			**182,400**	

PICTURE

OWNER

STANKIEWICZ ADAM

4 DEERWOOD DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

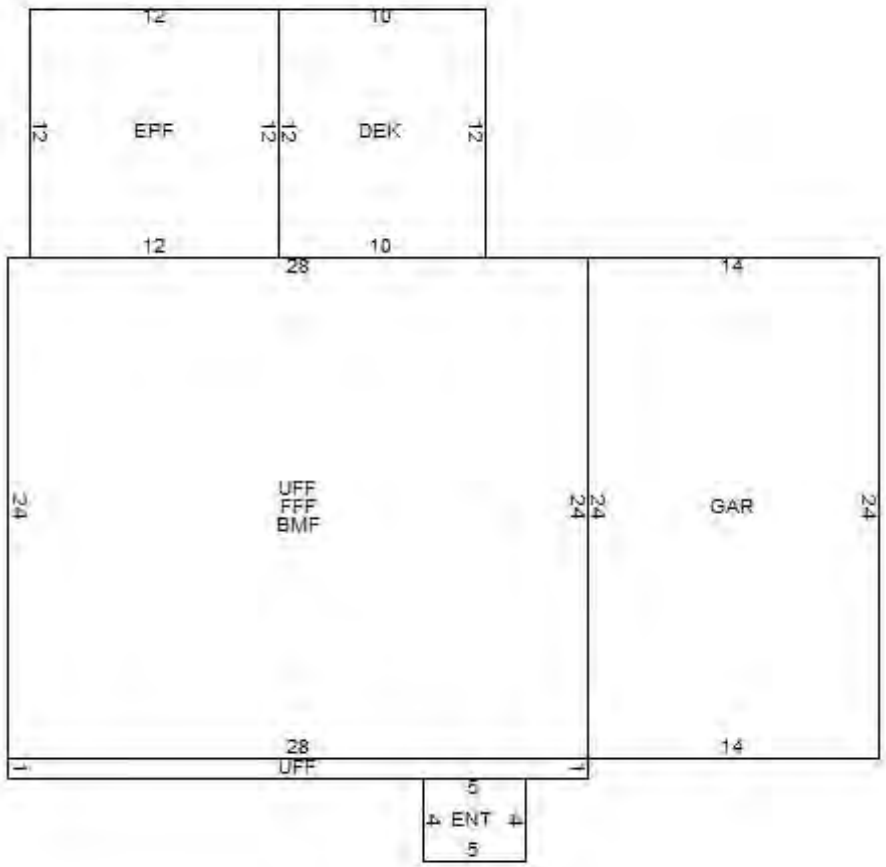
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
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: **1.0261** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0511**
Sq. Foot Cost: **$ 100.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	700	1.00	700
FFF	FST FLR FIN	672	1.00	672
BMF	BSMNT FINISHED	672	0.30	202
GAR	GARAGE	336	0.45	151
EPF	ENCLOSED	144	0.70	101
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,372**	**2,664**		**1,840**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,656**
Year Built:		**1962**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 157,800**

OWNER INFORMATION

FRENETTE MARK EDWARD
FRENETTE SHELBY LEIGH
5 DEERWOOD DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/29/2021	9490	68	Q I	390,000	NORRIS WILLIAM
08/24/2017	9000	1143	Q I	307,500	PERROTTA, FRANCIS A. +

PICTURE

LISTING HISTORY

06/10/14 MRUL
07/18/01 MRUL

NOTES

BROWN/ BMT=NV, PU GEN, SHED 14

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
						5,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 138,000	$ 4,500	$ 124,200
		Parcel Total:	$ 266,700
2020	$ 138,000	$ 4,500	$ 124,200
		Parcel Total:	$ 266,700
2021	**$ 179,000**	**$ 5,200**	**$ 174,300**
		Parcel Total:	**$ 358,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.347 ac	158,476	F	110	100	100	100	100 -- LEVEL	100	174,300	0	N	174,300	
	0.347 ac									174,300			**174,300**	

PICTURE

OWNER

FRENETTE MARK EDWARD
FRENETTE SHELBY LEIGH
5 DEERWOOD DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

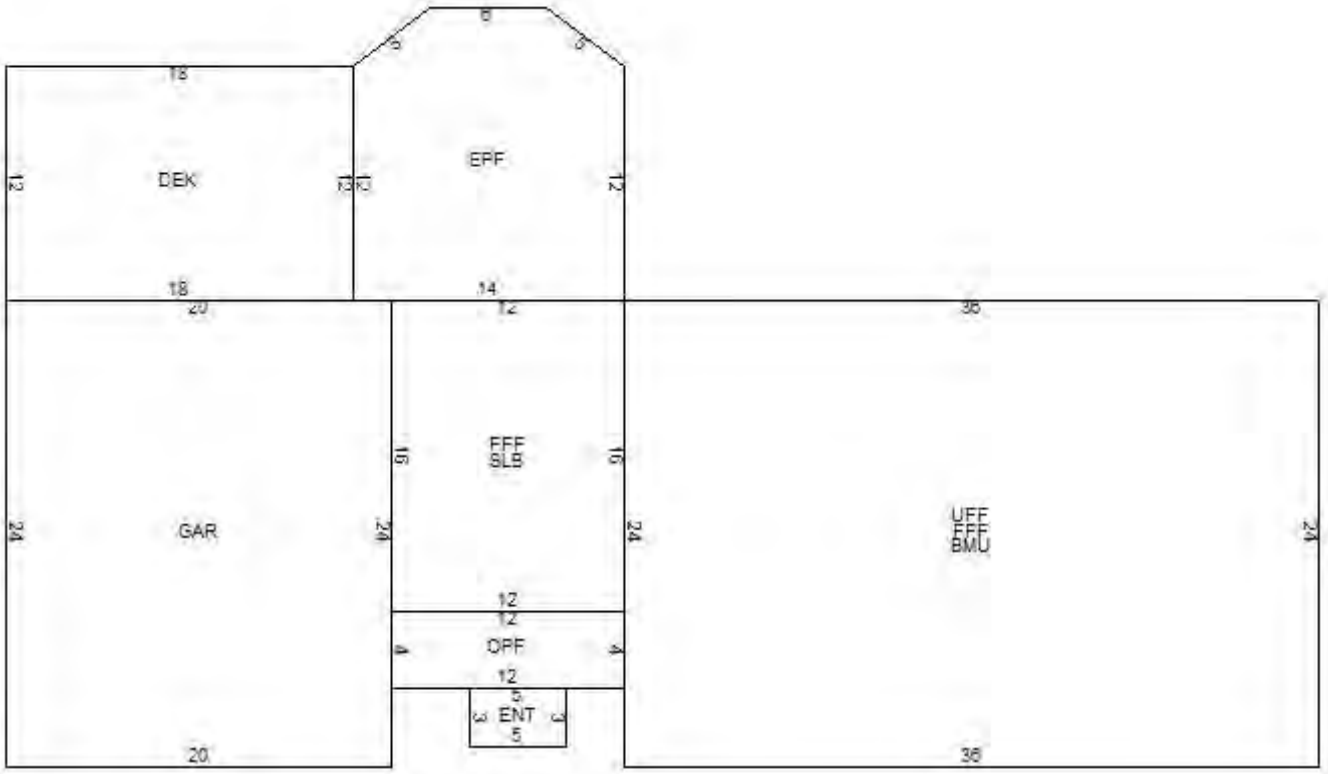
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/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: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9458** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0187**
Sq. Foot Cost: **$ 97.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	864	1.00	864
FFF	FST FLR FIN	1056	1.00	1056
BMU	BSMNT	864	0.15	130
SLB	SLB	192	0.00	0
GAR	GARAGE	480	0.45	216
DEK	DECK/ENTRANCE	216	0.10	22
EPF	ENCLOSED	198	0.70	139
OPF	OPEN PORCH	48	0.25	12
ENT	ENTRY WAY	15	0.10	2
GLA:	**1,920**	**3,933**		**2,441**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 238,730**
Year Built:		**1964**
Condition For Age:	AVERAGE	**24 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 179,000**

OWNER INFORMATION

TARAS MARIANNE F

23 INDIAN ROCK RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/16/2021	9425	2788	Q I	260,000	MARTEL 2014 FAMILY
08/19/2014	8684	2154	U I 44		MARTEL DONALD R
03/29/2011	8305	1132	U I 99	1	COMPTON, ELIZABETH C &
08/31/2009	8129	2244	Q I	186,000	BURGER,GORDON
08/25/1997	5845	89	U I 99	83,800	CROSSMAN,WILFR

PICTURE

LISTING HISTORY

03/23/21	ERVM	
11/02/17	MRUM	
07/11/16	LMHC	
05/06/15	INSP	MARKED FOR INSPECTION
06/13/05	AAUL	

NOTES

LT GREEN; INT UNIT 3/21 N O H NC TO EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
INDIAN ROCK	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 98,300	$ 65,000	$ 0
		Parcel Total: $ 163,300	
2020	$ 98,300	$ 65,000	$ 0
		Parcel Total: $ 163,300	
2021	**$ 134,500**	**$ 100,000**	**$ 0**
		Parcel Total: $ 234,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TARAS MARIANNE F

23 INDIAN ROCK RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

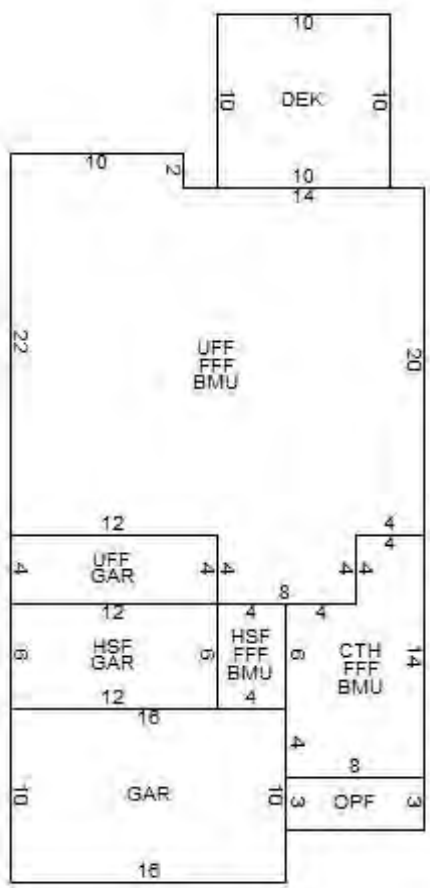
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0922** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1303**
Sq. Foot Cost: **$ 108.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	580	1.00	580
FFF	FST FLR FIN	652	1.00	652
BMU	BSMNT	652	0.15	98
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	96	0.10	10
OPF	OPEN PORCH	24	0.25	6
GAR	GARAGE	280	0.45	126
HSF	1/2 STRY FIN	96	0.50	48
GLA:	**1,280**	**2,480**		**1,530**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 166,020**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 134,500**

OWNER INFORMATION

BERRY JAMES S

69 INDIAN ROCK ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2021	9466	967	Q I	240,000	LAFORGE JAMES P
08/10/2017	8996	1253	U I 38	1	LAFORGE JAMES P
08/10/2017	8996	1250	U I 39	1	LAFORGE JAMES P &
04/25/2005	7448	1036	U I 38		LAFORGE,JAMES P
10/30/1998			U I 99	89,900	KELSEY,ROBERT

PICTURE

LISTING HISTORY

11/02/17	MRUL	
07/11/16	LMHC	
05/06/15	INSP	MARKED FOR INSPECTION
06/14/05	AAUM	

NOTES

DRK GREEN;; SKETCH 17//NO HEAT BMF/ORIG CABS 17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
INDIAN ROCK	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,500	$ 65,000	$ 0
		Parcel Total: $ 167,500	
2020	$ 102,500	$ 65,000	$ 0
		Parcel Total: $ 167,500	
2021	**$ 140,000**	**$ 100,000**	**$ 0**
		Parcel Total: $ 240,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BERRY JAMES S

69 INDIAN ROCK ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

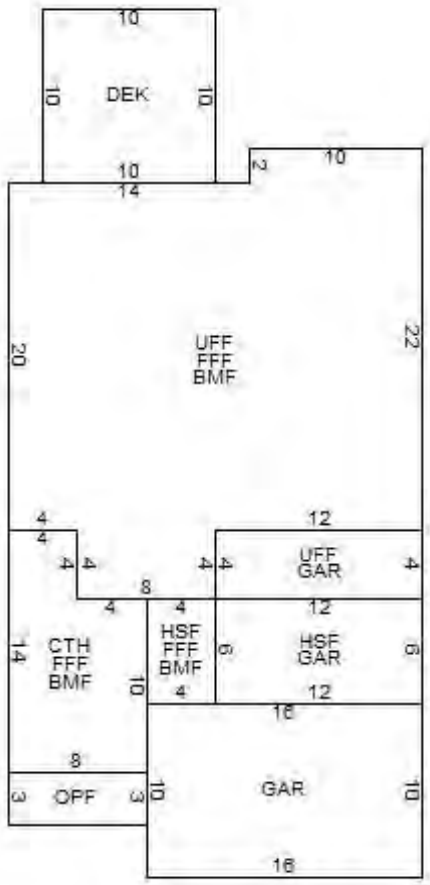
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0686** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1059**
Sq. Foot Cost: **$ 106.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	580	1.00	580
FFF	FST FLR FIN	652	1.00	652
BMF	BSMNT FINISHED	652	0.30	196
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	96	0.10	10
OPF	OPEN PORCH	24	0.25	6
GAR	GARAGE	280	0.45	126
HSF	1/2 STRY FIN	96	0.50	48
GLA:	**1,280**	**2,480**		**1,628**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,828**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 140,000**

OWNER INFORMATION

BAUER TREVOR A
BAUER MELANIE S
117 INDIAN ROCK RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/21/2021	9458	786	U I 99	1	BAUER TREVOR A
04/12/2021	9454	589	Q I	260,000	BERNASCONI FAMILY
04/09/2010			U I 81	1	BERNASCONI,FIDE
06/22/2007			Q I	198,000	SIRVA RELOCATION

PICTURE

LISTING HISTORY

11/03/17	MRUL	
07/11/16	LMHC	
05/06/15	INSP	MARKED FOR INSPECTION
06/15/05	AAUM	

NOTES

LT GREEN;BMT UNF/ INT UNIT ;SKETCH 17, REFACED CABS, LAM CTOPS SS APPS/ADD FIN BMT 17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
INDIAN ROCK	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,300	$ 65,000	$ 0
		Parcel Total: $ 167,300	
2020	$ 102,300	$ 65,000	$ 0
		Parcel Total: $ 167,300	
2021	**$ 139,600**	**$ 100,000**	**$ 0**
		Parcel Total: $ 239,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

BAUER TREVOR A
BAUER MELANIE S
117 INDIAN ROCK RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

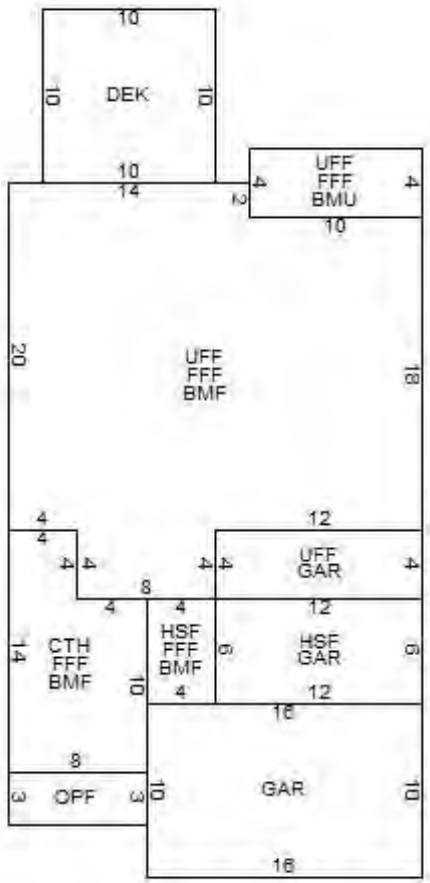
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0699** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1072**
Sq. Foot Cost: **$ 106.29**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	612	0.30	184
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	96	0.10	10
OPF	OPEN PORCH	24	0.25	6
GAR	GARAGE	280	0.45	126
HSF	1/2 STRY FIN	96	0.50	48
UFF	UPPER FLR FIN	580	1.00	580
FFF	FST FLR FIN	652	1.00	652
BMU	BSMNT	40	0.15	6
GLA:	**1,280**	**2,480**		**1,622**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,402**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 139,600**

OWNER INFORMATION

MERKSAMER MICHELLE
MERKSAMER JEANETTE
156 INDIAN ROCK RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/26/2021	9460	1041	Q I	300,000	FARROW WILLIAM D
01/28/1999			Q I	102,900	PAYNE,CYNYHIA
04/30/1997			Q I	93,000	TALLBERG,JEAN

PICTURE

LISTING HISTORY

07/16/21	LMHC	
11/03/17	MRUL	
07/11/16	LMHC	
05/06/15	INSP	MARKED FOR INSPECTION
06/20/05	AAUM	INFO AT DOOR

NOTES

DRK GREEN;SCUTTLE; INT UNIT ;SKETCH 17, CORIAN CTOPS,CUST KIT WITH ISLAND/SS APPL/TILE BACKSPLASH/UNDER CAB LIGHTS/, RECESSED LIGHTS, UPDATED BATH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
INDIAN ROCK	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 110,200	$ 65,000	$ 0
		Parcel Total: $ 175,200	
2020	$ 110,200	$ 65,000	$ 0
		Parcel Total: $ 175,200	
2021	**$ 150,000**	**$ 100,000**	**$ 0**
		Parcel Total: $ 250,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

MERKSAMER MICHELLE
MERKSAMER JEANETTE
156 INDIAN ROCK RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

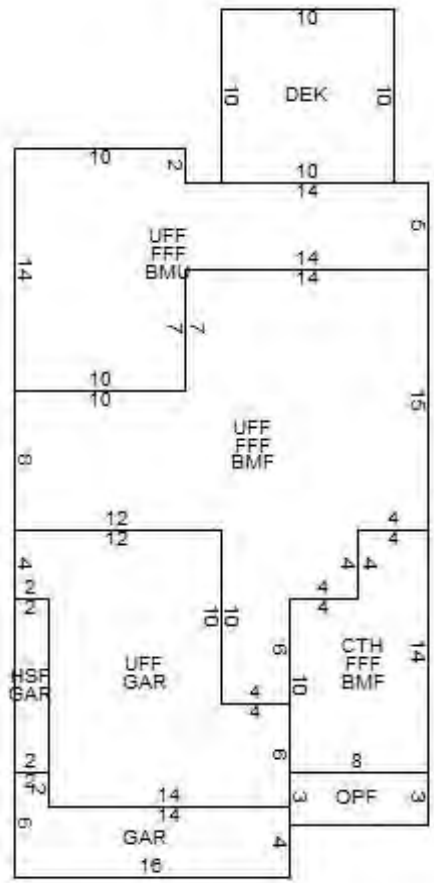
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0474** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1171**
Sq. Foot Cost: **$ 107.24**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	748	1.00	748
FFF	FST FLR FIN	652	1.00	652
BMF	BSMNT FINISHED	442	0.30	133
DEK	DECK/ENTRANCE	100	0.10	10
GAR	GARAGE	280	0.45	126
OPF	OPEN PORCH	24	0.25	6
HSF	1/2 STRY FIN	20	0.50	10
CTH	CATHEDRAL	96	0.10	10
BMU	BSMNT	210	0.15	32
GLA:	**1,410**	**2,572**		**1,727**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,203**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 150,000**

OWNER INFORMATION

GAGNE MARC KENNETH
GAGNE JUDY CLAIRE
192 INDIAN ROCK RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/25/2021	9414	2505	Q I	215,000	LORING KEVIN D REVOC
01/13/2014	8634	2744	U I 44		LORING KEVIN D
11/29/2001			Q I	141,000	HOYLE,MICHAEL
04/17/1996			U I 99		HOYLE,MICHAEL

PICTURE

LISTING HISTORY

03/23/21	ERVM	
11/03/17	MRUM	
07/11/16	LMHC	
05/06/15	INSP	MARKED FOR INSPECTION
06/20/05	AAUM	

NOTES

LT GREEN;SCUTTLE// END UNIT ;SKETCH 17, 3/21 RENTAL UNIT NO INFO FROM TENANT NC TO EXT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
INDIAN ROCK	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 105,100	$ 65,000	$ 0
		Parcel Total: $ 170,100	
2020	$ 105,100	$ 65,000	$ 0
		Parcel Total: $ 170,100	
2021	**$ 143,500**	**$ 100,000**	**$ 0**
		Parcel Total: $ 243,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GAGNE MARC KENNETH
GAGNE JUDY CLAIRE
192 INDIAN ROCK RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

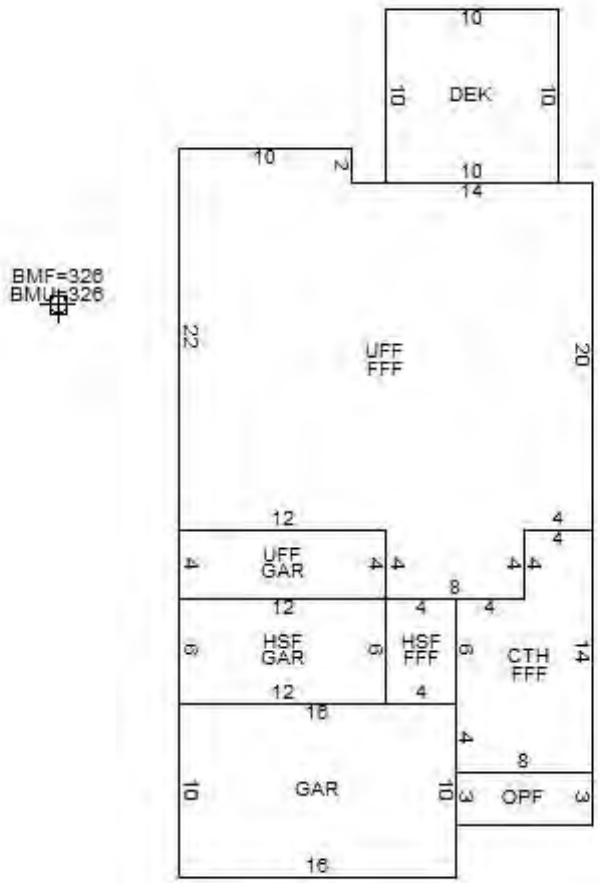
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **SALT BOX/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0800** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1405**
Sq. Foot Cost: **$ 109.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	580	1.00	580
FFF	FST FLR FIN	652	1.00	652
DEK	DECK/ENTRANCE	100	0.10	10
CTH	CATHEDRAL	96	0.10	10
OPF	OPEN PORCH	24	0.25	6
GAR	GARAGE	280	0.45	126
HSF	1/2 STRY FIN	96	0.50	48
BMF	BSMNT FINISHED	326	0.30	98
BMU	BSMNT	326	0.15	49
GLA:	**1,280**	**2,480**		**1,579**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,885**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 143,500**

OWNER INFORMATION

GOMES EVAN
GOMES TIFFANY N
24 CURRIER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	2621	Q I	377,000	BEVILACQUA STEVEN
08/26/2015	8784	0089	U I 37	235,000	FEDERAL NATIONAL MTG
03/27/2015	8737	2174	U I 51	187,866	FEDERAL NATIONAL MTG
01/30/2015	8725	0273	U I 51	187,866	FEDERAL NATIONAL MTG
05/15/2012	8426	2893	U I 51	161,242	BUCHANAN, CHERYL A

PICTURE

LISTING HISTORY

02/10/21	ERVM	
04/21/16	MRPM	
09/25/14	MRUM	
04/20/06	AAUM	PERMIT VISIT
10/18/05	AAUM	PERMIT VISIT

NOTES

GREY; 2/21 - K+B EARLY 2000'S; EXT + LOT WELL MAINT; FENCED BACKYARD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1.5 STY	672	28 x 24	84	34.00	100	19,192	WH/GD COND
						22,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,800	$ 14,700	$ 131,900
		Parcel Total:	$ 238,400
2020	$ 91,800	$ 14,700	$ 131,900
		Parcel Total:	$ 238,400
2021	**$ 129,400**	**$ 22,200**	**$ 197,800**
		Parcel Total:	**$ 349,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.459 ac	179,809	F	110	100	100	100	100 -- LEVEL	100	197,800	0	N	197,800	
	0.459 ac									197,800			**197,800**	

PICTURE

OWNER

GOMES EVAN
GOMES TIFFANY N
24 CURRIER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

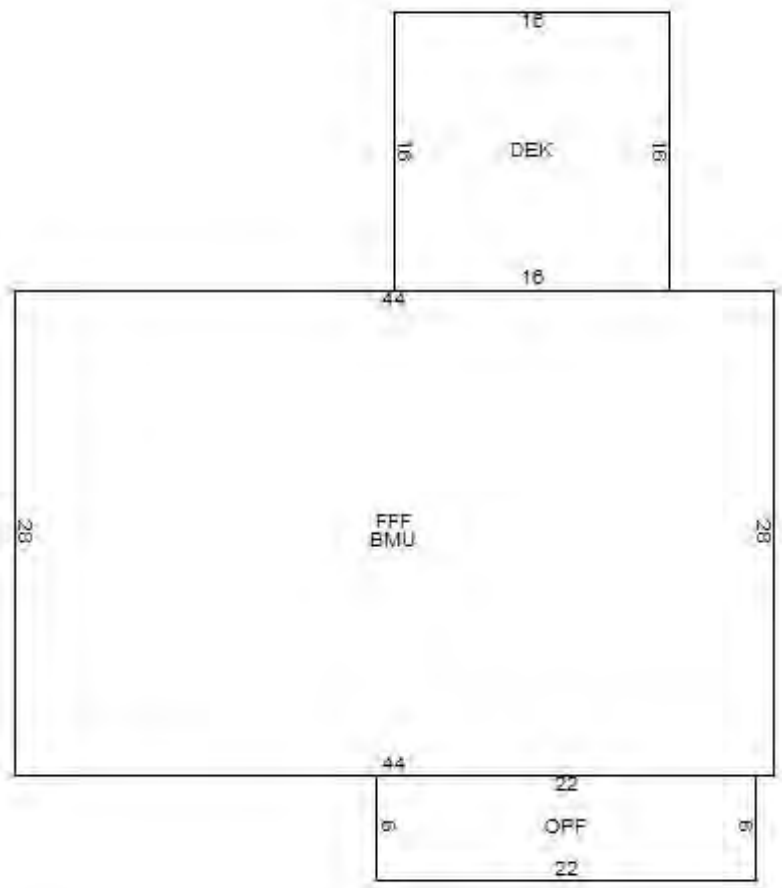
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/16/15		REPAIR	FL JOIST, NEW DECK,NEW

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1065** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0622**
Sq. Foot Cost: **$ 101.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	132	0.25	33
DEK	DECK/ENTRANCE	256	0.10	26
FFF	FST FLR FIN	1232	1.00	1232
BMU	BSMNT	1232	0.15	185
GLA:	**1,232**	**2,852**		**1,476**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,522**
Year Built:		**1963**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 129,400**

OWNER INFORMATION

SJL PROPERTIES OF NH LLC

3 BIRCH ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/21/2021	9485	1621	Q I	270,000	DUROST ALTON
06/21/2002			U I 38	108,000	PELLEGRINO,ANTHONY

PICTURE

LISTING HISTORY

07/02/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
06/27/16	JRHN	
05/25/16	INSP	MARKED FOR INSPECTION
03/16/04	AAUM	PERMIT VISIT
07/27/01	MRUM	

NOTES

GREEN; 2019 EPF SHED COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	180	10 x 18	149	10.00	80	2,146	
						5,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 82,800	$ 4,500	$ 125,200
		Parcel Total:	$ 212,500
2020	$ 82,800	$ 4,500	$ 125,200
		Parcel Total:	$ 212,500
2021	**$ 110,100**	**$ 5,100**	**$ 177,300**
		Parcel Total:	**$ 292,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.361 ac	161,142	F	110	100	100	100	100 -- LEVEL	100	177,300	0	N	177,300	
	0.361 ac									177,300			**177,300**	

PICTURE

OWNER

SJL PROPERTIES OF NH LLC

3 BIRCH ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

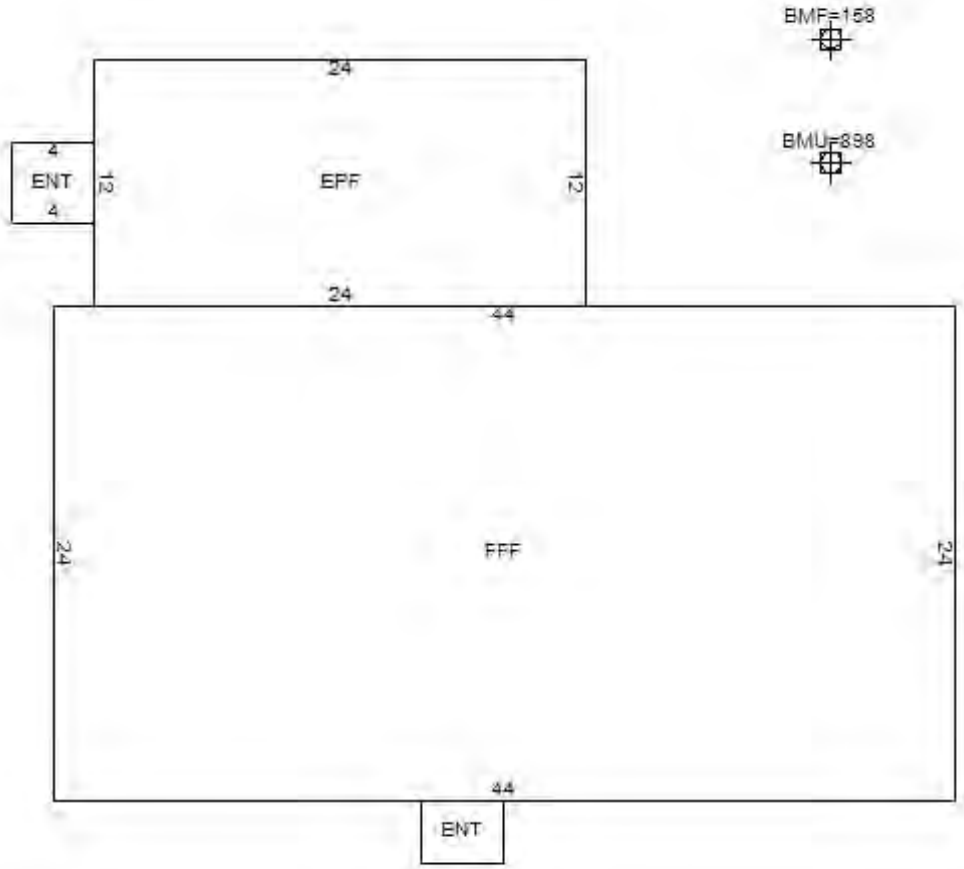
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1158** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0600**
Sq. Foot Cost: **$ 101.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1056	1.00	1056
EPF	ENCLOSED	288	0.70	202
ENT	ENTRY WAY	28	0.10	3
BMF	BSMNT FINISHED	158	0.30	47
BMU	BSMNT	898	0.15	135
GLA:	**1,056**	**2,428**		**1,443**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,840**
Year Built:		**1955**
Condition For Age:	AVERAGE	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 110,100**

OWNER INFORMATION

AMORIM CLAYTON M

18 JUNIPER WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2020	9366	586	Q I	422,000	AMORIM MARIA CECI
06/27/2016	8869	2182	U I 38	1	AMORIM MARIA CECI
12/28/2005			U I 99		AMORIM,MARIA CE
04/25/2005			Q I	300,000	HOECK,RICHARD

PICTURE

LISTING HISTORY

02/10/21	ERVM	
04/18/16	MRPM	
10/16/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
08/16/01	MRUL	

NOTES

BROWN; OUTDOOR KIT WITH SINK, FPL =AVG; 2/21 - KITCH 2021; BATH EST 05; EST REAR PATIO = SNOW; EST I+E=V. GD; EST CTH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	168	12 x 14	155	10.00	60	1,562	BACKYARD
PATIO	190	19 x 10	144	7.00	50	958	@ FRONT ENT
FIREPLACE 1-STAND	1		100	3,000.00	25	750	OUTDOOR/LOW-Q=CONI
						3,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 171,600	$ 1,500	$ 140,700
		Parcel Total:	$ 313,800
2020	$ 171,600	$ 1,500	$ 140,700
		Parcel Total:	$ 313,800
2021	**$ 261,300**	**$ 3,300**	**$ 205,900**
		Parcel Total:	**$ 470,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.416 ac	171,619	G	120	100	100	100	100 -- LEVEL	100	205,900	0	N	205,900	
	0.416 ac									205,900			**205,900**	

PICTURE

OWNER

AMORIM CLAYTON M

18 JUNIPER WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

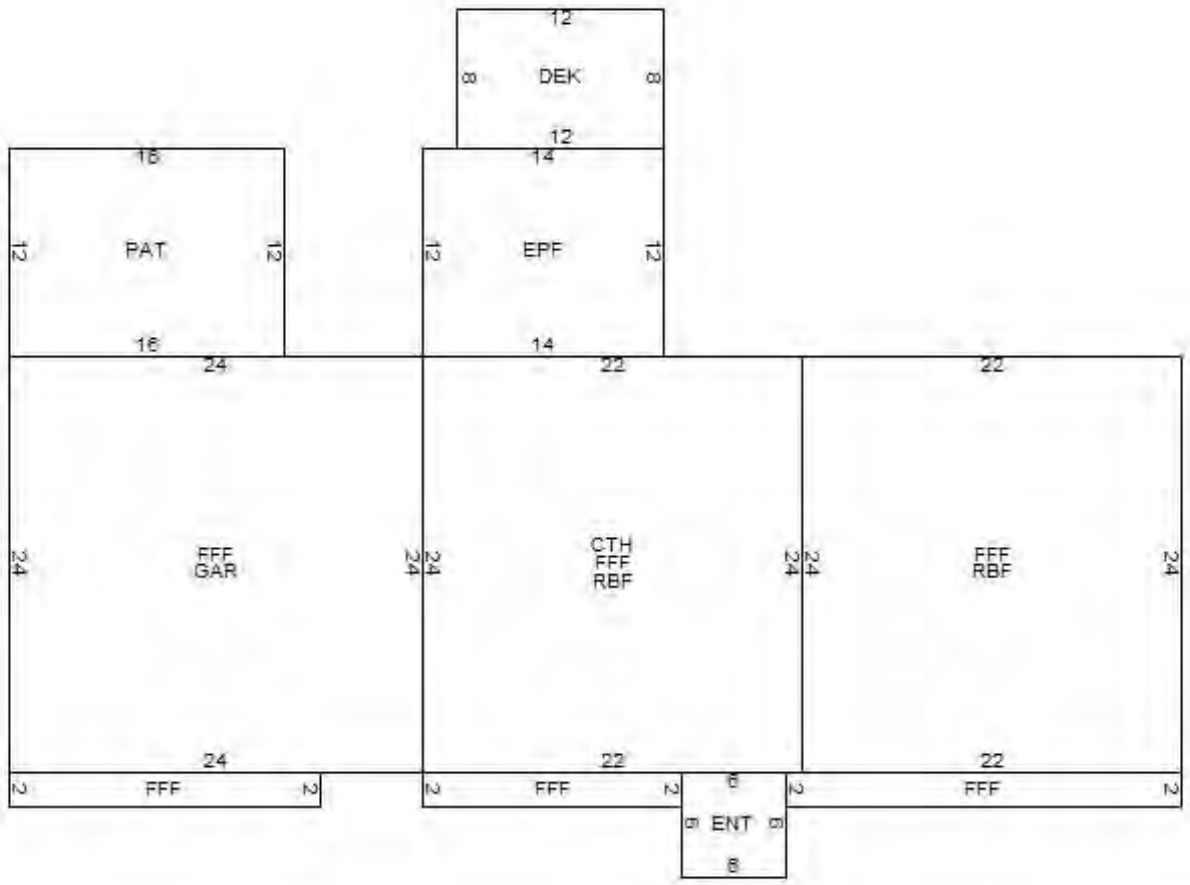
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/15/15		ADDITION	DEMO GARAGE NEW 2STR

BUILDING DETAILS

Model: **1 STORY SPLIT LEVE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9001** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0198**
Sq. Foot Cost: **$ 97.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	528	0.10	53
RBF	RAISED BSMNT	1056	0.75	792
FFF	FST FLR FIN	1744	1.00	1744
GAR	GARAGE	576	0.45	259
EPF	ENCLOSED	168	0.70	118
PAT	PATIO	192	0.10	19
DEK	DECK/ENTRANCE	96	0.10	10
ENT	ENTRY WAY	36	0.10	4
GLA:	**1,744**	**4,396**		**2,999**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 293,602**
Year Built: **1985**
Condition For Age: VERY GOOD **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**

Building Value: **$ 261,300**

OWNER INFORMATION

MAZZOLA CIRO N JR

34 TURKEY HILL RD.

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2021	9469	2237	Q I	430,000	KLASSEN NICHOLAS
09/01/2017	9003	2019	Q I	310,000	DELUDE PAUL A/CYNTHIA L
04/03/2015	8740	0849	U I 44	1	DELUDE, PAUL A. +
06/12/1984			U I 99		LUSCHER,LOUIS
04/25/1979			U I 99		BURT,RALPH E

PICTURE

LISTING HISTORY

09/11/12	MRUL	MARKED FOR INSPECTION
08/28/01	MRUM	

NOTES

BLUE//LAND STEEP IN REAR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-METAL	80	8 x 10	260	6.00	80	998	
						6,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 125,800	$ 5,800	$ 145,000
		Parcel Total:	$ 276,600
2020	$ 125,800	$ 5,800	$ 145,000
		Parcel Total:	$ 276,600
2021	**$ 168,900**	**$ 6,000**	**$ 247,400**
		Parcel Total:	**$ 422,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.920 ac	200,000	E	100	100	100	100	90 -- ROLLING	100	180,000	0	N	180,000	
1F RES WTRFRNT	0.440 ac	x 5,000	X	100				90 -- ROLLING	100	2,000	0	N	2,000	
SOUHEGAN RIVER	100.000 wf	IMPROVED LOT, GRASSY AND/OR CLEARD						95 -- MILD WF	100	65,400	0		65,400	LF EST
	1.360 ac									247,400			**247,400**	

PICTURE

OWNER

MAZZOLA CIRO N JR

34 TURKEY HILL RD.

MERRIMACK, NH 03054

TAXABLE DISTRICTS

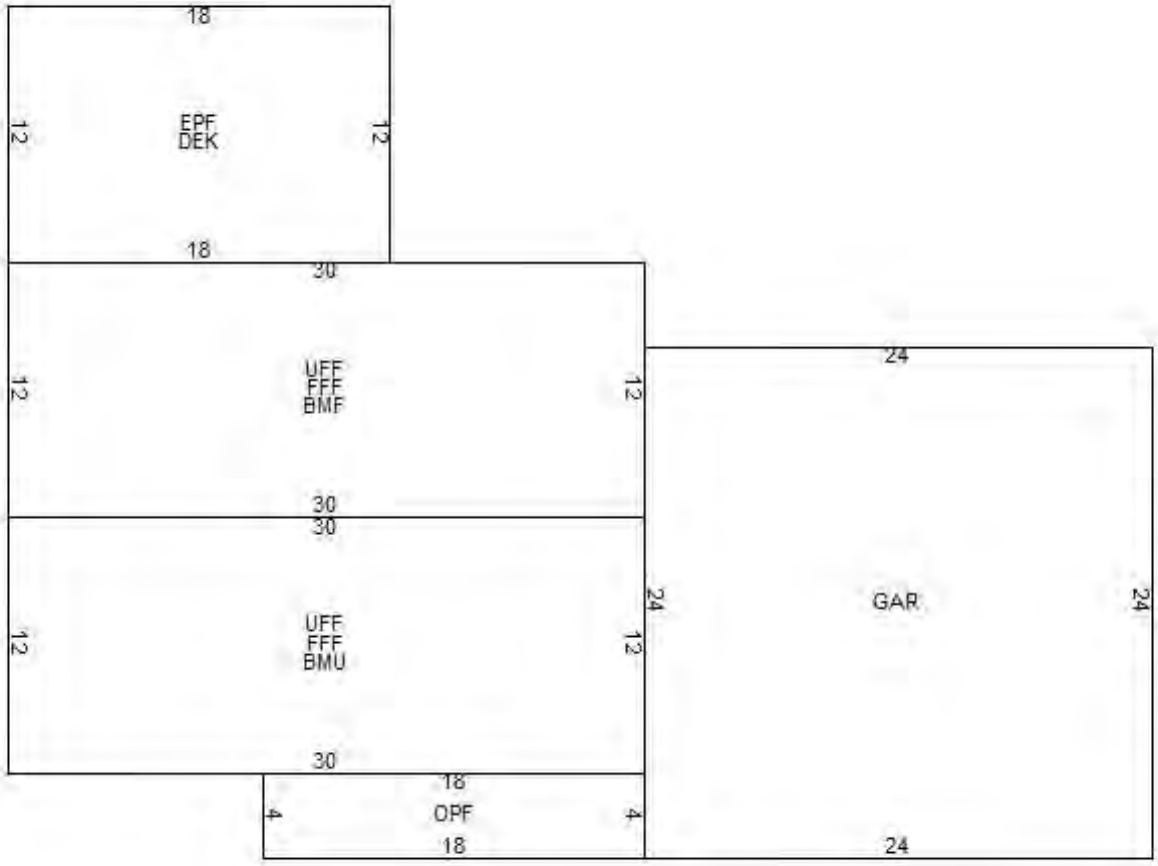
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9924** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0585**
Sq. Foot Cost: **$ 101.61**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	720	1.00	720
FFF	FST FLR FIN	720	1.00	720
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	72	0.25	18
BMF	BSMNT FINISHED	360	0.30	108
EPF	ENCLOSED	216	0.70	151
BMU	BSMNT	360	0.15	54
DEK	DECK/ENTRANCE	216	0.10	22
GLA:	**1,440**	**3,240**		**2,052**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 208,504**
Year Built:		**1968**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 168,900**

OWNER INFORMATION

FLATTERY PATRICK JAMES

36 TURKEY HILL RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/31/2021	9448	1649	Q I	380,000	JOLY PAUL H
04/30/2002			Q I	200,000	MATARAZZO,MICHAEL
08/04/1999			U I 99	138,000	ARCHAMBAULT,DAN

PICTURE

LISTING HISTORY

06/24/16	LMHC	
06/08/16	MRUM	
05/23/13	INSP	MARKED FOR INSPECTION
08/28/01	MRUM	

NOTES

TAN;LAND STEEP IN REAR,3/14 DEK & EPF NOT SET IN CONC, UNSAFE; KIT 07, ROOF 15/20 YRS OLD, EPF NOT PROPERLY ATT TO HSE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
OPEN PORCH	144	12 x 12	171	15.00	60	2,216	
SHED-WOOD	140	10 x 14	174	10.00	40	974	NO WALLS
LEAN-TO	28	7 x 4	400	4.00	20	90	
OPEN PORCH	56	8 x 7	346	15.00	20	581	
						6,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 105,100	$ 6,000	$ 143,400
		Parcel Total:	$ 254,500
2020	$ 105,100	$ 6,000	$ 143,400
		Parcel Total:	$ 254,500
2021	**$ 137,400**	**$ 6,900**	**$ 242,800**
		Parcel Total:	**$ 387,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.920 ac	200,000	E	100	100	100	100	90 -- ROLLING	100	180,000	0	N	180,000	
1F RES WTRFRNT	0.080 ac	x 5,000	X	100				90 -- ROLLING	100	400	0	N	400	
SOUHEGAN RIVER	100.000 wf	IMPROVED LOT, GRASSY AND/OR CLEARD						90 -- ROLLING W	100	62,400	0		62,400	LF EST
	1.000 ac									242,800			**242,800**	

PICTURE

OWNER

FLATTERY PATRICK JAMES

36 TURKEY HILL RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

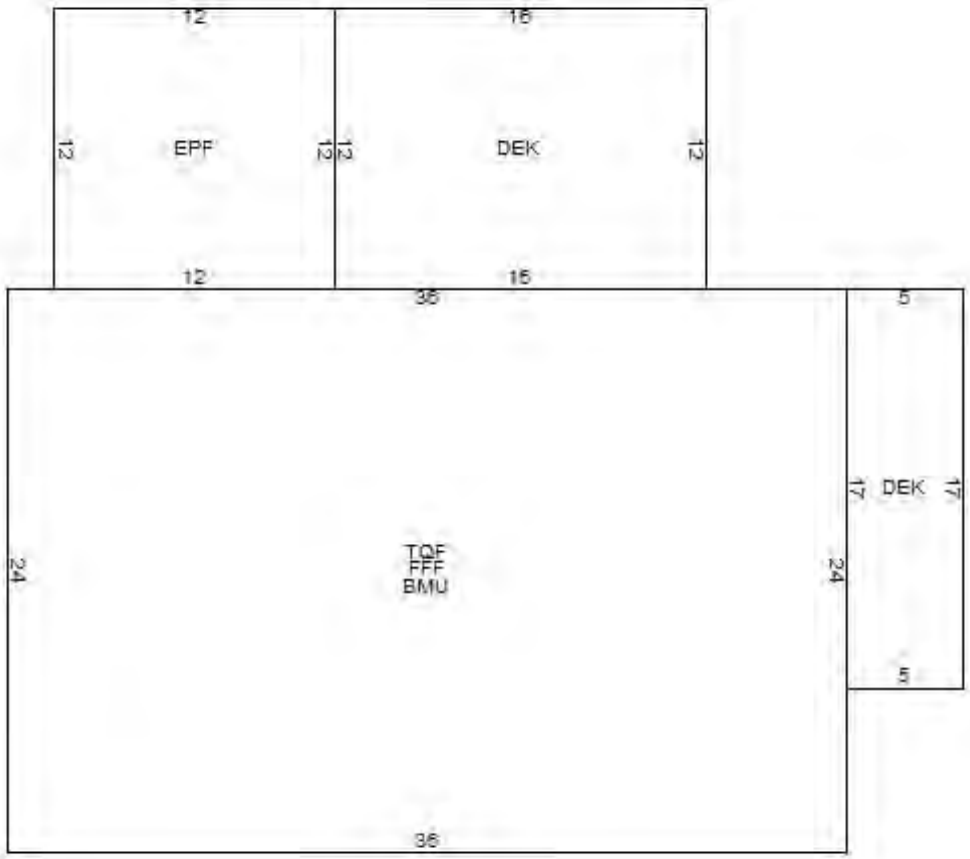
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1.75 STORY CAPE**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET/HARDWOOD**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**3**	Baths: **2.0**	Fixtures: **6**
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A0 AVG**		
Com. Wall:			
Size Adj:	**1.0388**	Base Rate:	**RSA 96.00**
		Bldg. Rate:	**0.9977**
		Sq. Foot Cost:	**$ 95.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	144	0.70	101
TQF	3/4 STRY FIN	864	0.75	648
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	864	0.15	130
DEK	DECK/ENTRANCE	277	0.10	28
GLA:	**1,512**	**3,013**		**1,771**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,626**
Year Built:		**1968**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 137,400**

OWNER INFORMATION

TENHAVE RYAN L
TENHAVE KIMBERLY G
3 COTA ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/13/2021	9469	992	Q I	416,000	THOMAS STEFANIE L
06/24/2020	9311	1202	U I 38	1	THOMAS MICHAEL C &
05/31/2013	8565	2980	Q I	255,000	ROLLINS, BRIAN K. + LA
12/02/1988			Q I	140,000	BERRY,NORMAN H
08/09/1983			U I 99		HIMES,MARK D

PICTURE

LISTING HISTORY

10/09/13	MRUR	MARKED FOR INSPECTION
09/28/01	MRUL	

NOTES

BLUE;RADON MITIGATION

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	
DAVID PARK DEVELOP	1		100	10,000.00	100	10,000	
						14,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 120,400	$ 14,300	$ 124,400
		Parcel Total:	$ 259,100
2020	$ 120,400	$ 14,300	$ 124,400
		Parcel Total:	$ 259,100
2021	**$ 162,200**	**$ 14,900**	**$ 175,000**
		Parcel Total:	**$ 352,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.350 ac	159,047	F	110	100	100	100	100 -- LEVEL	100	175,000	0	N	175,000	
	0.350 ac									175,000			**175,000**	

PICTURE

OWNER

TENHAVE RYAN L
TENHAVE KIMBERLY G
3 COTA ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

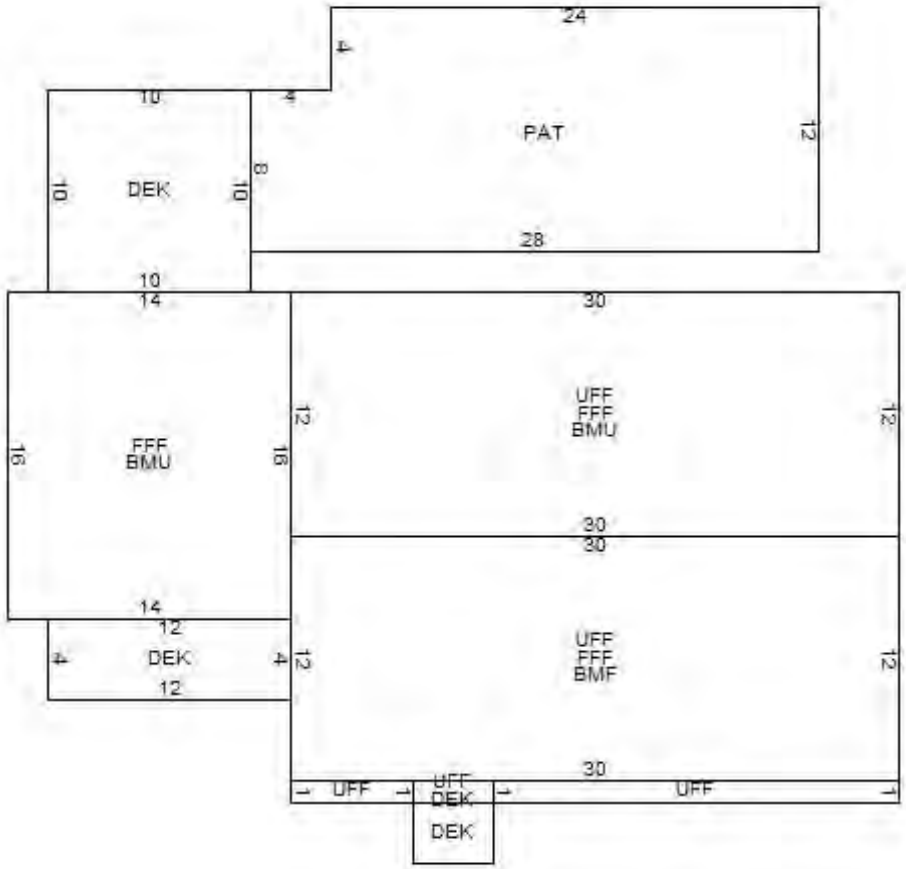
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0096** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0022**
Sq. Foot Cost: **$ 96.21**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	164	0.10	16
BMF	BSMNT FINISHED	360	0.30	108
UFF	UPPER FLR FIN	750	1.00	750
FFF	FST FLR FIN	944	1.00	944
BMU	BSMNT	584	0.15	88
PAT	PATIO	320	0.10	32
GLA:	**1,694**	**3,122**		**1,938**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 186,455**
Year Built:		**1979**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 162,200**

OWNER INFORMATION

AMBROSE FAMILY REVOCABLE TRUST 2

AMBROSE BARRY P & MARY E TRUSTEES

5 ERLA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/15/2021	9483	1600	Q I	500,000	MCINTYRE R & K TRUST
03/04/2021	9434	1991	U I 38	1	MCINTYRE RUSSELL P
08/26/2020	9339	2122	U I 38	1	MCINTYRE RUSSELL P
08/30/2013	8599	2576	Q I	275,000	DEWAR, STELLA F/K/A CR
05/11/1992			U I 99		DEWAR,ALFRED

PICTURE

LISTING HISTORY

10/09/13	MRUL	MARKED FOR INSPECTION
09/21/01	MRUL	

NOTES

GRAY/PU FPL 13, 4/21 MKB, REFINISHED FLOORS, FIN ROOM IN BMT,4/21/21 FOR SALE AP 444900

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
DAVID PARK DEVELOP	1		100	10,000.00	100	10,000	
						15,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 145,600	$ 14,500	$ 131,300
		Parcel Total:	$ 291,400
2020	$ 145,600	$ 14,500	$ 131,300
		Parcel Total:	$ 291,400
2021	**$ 199,200**	**$ 15,200**	**$ 192,200**
		Parcel Total:	**$ 406,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.550 ac	183,913	F	110	100	100	100	95 -- MILD	100	192,200	0	N	192,200	
	0.550 ac									192,200			**192,200**	

PICTURE

OWNER

AMBROSE FAMILY REVOCABLE TR
AMBROSE BARRY P & MARY E TRUSTEES
5 ERLA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

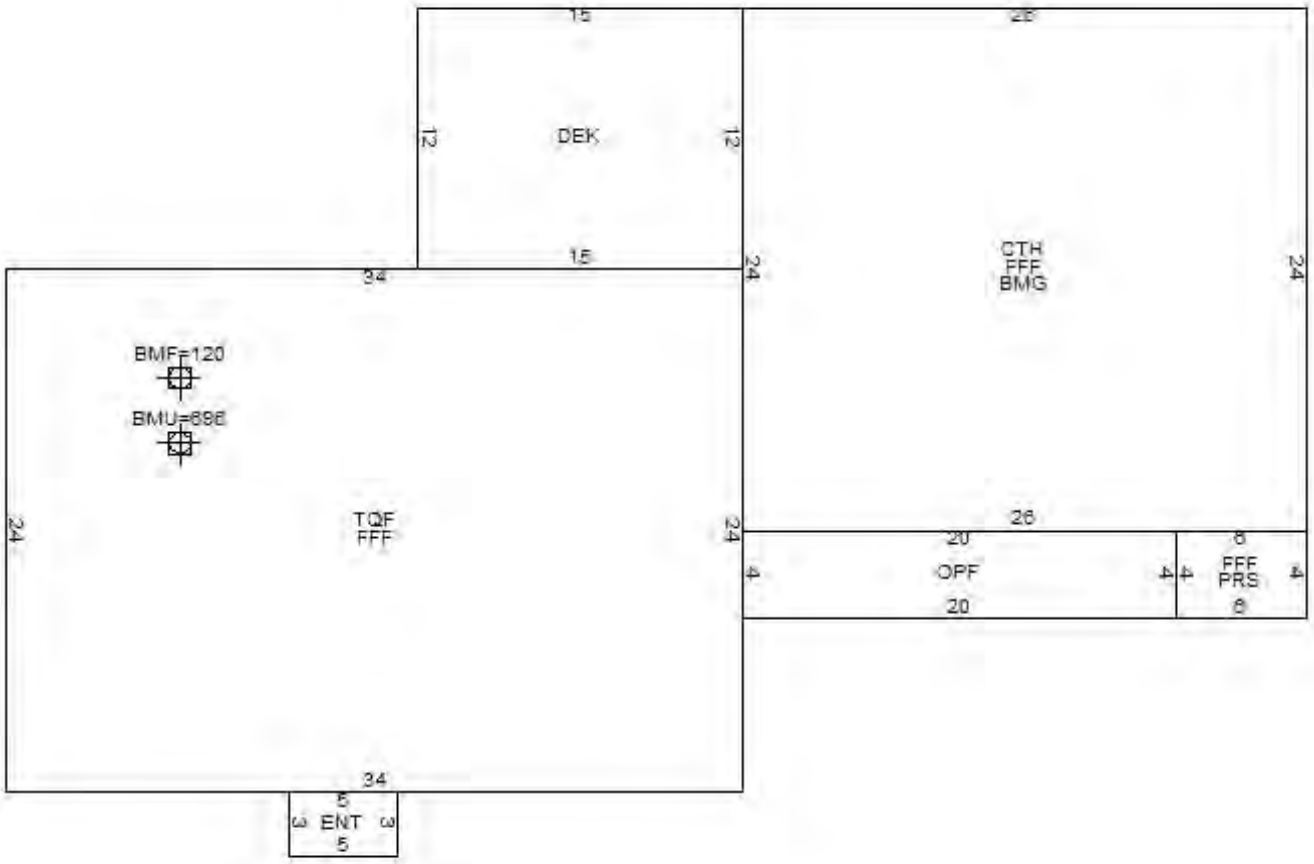
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9457** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9546**
Sq. Foot Cost: **$ 91.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	816	0.75	612
FFF	FST FLR FIN	1464	1.00	1464
DEK	DECK/ENTRANCE	180	0.10	18
CTH	CATHEDRAL	624	0.10	62
BMG	BASEMENT	624	0.20	125
OPF	OPEN PORCH	80	0.25	20
PRS	PIERS	24	-0.05	-1
BMF	BSMNT FINISHED	120	0.30	36
BMU	BSMNT	696	0.15	104
ENT	ENTRY WAY	15	0.10	2
GLA:	**2,076**	**4,643**		**2,442**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 223,785**
Year Built:		**1983**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 199,200**

OWNER INFORMATION

CHICCARELLI JOSEPH

58 COTA ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	1078	Q I	431,500	MATTHEWS LAURI A
06/30/2016	8871	1219	Q I	295,000	LONG BRIAN M & HEATHER
09/14/2004			Q I	239,533	HARTEL,LIDIA
03/26/2004			U I 38		HARTEL,ROBERT

PICTURE

LISTING HISTORY

07/21/21	LMHC	
06/26/19	MRUL	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
10/18/05	AAUM	PERMIT VISIT
09/05/01	MMUL	

NOTES

GRY; BMT CRAWL SPACE 4`CEILING; DEK EST ON REVIEW/MS; 5/16 4-SALE AP $315,900; 2019 NEW PIC GAS STOVE MKB IRRIGATION NEW PIC, MODERN UPDATED KITCHEN (WOOD/GRANITE/SS)AND BATHS, RECESSED LIGHTING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	6 x 16	227	10.00	80	1,743	
POOL-ABOVE GROUND	450	15 x 30	96	6.00	100	2,592	OVAL
DAVID PARK DEVELOP	1		100	10,000.00	150	15,000	BEST RIVERVIEW
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						22,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 120,300	$ 16,300	$ 127,900
		Parcel Total:	$ 264,500
2020	$ 120,300	$ 16,300	$ 127,900
		Parcel Total:	$ 264,500
2021	**$ 173,600**	**$ 22,300**	**$ 185,600**
		Parcel Total:	**$ 381,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.401 ac	168,761	F	110	100	100	100	100 -- LEVEL	100	185,600	0	N	185,600	IRRIGATION
	0.401 ac									185,600			**185,600**	

PICTURE

OWNER

CHICCARELLI JOSEPH

58 COTA ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

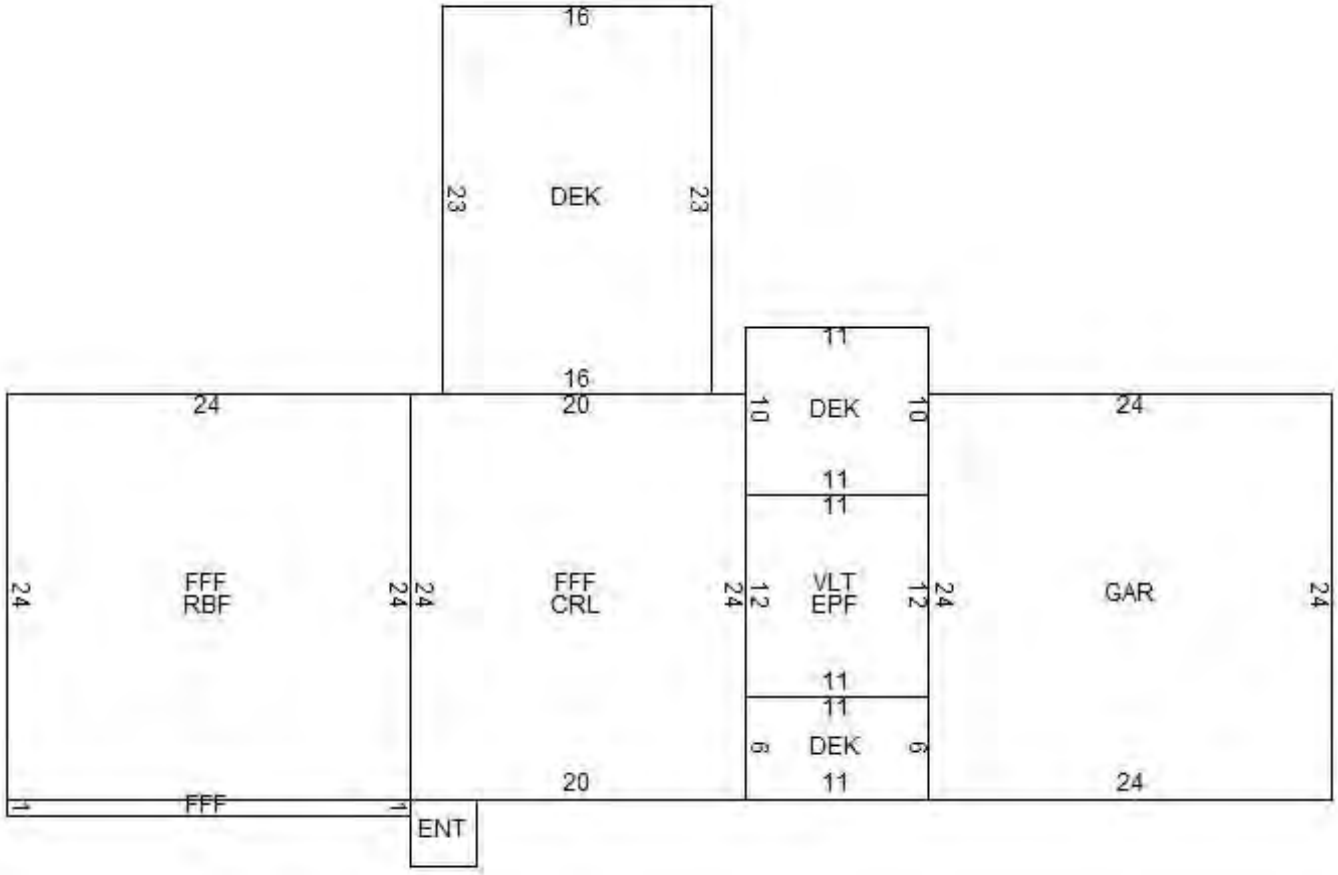
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0077** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0420**
Sq. Foot Cost: **$ 100.03**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	576	0.75	432
CRL	CRAWL SPACE	480	0.05	24
DEK	DECK/ENTRANCE	544	0.10	54
VLT	VAULTED	132	0.05	7
EPF	ENCLOSED	132	0.70	92
GAR	GARAGE	576	0.45	259
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,080**	**3,536**		**1,950**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,059**
Year Built:		**1983**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 173,600**

OWNER INFORMATION

RAYMOND JOSHUA
RAYMOND JUSTIN & BEAUSOLEIL LEANNE
71 COTA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/02/2021	9419	2146	Q I	475,000	ZAGWYN COLLEEN A
07/25/2018	9094	0045	U I 38	1	ZAGWYN, JEFFREY W +
12/12/1996	5775	491	Q I	117,000	BUSH,WESLEY R
06/18/1996			Q I	119,200	PITTS,JAMES C

PICTURE

LISTING HISTORY

03/23/21	ERVM	
03/16/21	IKVM	
10/15/13	MRUM	MARKED FOR INSPECTION
09/20/01	MRUL	

NOTES

GREY;GARAGE SPACE HEAT;IN LAW APT/PU ADDITION 13, FEATURES, YEAR BUILT TO 83; 3/21 - NOH; CNV INT; NC SEEN; RECK '22; 3/21 KIT UPDATED BATH EST ORIG GD COND PATIO 2FAM VLT OPF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	80	1,743	
SHED-WOOD	80	10 x 8	260	10.00	80	1,664	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
DAVID PARK DEVELOP	1		100	10,000.00	100	10,000	
PATIO	140	10 x 14	174	7.00	10	171	FIRE PIT
						16,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 224,300	$ 15,400	$ 128,400
		Parcel Total:	$ 368,100
2020	$ 224,300	$ 15,400	$ 128,400
		Parcel Total:	$ 368,100
2021	**$ 317,100**	**$ 16,600**	**$ 187,100**
		Parcel Total:	**$ 520,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.408 ac	170,095	F	110	100	100	100	100 -- LEVEL	100	187,100	0	N	187,100	
	0.408 ac									187,100			**187,100**	

PICTURE

OWNER

RAYMOND JOSHUA
RAYMOND JUSTIN & BEAUSOLEIL LEANN
71 COTA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

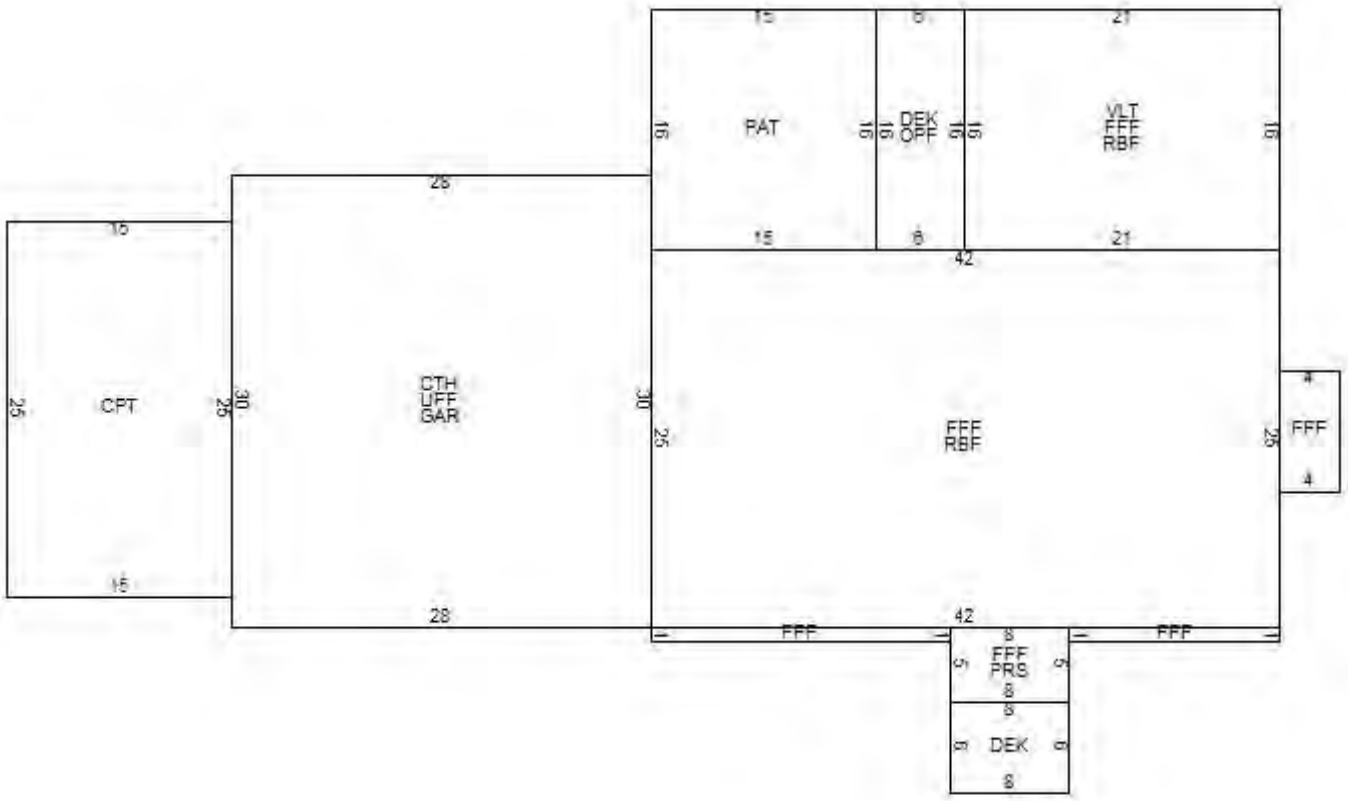
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/22/21		IN-LAW APARTMENT	BSMT TO 1 BD ADU W/3/4 E

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **5** Baths: **3.5** Fixtures: **10**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8519** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9839**
Sq. Foot Cost: **$ 94.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	840	0.10	84
UFF	UPPER FLR FIN	840	1.00	840
GAR	GARAGE	840	0.45	378
FFF	FST FLR FIN	1492	1.00	1492
RBF	RAISED BSMNT	1386	0.75	1040
PRS	PIERS	40	-0.05	-2
DEK	DECK/ENTRANCE	144	0.10	14
CPT	CARPORT	375	0.10	38
VLT	VAULTED	336	0.05	17
OPF	OPEN PORCH	96	0.25	24
PAT	PATIO	240	0.10	24
GLA:	**2,332**	**6,629**		**3,949**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 373,023**
Year Built: **1983**
Condition For Age: GOOD **15 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **15 %**

Building Value: **$ 317,100**

OWNER INFORMATION

TRUDEL ALBERT T & ANITA E
TRUDEL PAUL N
PO BOX 171

PLAISTOW , NH 03865 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2021	9449	721	Q I	370,000	COPELAND ERIN L
02/14/2017	8944	1510	Q I	279,900	FALCORE REALTY LLC
09/29/2016	8901	2223	U I 99	175,000	OUELLETTE, DALE R + LISA
08/25/1997			Q I	119,900	ROBIDOUX,RICHARD
05/27/1988			Q I	134,000	JONES,JOHN L

PICTURE

LISTING HISTORY

10/13/13	MRUM	MARKED FOR INSPECTION
09/05/01	MRUM	

NOTES

TAN/PU POOL 13, CRL VINYL

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	1 x 100	220	10.00	80	1,760	
DAVID PARK DEVELOP	1		100	10,000.00	100	10,000	
						11,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,500	$ 11,200	$ 128,200
		Parcel Total:	$ 241,900
2020	$ 102,500	$ 11,200	$ 128,200
		Parcel Total:	$ 241,900
2021	**$ 143,700**	**$ 11,800**	**$ 186,300**
		Parcel Total:	**$ 341,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.404 ac	169,333	F	110	100	100	100	100 -- LEVEL	100	186,300	0	N	186,300	
	0.404 ac									186,300			**186,300**	

PICTURE

OWNER

TRUDEL ALBERT T & ANITA E
TRUDEL PAUL N
PO BOX 171

PLAISTOW , NH 03865 **(ET AL.)**

TAXABLE DISTRICTS

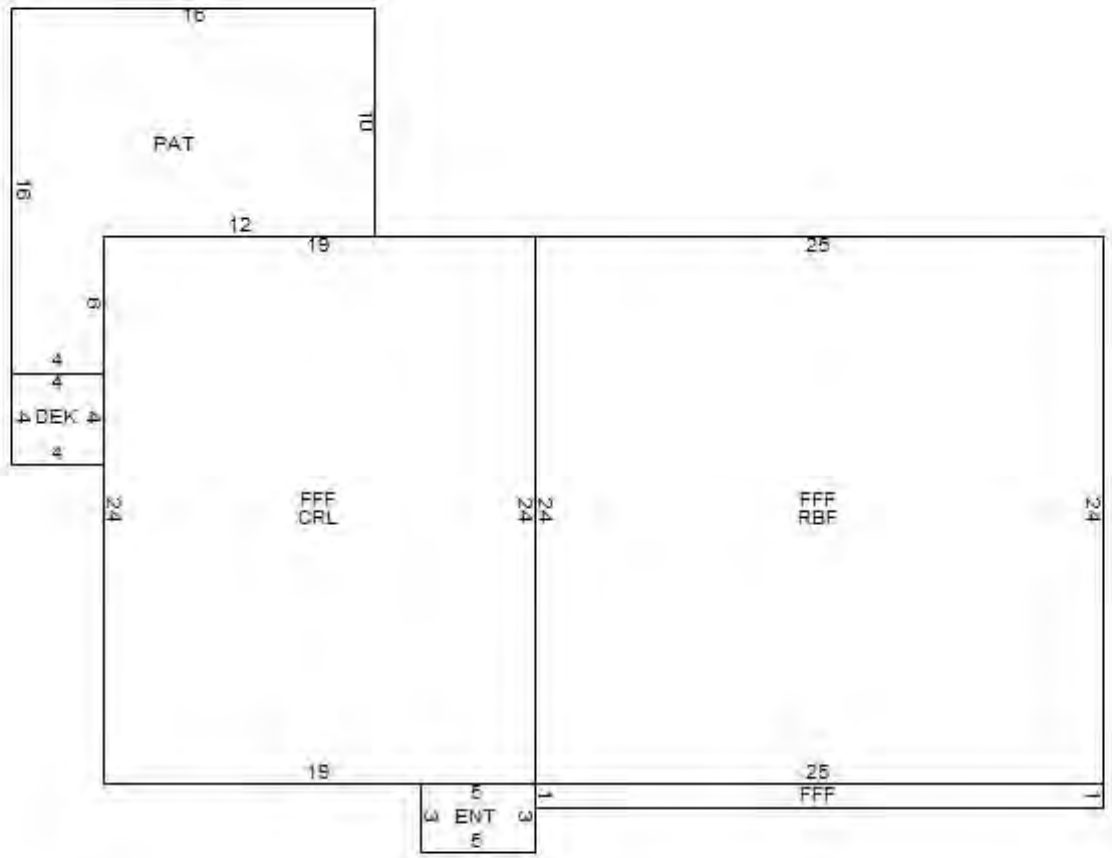
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0807** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1174**
Sq. Foot Cost: **$ 107.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1081	1.00	1081
CRL	CRAWL SPACE	456	0.05	23
RBF	RAISED BSMNT	600	0.75	450
PAT	PATIO	184	0.10	18
DEK	DECK/ENTRANCE	16	0.10	2
ENT	ENTRY WAY	15	0.10	2
GLA:	**1,081**	**2,352**		**1,576**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,058**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 143,700**

OWNER INFORMATION

CHRISAFIDES PETER C

16 ELLIE DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/07/2021	9467	441	Q I	550,000	CAFFERTY DANIEL P
07/10/2020	9318	1778	Q I	434,000	NSW LLC
02/20/2020	9263	2854	Q I	405,000	BOLTON KILGALLEN
06/21/2018	9083	2080	U I 38	1	BOLTON THOMAS G
11/14/2013	8621	0412	Q I	317,000	NEE ANNE

PICTURE

LISTING HISTORY

06/24/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/15/09	MRUM	INFO AT DOOR
01/17/02	MRUL	

NOTES

YELLOW;EFF 04/14 NEIGHBORHOOD ADJUSTMENT TO BRINGS VALUES MORE IN LINE WITH GENERAL LEVEL 2019 IRRIGATION NEW PIC FLS, 5/21 DEK PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
MEADOWOODS	1		100	50,000.00	100	50,000	
						51,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 193,800	$ 25,900	$ 147,000
		Parcel Total:	$ 366,700
2020	$ 193,800	$ 25,900	$ 147,000
		Parcel Total:	$ 366,700
2021	**$ 256,800**	**$ 51,300**	**$ 190,600**
		Parcel Total:	**$ 498,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.349 ac	158,857	G	120	100	100	100	100 -- LEVEL	100	190,600	0	N	190,600	
	0.349 ac									190,600			**190,600**	

PICTURE

OWNER

CHRISAFIDES PETER C

16 ELLIE DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

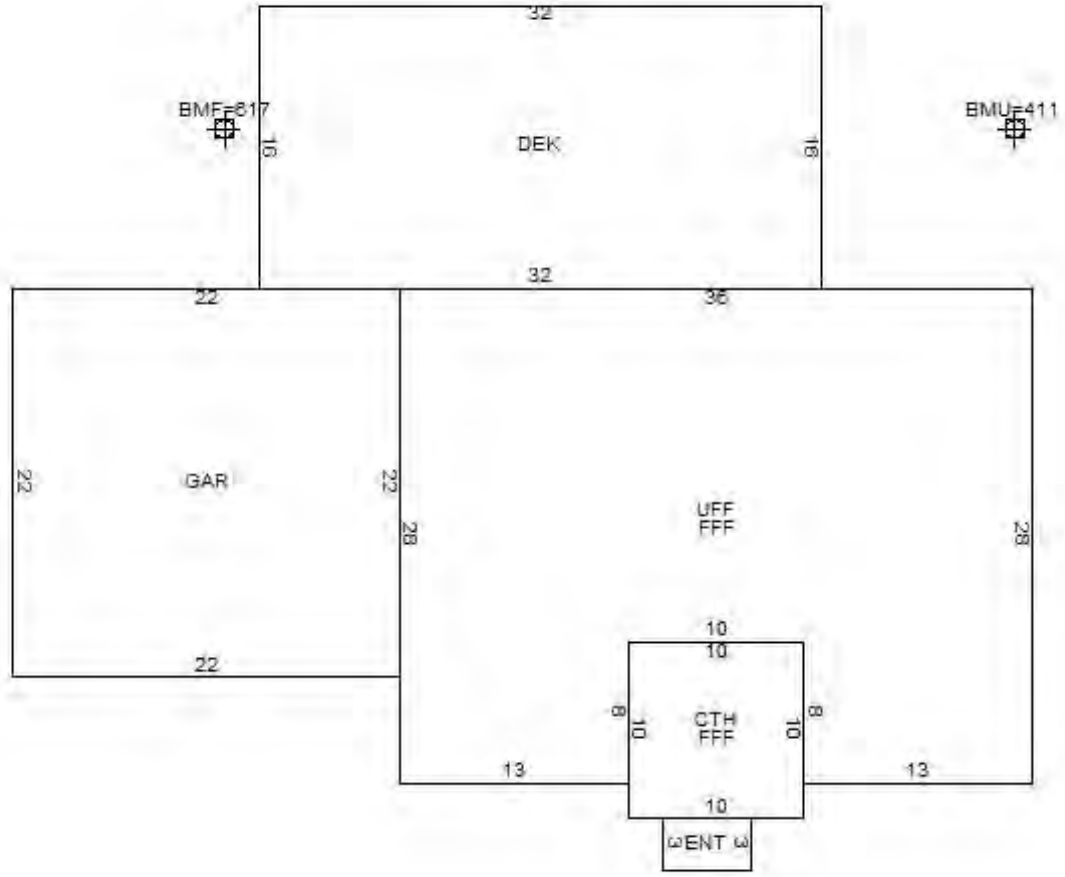
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9415** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2102**
Sq. Foot Cost: **$ 116.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	928	1.00	928
FFF	FST FLR FIN	1028	1.00	1028
CTH	CATHEDRAL	100	0.10	10
GAR	GARAGE	484	0.45	218
DEK	DECK/ENTRANCE	512	0.10	51
BMF	BSMNT FINISHED	617	0.30	185
BMU	BSMNT	411	0.15	62
ENT	ENTRY WAY	15	0.10	2
GLA:	**1,956**	**4,095**		**2,484**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 288,591**
Year Built: **2001**
Condition For Age: GOOD **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**

Building Value: **$ 256,800**

OWNER INFORMATION

HOGAN MATTHEW D
HOGAN EBONY DAVON
47 JESSICA DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/21/2021	9413	1967	Q I	530,000	KORIANSKI RICARDO L &
11/16/2006			U I 99		KORIANSKI,RICHARD
08/24/2001			Q I	330,800	ONE LINE REALTY

PICTURE

LISTING HISTORY

03/23/21	ERVM
02/23/17	MRPL
02/10/10	MRUR
01/28/02	MRUL

NOTES

ALMOND;LARGE DRAINAGE EASEMENT CUT THROUGH YARD E-5;EFF 2019 NO SOLAR 3/21 INFO AT DOOR STATES ALL ORIG WOB CORR DECK MEAS EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
MEADOWOODS	1		100	50,000.00	100	50,000	
						50,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 220,600	$ 25,000	$ 144,400
		Parcel Total:	$ 390,000
2020	$ 220,600	$ 25,000	$ 144,400
		Parcel Total:	$ 390,000
2021	**$ 285,300**	**$ 50,000**	**$ 194,600**
		Parcel Total:	**$ 529,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.411 ac	170,666	G	120	100	100	100	100 -- LEVEL	95	194,600	0	N	194,600	ESMNT
	0.411 ac									194,600			**194,600**	

PICTURE

OWNER

HOGAN MATTHEW D
HOGAN EBONY DAVON
47 JESSICA DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

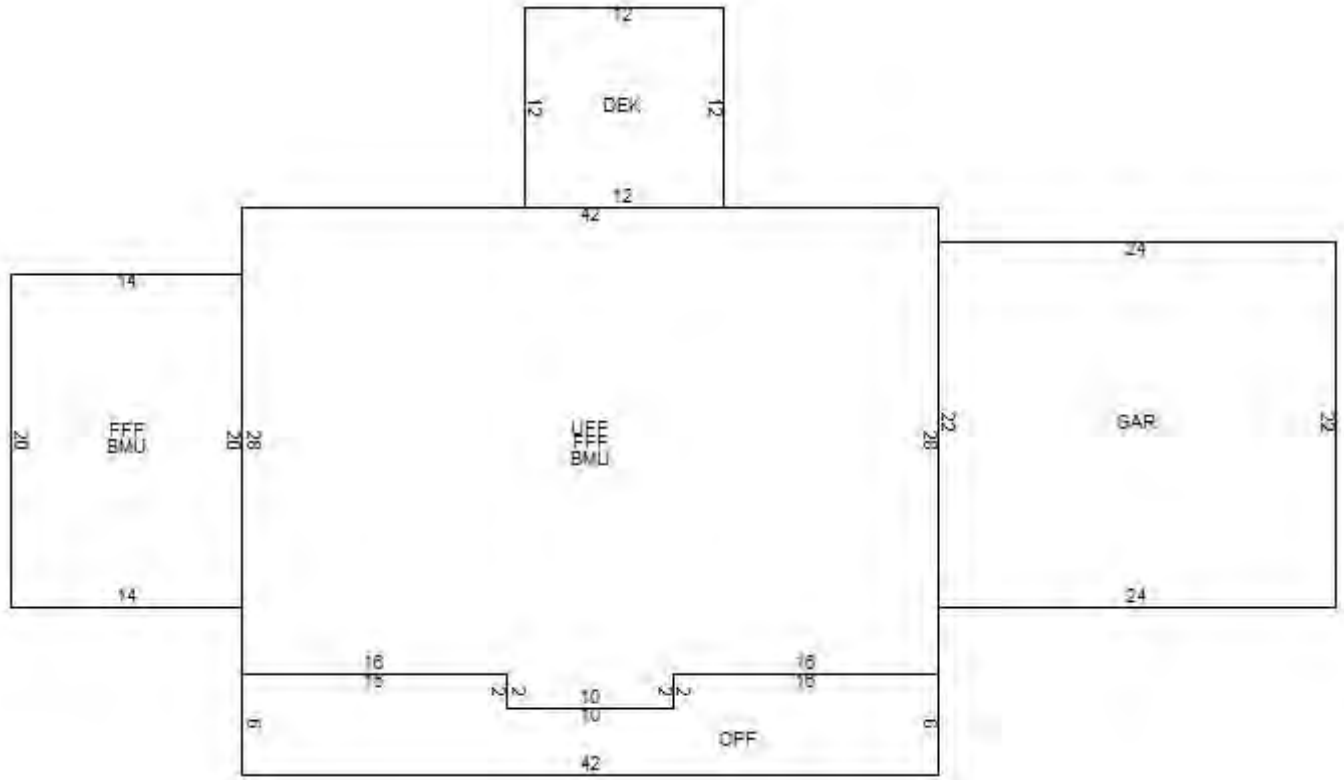
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/24/16		SOLAR PANELS ELEC	

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8873** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0426**
Sq. Foot Cost: **$ 100.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1196	1.00	1196
FFF	FST FLR FIN	1476	1.00	1476
BMU	BSMNT	1476	0.15	221
OPF	OPEN PORCH	232	0.25	58
DEK	DECK/ENTRANCE	144	0.10	14
GAR	GARAGE	528	0.45	238
GLA:	**2,672**	**5,052**		**3,203**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 320,588**
Year Built:		**2001**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 285,300**

OWNER INFORMATION

LECLAIRE BRIAN J
LECLAIRE LUCY A
2 BERKLEY ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	1967	Q I	396,000	FERGUSON MARK
10/29/2004	7347	1425	Q I	254,500	QUINN, MAREN E.
10/10/1984	3221	306	U I 55		QUINN, JOSEPH E

PICTURE

LISTING HISTORY

03/25/21	ERVM	
04/11/18	MRPM	
04/17/17	MRPM	
04/30/12	MRPR	REVIEW AT DOOR
09/21/07	MRUM	

NOTES

GRAY; 2017 SKETCH OPF 2018 VINYL GD COND 3/21 DW OFF CLAY ST/ CORNER LOT PU DECK CRL OVER GAR DNPU NEW WINS SIDING EXT VG FOR AGE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	W/PELLET STOVE
SHED-WOOD	192	16 x 12	143	10.00	70	1,922	
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,700	$ 4,500	$ 128,100
		Parcel Total:	$ 255,300
2020	$ 122,700	$ 4,500	$ 128,100
		Parcel Total:	$ 255,300
2021	**$ 160,600**	**$ 4,900**	**$ 190,000**
		Parcel Total:	**$ 355,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.502 ac	181,826	F	110	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
	0.502 ac									190,000			**190,000**	

PICTURE

OWNER

LECLAIRE BRIAN J
LECLAIRE LUCY A
2 BERKLEY ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

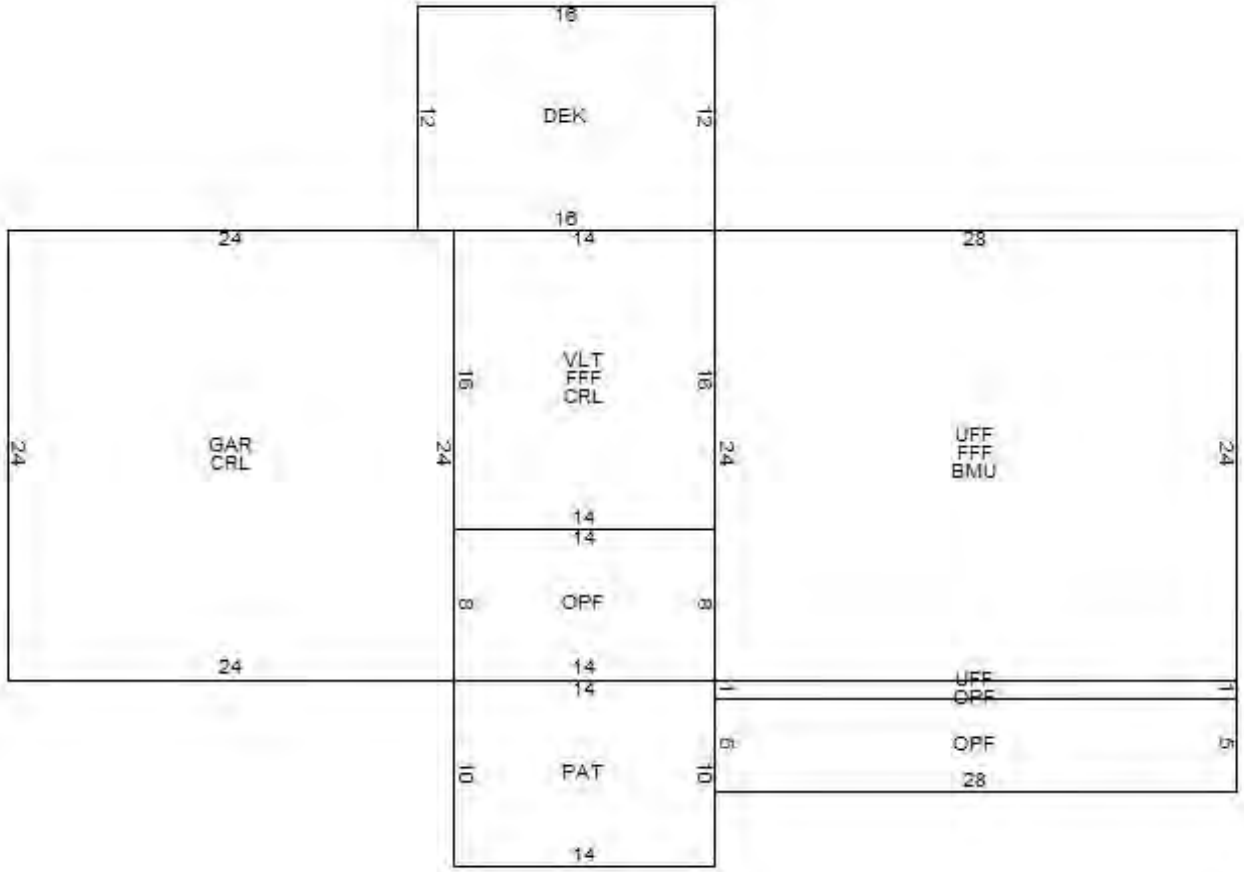
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/12/16		PORCH/SCREEN ROO	NEW FARMERS PORCH 7X

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9844** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9668**
Sq. Foot Cost: **$ 92.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
CRL	CRAWL SPACE	800	0.05	40
VLT	VAULTED	224	0.05	11
FFF	FST FLR FIN	896	1.00	896
OPF	OPEN PORCH	280	0.25	70
UFF	UPPER FLR FIN	700	1.00	700
BMU	BSMNT	672	0.15	101
PAT	PATIO	140	0.10	14
DEK	DECK/ENTRANCE	192	0.10	19
GLA:	**1,596**	**4,480**		**2,110**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,829**
Year Built:		**1973**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 160,600**

OWNER INFORMATION

ROTH DAVID

24 CLAY ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	2504	Q I	357,000	GOMES EVAN & TIFFANY
12/05/2017	9032	2500	Q I	285,500	FOUNDATION UP
08/07/2017	8995	0907	Q I	180,000	LECLAIRE MITCHEL P &
12/13/1993	5502	1885	Q I	90,500	KRASINSKI, PHIL
03/11/1980	2755	764	U I 99		MILLER, ROBERT

PICTURE

LISTING HISTORY

02/10/21	ERVM	
04/11/18	MRPM	
05/26/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
10/02/07	MRUM	

NOTES

BROWN; LOC=HGWY 2015 INFO OKB ROOF=03, UPDATE COND SKETCH 20418 MKB ADDED BATH KIT BEAM NEW LAUNDRY = VG; 2/21 - K+B 13-17/INT UPDATED; NEWER WINDOWS; PU SHED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-METAL	90	10 x 9	238	6.00	30	386	
						3,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 101,100	$ 3,000	$ 126,600
		Parcel Total:	$ 230,700
2020	$ 101,100	$ 3,000	$ 126,600
		Parcel Total:	$ 230,700
2021	**$ 153,400**	**$ 3,400**	**$ 198,900**
		Parcel Total:	**$ 355,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.478 ac	180,782	F	110	100	100	100	100 -- LEVEL	100	198,900	0	N	198,900	
	0.478 ac									198,900			**198,900**	

PICTURE

OWNER

ROTH DAVID

24 CLAY ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

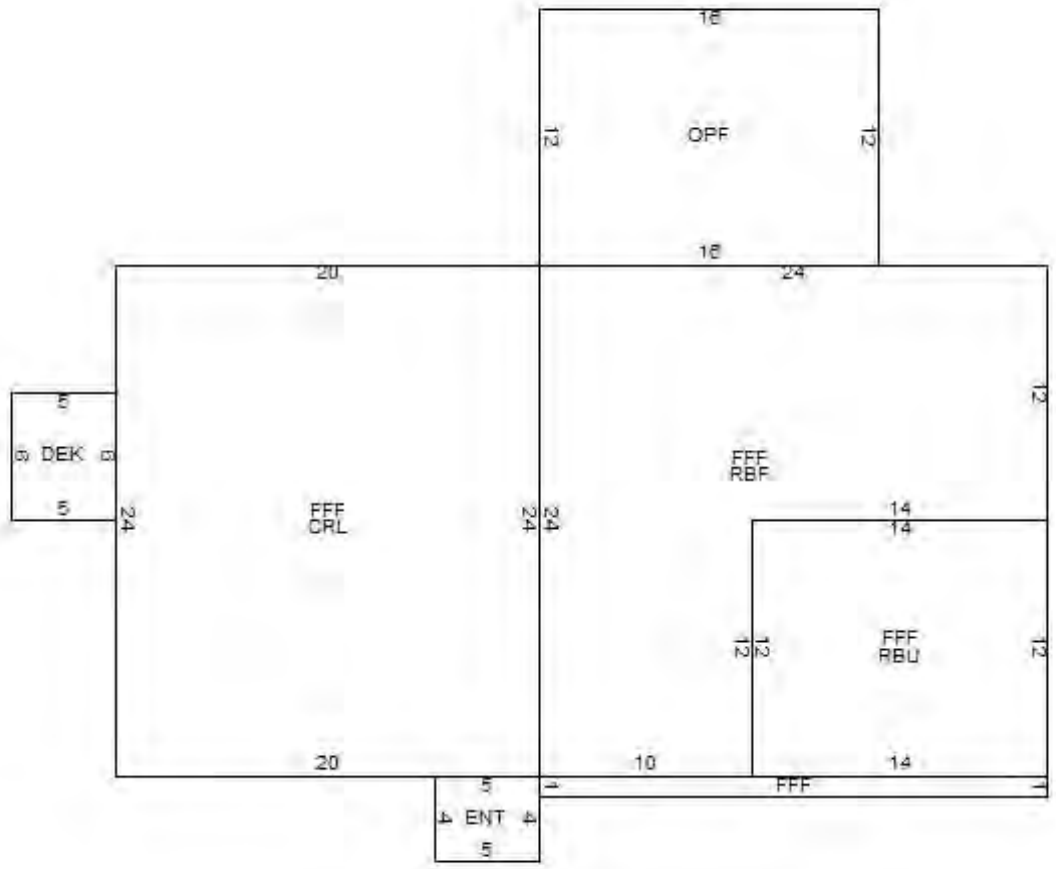
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/16/17		KITCHEN RENOV	KIT REMOD ADDITIONAL

BUILDING DETAILS

Model: **1 STORY SPLIT LEVL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0987** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2207**
Sq. Foot Cost: **$ 117.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	20	0.10	2
FFF	FST FLR FIN	1080	1.00	1080
CRL	CRAWL SPACE	480	0.05	24
OPF	OPEN PORCH	192	0.25	48
RBF	RAISED BSMNT	408	0.75	306
DEK	DECK/ENTRANCE	30	0.10	3
RBU	RAISED BSMNT	168	0.25	42
GLA:	**1,080**	**2,378**		**1,505**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,356**
Year Built:		**1975**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 153,400**

OWNER INFORMATION

HINES KEITH
HINES KATELYN
6 MOUNTAIN VIEW DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/05/2021	9435	576	Q I	521,000	SOUKUP ELIZABETH A
12/31/2012	8511	2498	U I 44		SOUKUP ELIZABETH A
11/20/1998	6028	857	U I 38		SOUKUP, JAMES J.

PICTURE

LISTING HISTORY

03/25/21	ERVE	
10/11/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
07/17/07	MRVE	

NOTES

WHT; STEEP DRIVE; HOME HAS CENTRAL VAC.;EST.ATF OVER HOME W/OUT HEAT & ATU OVER GARAGE//ATF TO HSF 17 3/21 HO REFUSED M/L/Q'S=EST SITE=GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
LEAN-TO	32	1 x 32	400	4.00	80	410	
						5,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 205,900	$ 4,600	$ 173,400
		Parcel Total:	$ 383,900
2020	$ 205,900	$ 4,600	$ 173,400
		Parcel Total:	$ 383,900
2021	**$ 276,700**	**$ 5,200**	**$ 253,200**
		Parcel Total:	**$ 535,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	105	100	100	95 -- MILD	100	239,400	0	N	239,400	STEEP DW
1F RES	3.073 ac	x 5,000	X	100				90 -- ROLLING	100	13,800	0	N	13,800	
	3.993 ac									253,200			**253,200**	

PICTURE

OWNER

HINES KEITH
HINES KATELYN
6 MOUNTAIN VIEW DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

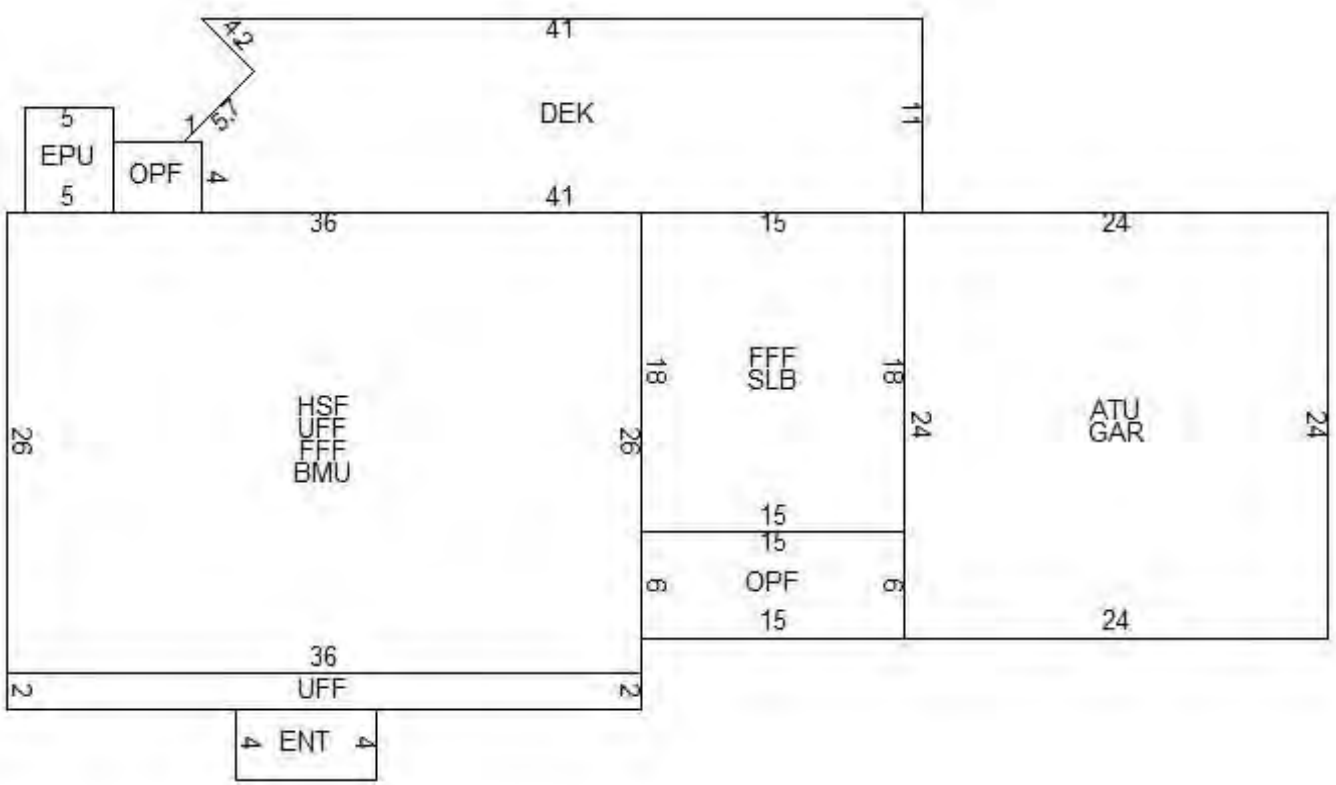
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/STANDING SEAM**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8860** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0394**
Sq. Foot Cost: **$ 99.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	32	0.10	3
HSF	1/2 STRY FIN	936	0.50	468
UFF	UPPER FLR FIN	1008	1.00	1008
FFF	FST FLR FIN	1206	1.00	1206
BMU	BSMNT	936	0.15	140
SLB	SLB	270	0.00	0
OPF	OPEN PORCH	110	0.25	28
ATU	ATTIC	576	0.10	58
GAR	GARAGE	576	0.45	259
EPU	COVERED BSMNT	30	0.35	11
DEK	DECK/ENTRANCE	443	0.10	44
GLA:	**2,682**	**6,123**		**3,225**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 321,791**
Year Built:		**1990**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 276,700**

OWNER INFORMATION

GILGUN BRIAN
CORMIER ANN
303 BABOOSIC LAKE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	103	Q I	484,500	DIFILLIPO FAMILY
08/10/2018	9099	0305	U I 38	1	DIFILLIPO, LEONARD +
11/29/1984	3239	734	Q V	1	??

PICTURE

LISTING HISTORY

02/11/21	ERVM	
08/24/15	MRUM	MARKED FOR INSPECTION
04/28/04	AACR	

NOTES

MODULAR HOME /CHRISTMAS TREE PLANTATION 1999 COMES UNDER FOREST (OTHER) PROGRAM; WOOD STOVE HOOK UP/EST 2 BATHS 15, PU PAT, ENT6, DECKS EST CTH & FIN BSMT, KIT BATH EST 2015

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY/LOFT	1,728	36 x 48	69	22.00	100	26,231	
PATIO	432	1 x 432	97	7.00	25	733	EST SHAPE/SNOW CVR
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	EST PER H O
						30,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 142,200	$ 21,500	$ 139,345
		Parcel Total:	$ 303,045
2020	$ 142,200	$ 21,500	$ 139,317
		Parcel Total:	$ 303,017
2021	**$ 226,300**	**$ 30,000**	**$ 196,255**
		Parcel Total:	**$ 452,555**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	95	100 -- LEVEL	100	190,000	0	N	190,000	
1F RES	1.380 ac	x 5,000	X	95				95 -- MILD	90	5,600	0	N	5,600	WET
UNMNGD OTHER	11.096 ac	x 5,000	X	95				95 -- MILD	100	50,100	95	N	655	
	13.396 ac									245,700			**196,255**	

PICTURE

OWNER

GILGUN BRIAN
CORMIER ANN
303 BABOOSIC LAKE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

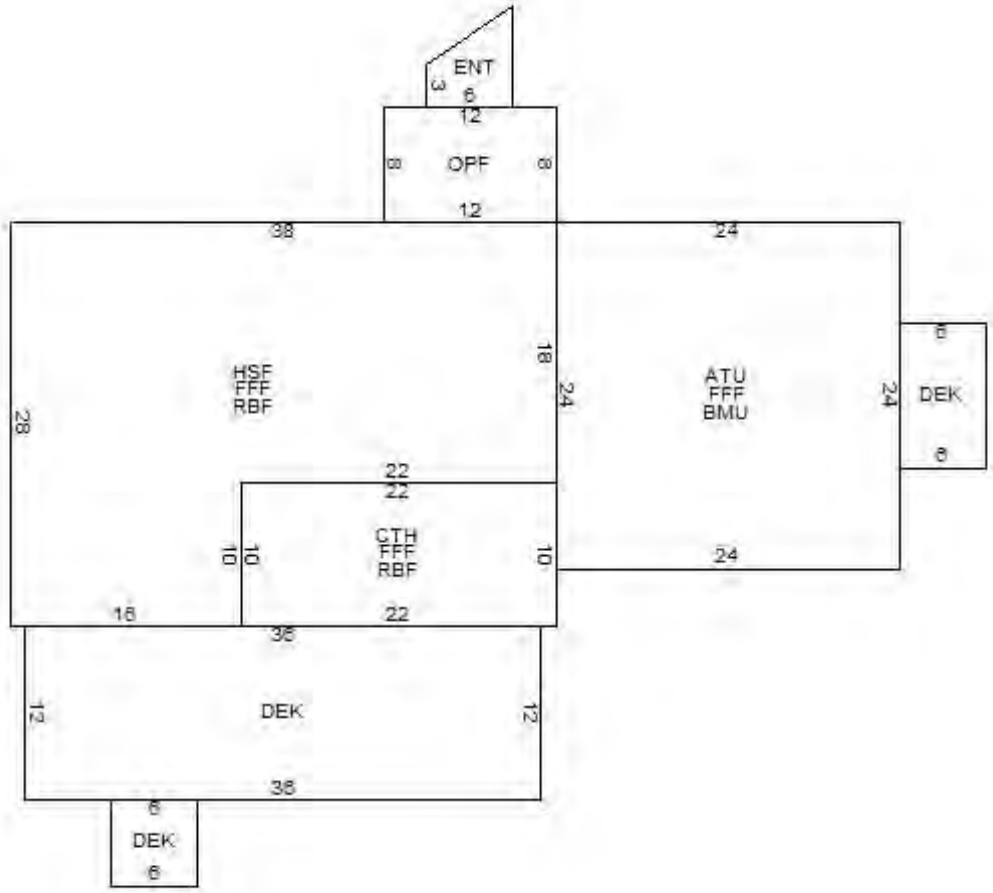
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/29/20		SEPTIC	INSTALL SEPTIC

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8932** Base Rate: **RSA 96.00**
Bldg. Rate: **0.8928**
Sq. Foot Cost: **$ 85.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	844	0.50	422
FFF	FST FLR FIN	1640	1.00	1640
RBF	RAISED BSMNT	1064	0.75	798
ATU	ATTIC	576	0.10	58
BMU	BSMNT	576	0.15	86
DEK	DECK/ENTRANCE	528	0.10	53
OPF	OPEN PORCH	96	0.25	24
CTH	CATHEDRAL	220	0.10	22
ENT	ENTRY WAY	30	0.10	3
GLA:	**2,062**	**5,574**		**3,106**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 266,215**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 226,300**

OWNER INFORMATION

MUSUMECI CHRISTOPHER ADAM
MUSUMECI PRISCILLA
263 BABOOSIC LAKE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/06/2021	9493	780	Q I	420,000	JENCKS STEPHEN D
08/25/1989	5130	365	Q I	170,000	BRAHANEY, GREGO

PICTURE

LISTING HISTORY

08/04/14 MRUM MARKED FOR INSPECTION
09/18/02 MRVL

NOTES

SKETCH GAR 14

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
						5,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 124,900	$ 5,000	$ 133,100
		Parcel Total:	$ 263,000
2020	$ 124,900	$ 5,000	$ 133,100
		Parcel Total:	$ 263,000
2021	**$ 167,900**	**$ 5,000**	**$ 190,100**
		Parcel Total:	**$ 363,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	0.020 ac	x 5,000	X	100				95 -- MILD	100	100	0	N	100	
	0.940 ac									190,100			**190,100**	

PICTURE

OWNER

MUSUMECI CHRISTOPHER ADAM
MUSUMECI PRISCILLA
263 BABOOSIC LAKE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

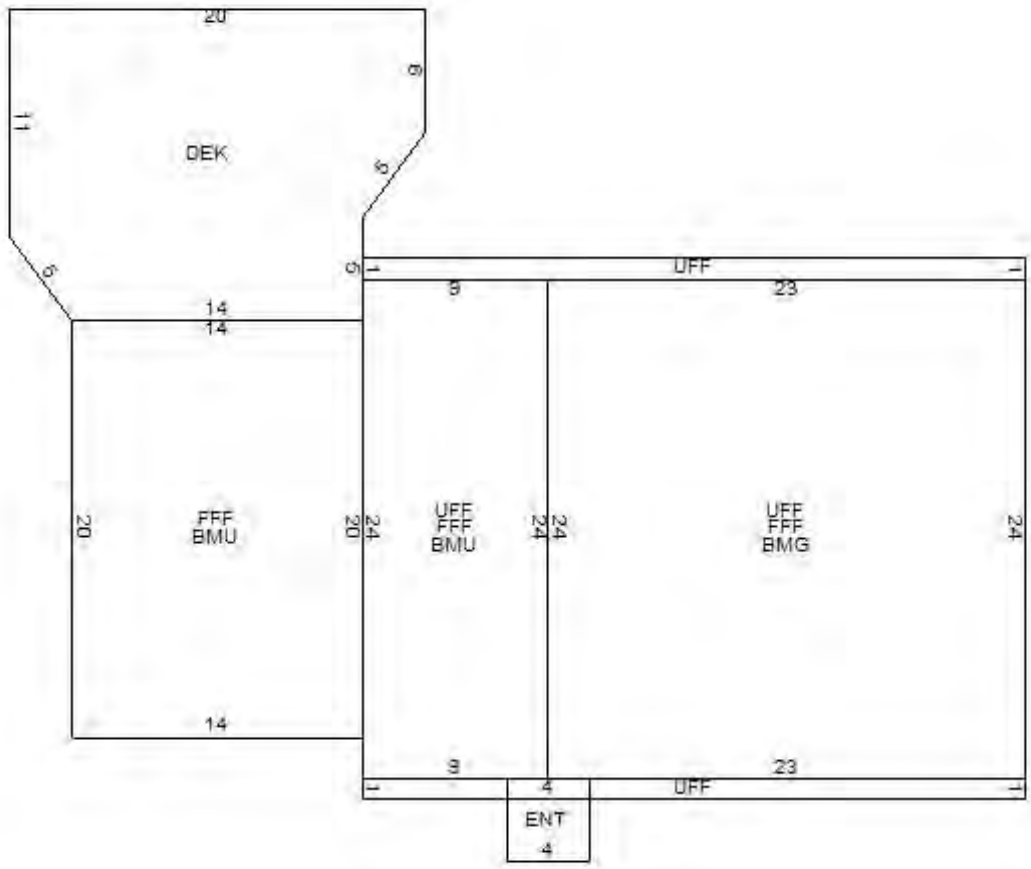
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/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:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9867** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0315**
Sq. Foot Cost: **$ 99.03**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	832	1.00	832
FFF	FST FLR FIN	1048	1.00	1048
BMU	BSMNT	496	0.15	74
DEK	DECK/ENTRANCE	273	0.10	27
ENT	ENTRY WAY	16	0.10	2
BMG	BASEMENT	552	0.20	110
GLA:	**1,880**	**3,217**		**2,093**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 207,270**
Year Built: **1985**
Condition For Age: AVERAGE **19 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **19 %**

Building Value: **$ 167,900**

OWNER INFORMATION

MITCHELL JILLIAN M
KAVOOSI SHAYAN A
257 BABOOSIC LAKE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/15/2020	9395	2608	Q I	425,000	LAVENTURE MATTHEW D
02/22/2010	8180	1695	Q I	285,000	RUTHERFORD, CYNTHIA

PICTURE

LISTING HISTORY

02/11/21	ERVM	
09/27/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
10/01/10	MRVE	LEFT NOTICE

NOTES

GREY; 2/10 UPDATED KIT-MAPLE/CORIAN/TILE BACKSPLASH;EST SIDING 19 2/21 INT UPDATED WELL MAINTAINED, CONV OPF TO EPF NEWER WINS SIDING DOORS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	168	12 x 14	155	10.00	100	2,604	
						5,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 147,700	$ 4,800	$ 133,000
		Parcel Total:	$ 285,500
2020	$ 149,300	$ 4,800	$ 133,000
		Parcel Total:	$ 287,100
2021	**$ 197,800**	**$ 5,600**	**$ 190,000**
		Parcel Total:	**$ 393,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
	0.920 ac									190,000			**190,000**	

PICTURE

OWNER

MITCHELL JILLIAN M
KAVOOSI SHAYAN A
257 BABOOSIC LAKE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

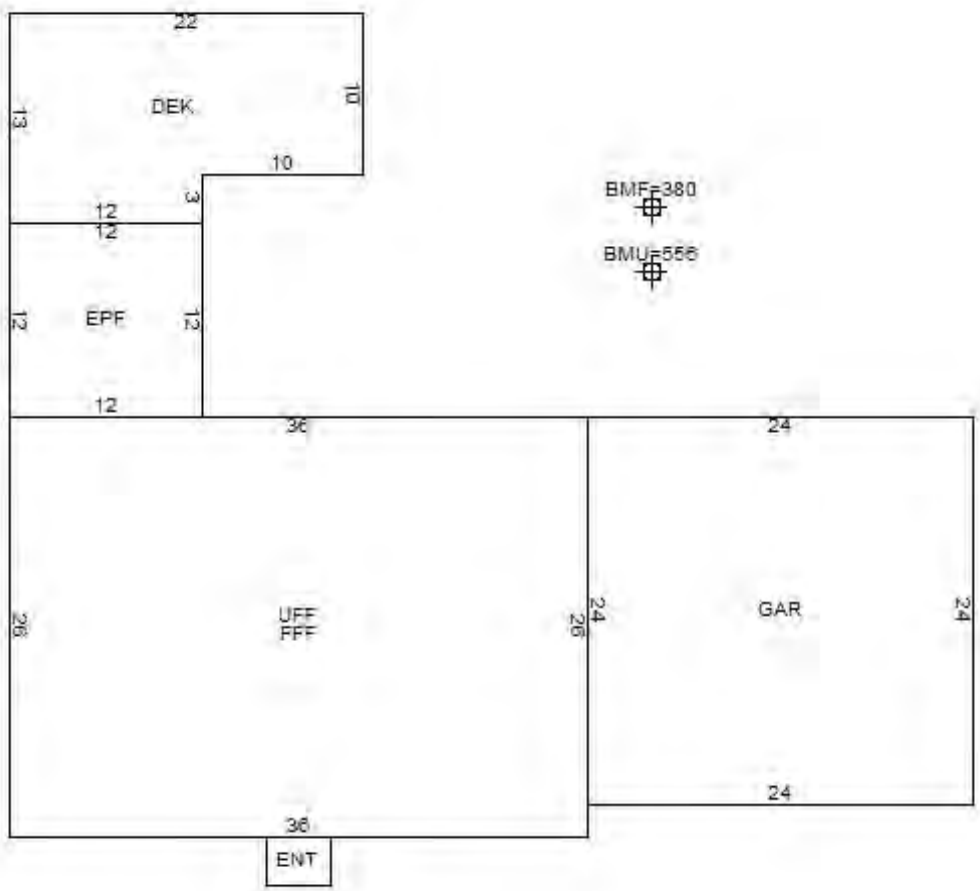
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9443** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9872**
Sq. Foot Cost: **$ 94.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	556	0.15	83
ENT	ENTRY WAY	12	0.10	1
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	936	1.00	936
GAR	GARAGE	576	0.45	259
EPF	ENCLOSED	144	0.70	101
DEK	DECK/ENTRANCE	256	0.10	26
BMF	BSMNT FINISHED	380	0.30	114
GLA:	**1,872**	**3,796**		**2,456**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 232,755**
Year Built: **1985**
Condition For Age: GOOD **15 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **15 %**

Building Value: **$ 197,800**

OWNER INFORMATION

ASHOOH MATTHEW
ASHOOH SUSANA
17 WINDSOR DRIVE

MERIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/24/2021	9444	1457	Q I	470,000	ARSENAULT KAREN A &
08/22/2016	8888	0728	U I 81	309,000	ARNOLD BESSIE
07/20/2001	6474	2073	U I 39		ARNOLD, GARY W.

PICTURE

LISTING HISTORY

07/16/21	LMHC	
08/04/14	MRUL	MARKED FOR INSPECTION
09/18/02	MRVM	

NOTES

YELLOW; NO CENTRAL AC, AVG COND 14, 7/21 ADDED HW FLOORS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
SHED-WOOD	80	10 x 8	260	10.00	80	1,664	
						18,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 150,800	$ 17,700	$ 164,000
		Parcel Total:	$ 332,500
2020	$ 150,800	$ 17,700	$ 164,000
		Parcel Total:	$ 332,500
2021	**$ 204,000**	**$ 18,700**	**$ 232,400**
		Parcel Total:	**$ 455,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
1F RES	0.920 ac	x 5,000	X	100				95 -- MILD	100	4,400	0	N	4,400	
	1.840 ac									232,400			**232,400**	

PICTURE

OWNER

ASHOOH MATTHEW
ASHOOH SUSANA
17 WINDSOR DRIVE

MERIMACK, NH 03054

TAXABLE DISTRICTS

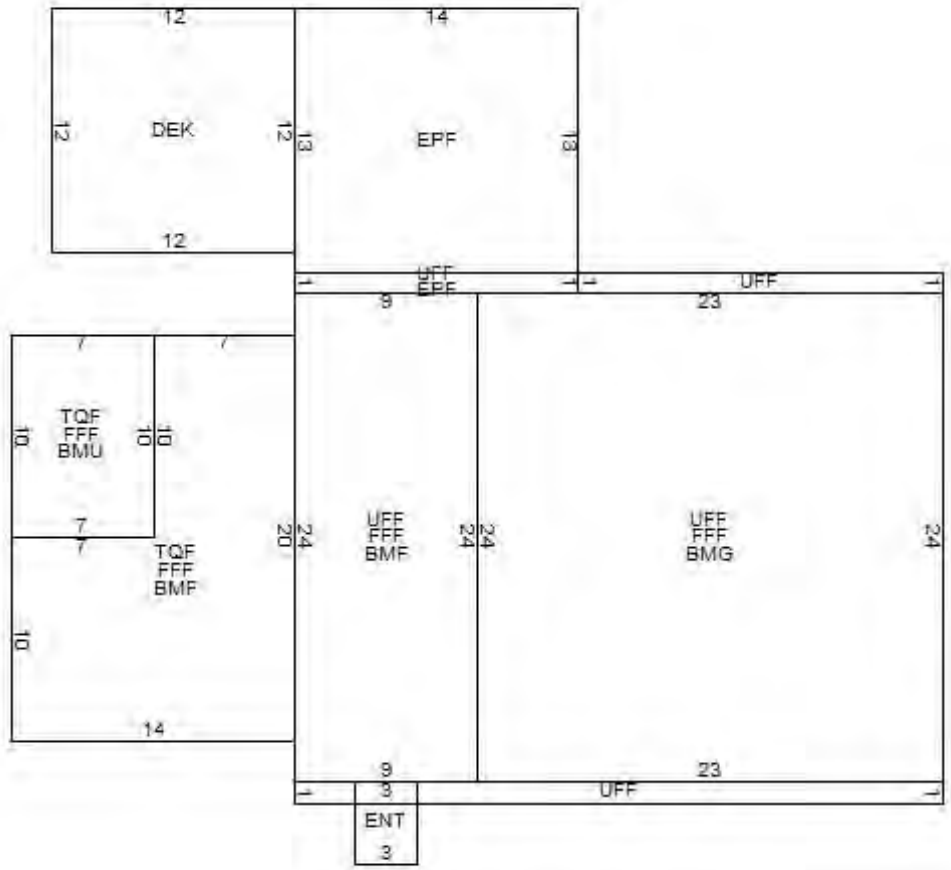
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9409** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0035**
Sq. Foot Cost: **$ 96.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	832	1.00	832
FFF	FST FLR FIN	1048	1.00	1048
BMF	BSMNT FINISHED	426	0.30	128
EPF	ENCLOSED	196	0.70	137
TQF	3/4 STRY FIN	280	0.75	210
DEK	DECK/ENTRANCE	144	0.10	14
BMG	BASEMENT	552	0.20	110
BMU	BSMNT	70	0.15	11
ENT	ENTRY WAY	12	0.10	1
GLA:	**2,090**	**3,560**		**2,491**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 239,983**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 204,000**

OWNER INFORMATION

ALCOTT KIERSTEN ELISE
MORELLI MAX
239 BABOOSIC LAKE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/25/2021	9430	1394	Q I	415,000	WHITLOCK CAROLYN G
09/17/2019	9209	2829	U I 38	1	WHITLOCK CAROLYN G
09/17/2019	9209	2825	U I 38	1	WHITLOCK, STANLEY J
03/26/2009	8069	0932	U I 99	1	WHITLOCK, STANLEY J +
10/09/1979	2726	062	U I 99		SUMSION, ERNEST

PICTURE

LISTING HISTORY

03/23/21	ERVM	
05/05/20	JBPR	
08/04/14	MRUM	MARKED FOR INSPECTION
10/16/02	AAUL	

NOTES

GREY;NEW SIDING,AC; NEW SEPTIC '20; 3/21 INFO@ DOOR, EST K&B
EARLY 2005, EXT GOOD FOR AGE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 160,900	$ 3,000	$ 139,700
		Parcel Total:	$ 303,600
2020	$ 160,900	$ 3,000	$ 139,700
		Parcel Total:	$ 303,600
2021	**$ 211,300**	**$ 3,000**	**$ 190,000**
		Parcel Total:	**$ 404,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	0.010 ac	x 5,000	X	100				95 -- MILD	100	0	0	N	0	
	0.930 ac									190,000			**190,000**	

PICTURE

OWNER

ALCOTT KIERSTEN ELISE
MORELLI MAX
239 BABOOSIC LAKE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

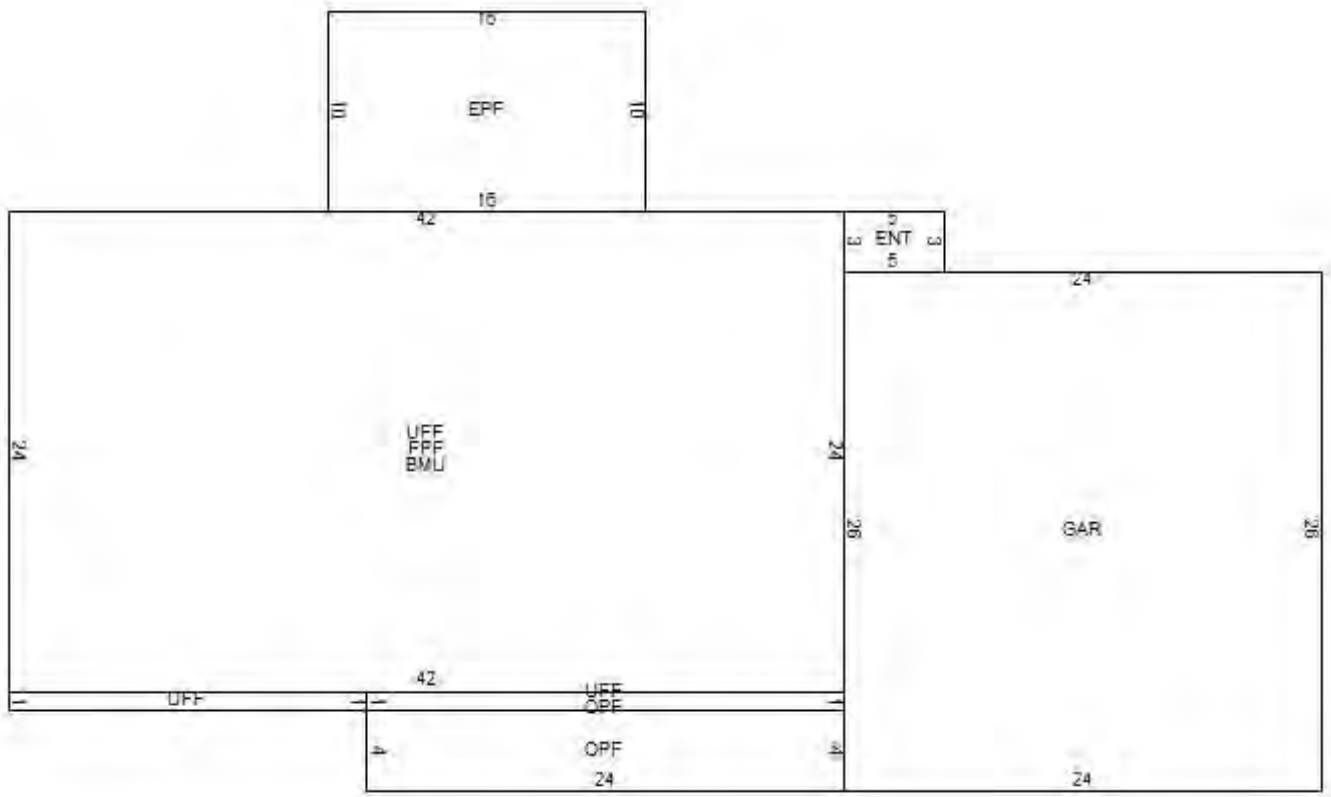
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/13/20		SEPTIC	

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9278** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0189**
Sq. Foot Cost: **$ 97.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	160	0.70	112
ENT	ENTRY WAY	15	0.10	2
GAR	GARAGE	624	0.45	281
OPF	OPEN PORCH	120	0.25	30
UFF	UPPER FLR FIN	1050	1.00	1050
FFF	FST FLR FIN	1008	1.00	1008
BMU	BSMNT	1008	0.15	151
GLA:	**2,058**	**3,985**		**2,634**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 257,658**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 211,300**

OWNER INFORMATION

BENSON RYAN
HUNEDY NAFISA
21 GREATSTONE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2021	9478	1532	Q I	505,000	GRADY TYLER PATRICK
05/01/2019	9164	0595	Q I	389,000	FOSTER, BENJAMIN C &
11/22/2010	8265	1359	Q I	317,000	MARRONE, CAROL A & JOS
11/08/2001	6529	2983	U I 99	1	MARRONE, CARL A

PICTURE

LISTING HISTORY

08/19/15	MRUM	MARKED FOR INSPECTION
06/06/11	MRUL	
05/05/04	AAPR	
10/03/02	AAUL	

NOTES

WHITE; BELOW AVG= MASONITE; HOT TUB IN 2001 ADDITION. ADD HAS 4 SKYLITES. PDAS; 11/10 MAPLE/GRANITE KIT/ISLAND; MATURE LANDSCAPE/WALKWAYS; GRANTOR PAID CC, RENOVS TO KIT, BTH, WINDOWS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	160	10 x 16	160	10.00	100	2,560	
						5,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 162,100	$ 4,800	$ 147,500
		Parcel Total:	$ 314,400
2020	$ 162,100	$ 4,800	$ 147,500
		Parcel Total:	$ 314,400
2021	**$ 212,100**	**$ 5,600**	**$ 210,200**
		Parcel Total:	**$ 427,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.250 ac	x 5,000	X	100				95 -- MILD	100	1,200	0	N	1,200	
	1.170 ac									210,200			**210,200**	

PICTURE

OWNER

BENSON RYAN
HUNEDY NAFISA
21 GREATSTONE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

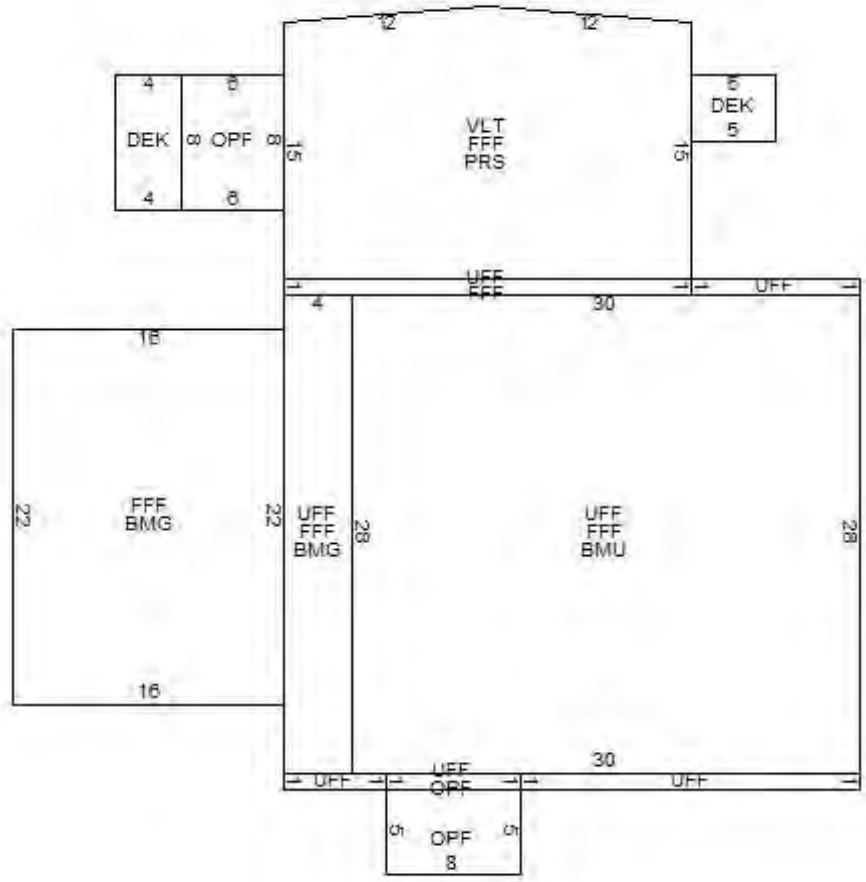
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY GARRISON**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**BELOW AVG**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD**				
Heat:	**OIL/HOT WATER**				
Bedrooms:	**4**	Baths:	**2.5**	Fixtures:	
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A1 AVG+10**				
Com. Wall:					
Size Adj:	**0.9022**			Base Rate:	**RSA 96.00**
				Bldg. Rate:	**0.8860**
				Sq. Foot Cost:	**$ 85.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1020	1.00	1020
FFF	FST FLR FIN	1700	1.00	1700
BMU	BSMNT	840	0.15	126
OPF	OPEN PORCH	96	0.25	24
BMG	BASEMENT	464	0.20	93
VLT	VAULTED	372	0.05	19
PRS	PIERS	372	-0.05	-19
DEK	DECK/ENTRANCE	52	0.10	5
GLA:	**2,720**	**4,916**		**2,968**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 252,458**
Year Built:		**1977**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 212,100**

OWNER INFORMATION

LAKE SCOTT A
LAKE MAUREEN F
223 BABOOSIC LAKE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9395	317	Q I	390,000	STEINES BERNADINE M
12/16/2016	8928	2500	U I 39	1	STEINES ROGER W &
05/15/2000	6241	0196	Q I	152,900	TULLIS, NEIL C.
07/10/1987	4274	312	Q I	146,900	WALSH, RAYMOND

PICTURE

LISTING HISTORY

02/11/21	ERVM	
05/17/18	INSP	MARKED FOR INSPECTION
04/12/11	MRPL	
10/02/02	AAUL	

NOTES

WHITE; 18- PU SHED, SKETCH ADJ 2/21 EXT GD DOND, OWNER STATES INT MOSTLY ORIG PU PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	160	16 x 10	160	10.00	80	2,048	
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
GARAGE-1 STY	624	24 x 26	86	30.00	100	16,099	
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
PATIO	296	1 x 296	114	7.00	50	1,181	UNDER DECK
						25,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,500	$ 18,500	$ 139,500
		Parcel Total:	$ 280,500
2020	$ 122,500	$ 18,500	$ 139,500
		Parcel Total:	$ 280,500
2021	**$ 174,500**	**$ 25,600**	**$ 199,100**
		Parcel Total:	**$ 399,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.900 ac	199,130	E	100	100	100	100	100 -- LEVEL	100	199,100	0	N	199,100	
	0.900 ac									199,100			**199,100**	

PICTURE

OWNER

LAKE SCOTT A
LAKE MAUREEN F
223 BABOOSIC LAKE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

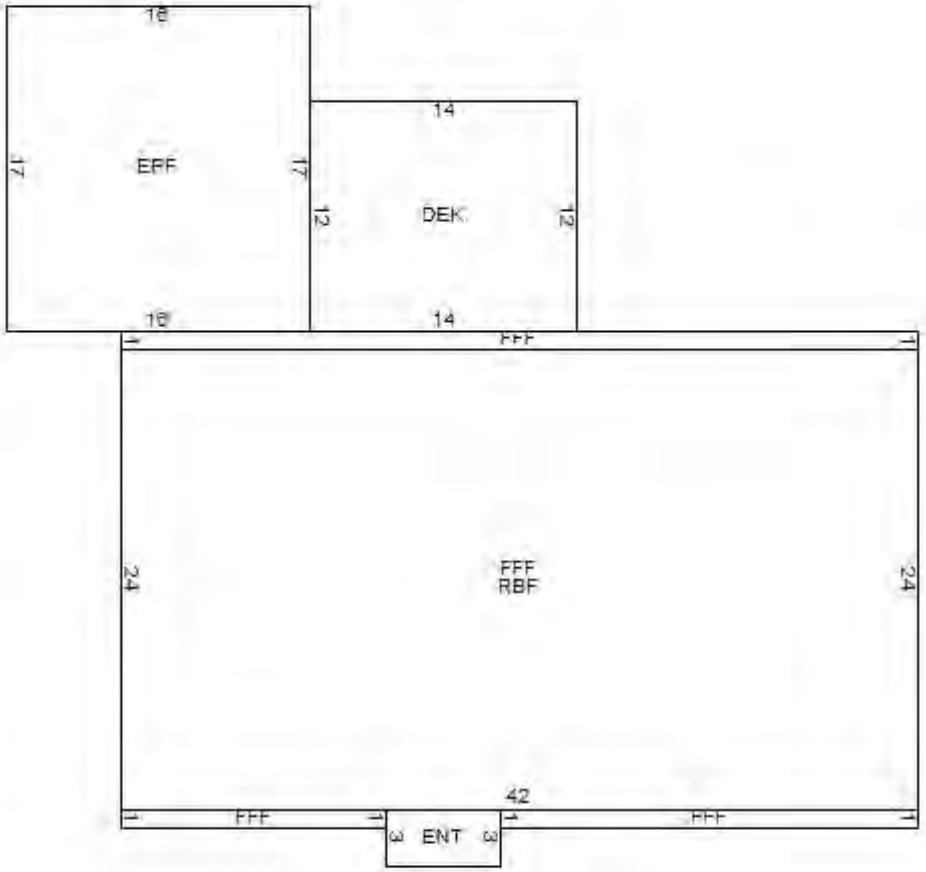
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9925** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0808**
Sq. Foot Cost: **$ 103.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1086	1.00	1086
RBF	RAISED BSMNT	1008	0.75	756
EPF	ENCLOSED	272	0.70	190
DEK	DECK/ENTRANCE	168	0.10	17
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,086**	**2,552**		**2,051**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 212,812**
Year Built:		**1974**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 174,500**

OWNER INFORMATION

HINCKLEY ALEXANDER PAUL
GOURGOURAS LINDSEY RUTH
46 WOODWARD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	916	Q I	450,000	MORALES SCOTT M
10/11/2018	9116	2730	U I 39	1	MORALES SCOTT M &
07/06/2001	6470	2031	Q I	293,000	BELL, MICHAEL L
11/14/1998	6059	1467	Q I	185,000	EMERSON, SCOTT &
04/30/1996	5713	599	Q I	170,000	STRAWBRIDGE, RI

PICTURE

LISTING HISTORY

02/11/21	ERVM	
09/24/12	MRUL	MARKED FOR INSPECTION
09/09/02	MRUL	

NOTES

BLUE; WHIRLPOOL TUB IN MASTER BATH// 2 SKYLITES OVER GAR//WH=2% 2/21N O H PATIO EST=SNOW EXT GD COND EST INT SIMILAR SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	60	6 x 10	327	10.00	80	1,570	
						4,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 169,900	$ 4,100	$ 154,500
		Parcel Total:	$ 328,500
2020	$ 169,900	$ 4,100	$ 154,500
		Parcel Total:	$ 328,500
2021	**$ 231,200**	**$ 4,600**	**$ 220,500**
		Parcel Total:	**$ 456,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.101 ac	x 5,000	X	100				95 -- MILD	100	500	0	N	500	
	1.021 ac									220,500			**220,500**	

PICTURE

OWNER

HINCKLEY ALEXANDER PAUL
GOURGOURAS LINDSEY RUTH
46 WOODWARD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

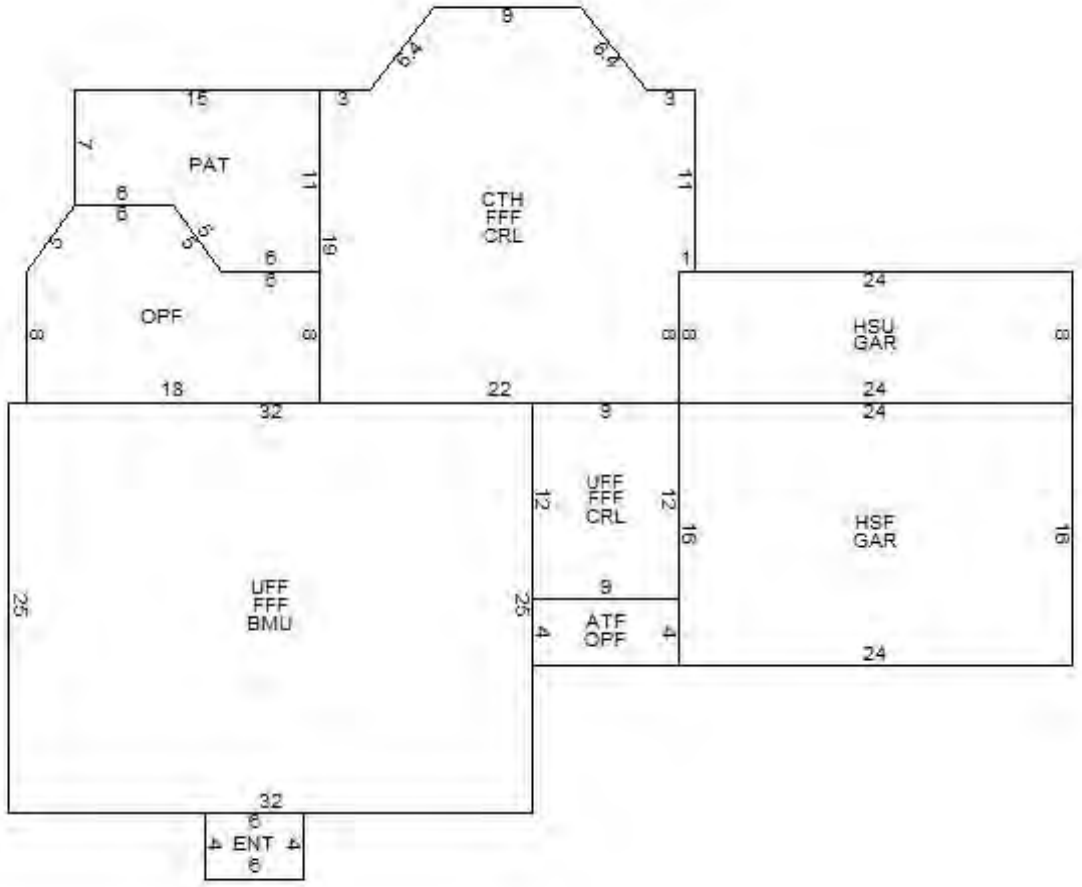
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/01/20		SEPTIC	REPLACE SEPTIC

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8956** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9458**
Sq. Foot Cost: **$ 90.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	384	0.50	192
GAR	GARAGE	576	0.45	259
ATF	ATTIC FINISHED	36	0.25	9
OPF	OPEN PORCH	216	0.25	54
UFF	UPPER FLR FIN	908	1.00	908
FFF	FST FLR FIN	1402	1.00	1402
CRL	CRAWL SPACE	602	0.05	30
CTH	CATHEDRAL	494	0.10	49
PAT	PATIO	135	0.10	14
BMU	BSMNT	800	0.15	120
HSU	1/2 STRY UNFIN	192	0.15	29
ENT	ENTRY WAY	24	0.10	2
GLA:	**2,511**	**5,769**		**3,068**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 278,544**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	WH	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 231,200**

OWNER INFORMATION

TEFFT CASSIDY ALEXANDRA J
CASSIDY TIMOTHY P JR
33 PROFILE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/24/2021	9473	1260	Q I	450,000	RICKENBACH
12/15/2020	9395	2281	U I 13	225,000	RILEY RICHARD J
08/23/1976	2476	361	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

04/13/21	IKVR	
02/11/21	ERVM	
11/05/12	MRUL	MARKED FOR INSPECTION
05/23/02	AAUL	

NOTES

GREY; COND TO AV UPDATED BMG 2/21 N O H SKETCH; 4/21 - RENO STILL ONGOING; NC SEEN; CK '22;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	60	9,253	EST SNOW
SHED-WOOD	128	8 x 16	185	10.00	50	1,184	
						15,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 127,900	$ 18,700	$ 149,800
		Parcel Total:	$ 296,400
2020	$ 127,900	$ 18,700	$ 149,800
		Parcel Total:	$ 296,400
2021	**$ 189,900**	**$ 15,400**	**$ 212,500**
		Parcel Total:	**$ 417,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.729 ac	x 5,000	X	100				95 -- MILD	100	3,500	0	N	3,500	
	1.649 ac									212,500			**212,500**	

PICTURE

OWNER

TEFFT CASSIDY ALEXANDRA J
CASSIDY TIMOTHY P JR
33 PROFILE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

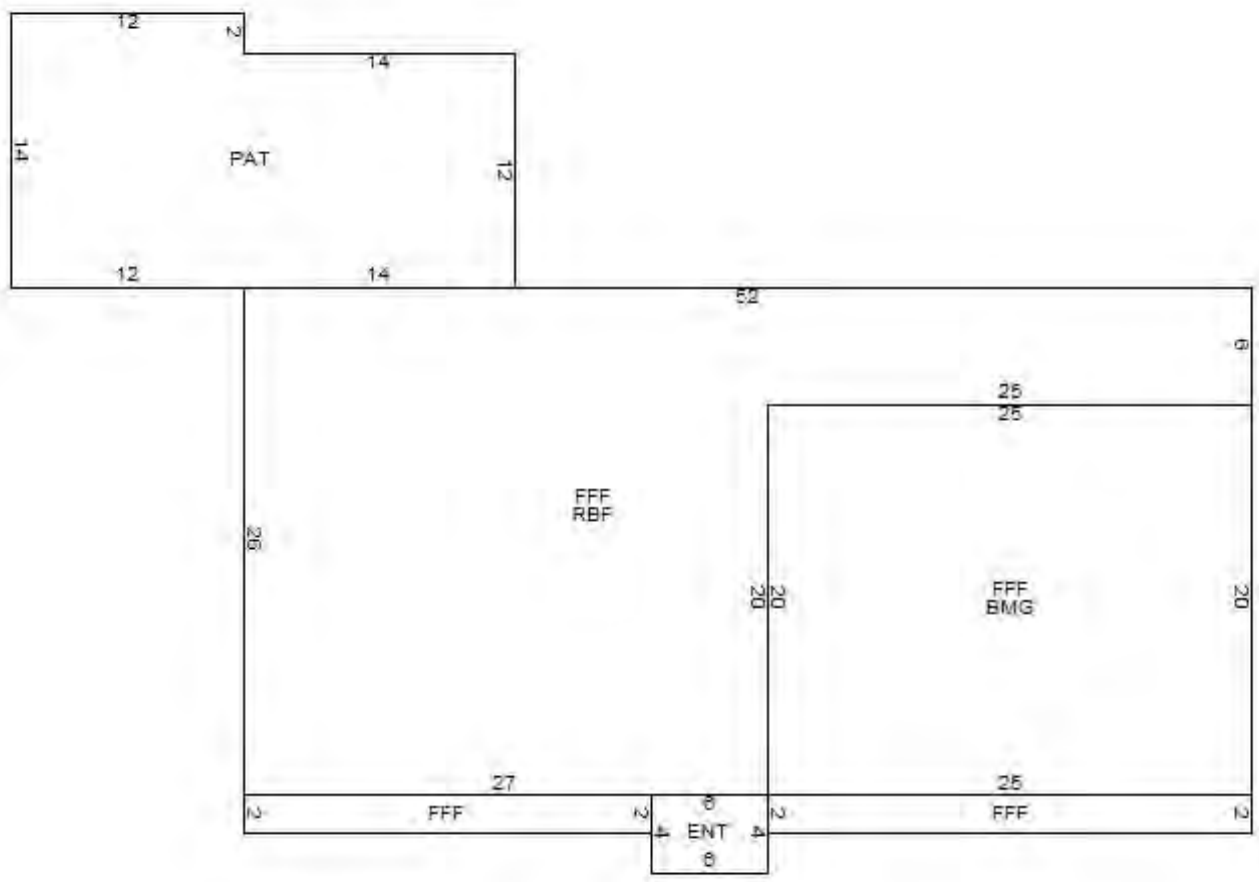
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9704** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0247**
Sq. Foot Cost: **$ 98.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1444	1.00	1444
BMG	BASEMENT	500	0.20	100
RBF	RAISED BSMNT	852	0.75	639
PAT	PATIO	336	0.10	34
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,444**	**3,156**		**2,219**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,305**
Year Built:		**1976**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 189,900**

OWNER INFORMATION

BELL NICOLE M
BELL JAMES A IV
18 PROFILE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2020	9397	2532	Q I	455,000	GOSSELIN JASON
07/28/2006	7713	2931	Q I	350,000	TIEPERMAN, TIMOT
12/22/2004	7328	118	Q I	307,500	DELUCA, CHARLES
07/15/1976	2466	315	U I 99		DELUCA, CHARLES

PICTURE

LISTING HISTORY

02/11/21	ERVM	
07/22/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
05/29/02	AAUM	

NOTES

YELLOW 2014 SKETCH ADJ 2/21 N O H AC=(4) PERM WALL UNITS EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	216	12 x 18	134	10.00	80	2,316	
						5,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 159,400	$ 4,600	$ 154,000
		Parcel Total:	$ 318,000
2020	$ 159,400	$ 4,600	$ 154,000
		Parcel Total:	$ 318,000
2021	**$ 209,300**	**$ 5,300**	**$ 220,000**
		Parcel Total:	**$ 434,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
	0.920 ac									220,000			**220,000**	

PICTURE

OWNER

BELL NICOLE M
BELL JAMES A IV
18 PROFILE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

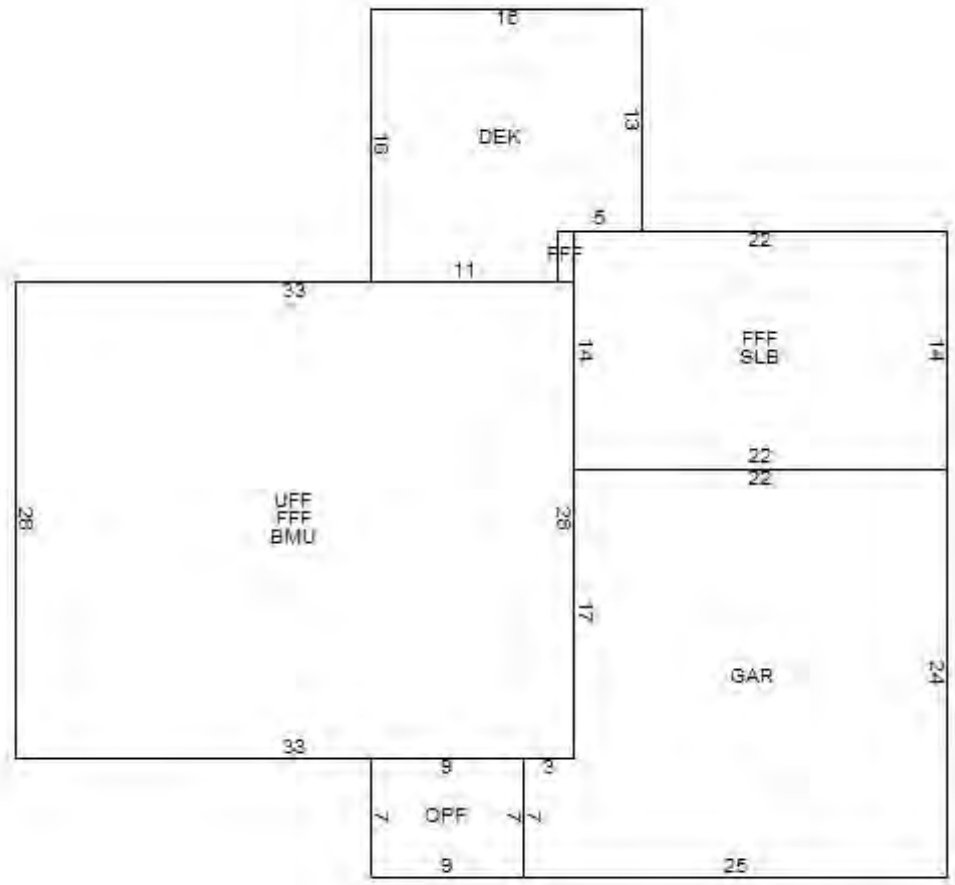
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONVENT'NL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9321** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0040**
Sq. Foot Cost: **$ 96.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1235	1.00	1235
SLB	SLB	308	0.00	0
GAR	GARAGE	549	0.45	247
OPF	OPEN PORCH	63	0.25	16
UFF	UPPER FLR FIN	924	1.00	924
BMU	BSMNT	924	0.15	139
DEK	DECK/ENTRANCE	241	0.10	24
GLA:	**2,159**	**4,244**		**2,585**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 249,142**
Year Built: **1976**
Condition For Age: GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 209,300**

OWNER INFORMATION

CARUSO PAUL
CARUSO KAREN
51 MARTY DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9383	2722	Q I	440,000	LAWSON BRUCE J & ALISON
03/02/1993	5412	1154	Q I	137,048	MCCARTHY, THOMA
06/08/1990	5192	1118	U I 99		MCCARTHY, THOMA

PICTURE

LISTING HISTORY

02/11/21	ERVM	
09/27/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
04/13/12	MRPL	
09/24/02	AAUL	

NOTES

GRN; SCUTTLE / BRICK W/W NEW PIC COND SKETCH 2/21 N O H DNPU TREEHS PAT EST=SNOW EXT WELL MAINT OLD WINS GD COND, PU FIN BMT AREA

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 130,900	$ 3,000	$ 166,100
		Parcel Total:	$ 300,000
2020	$ 137,300	$ 3,000	$ 166,100
		Parcel Total:	$ 306,400
2021	**$ 181,000**	**$ 3,000**	**$ 234,500**
		Parcel Total:	**$ 418,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	G	120	100	100	100	95 -- MILD	100	228,000	0	N	228,000	
1F RES	1.367 ac	x 5,000	X	100				95 -- MILD	100	6,500	0	N	6,500	
	2.287 ac									234,500			**234,500**	

PICTURE

OWNER

CARUSO PAUL
CARUSO KAREN
51 MARTY DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

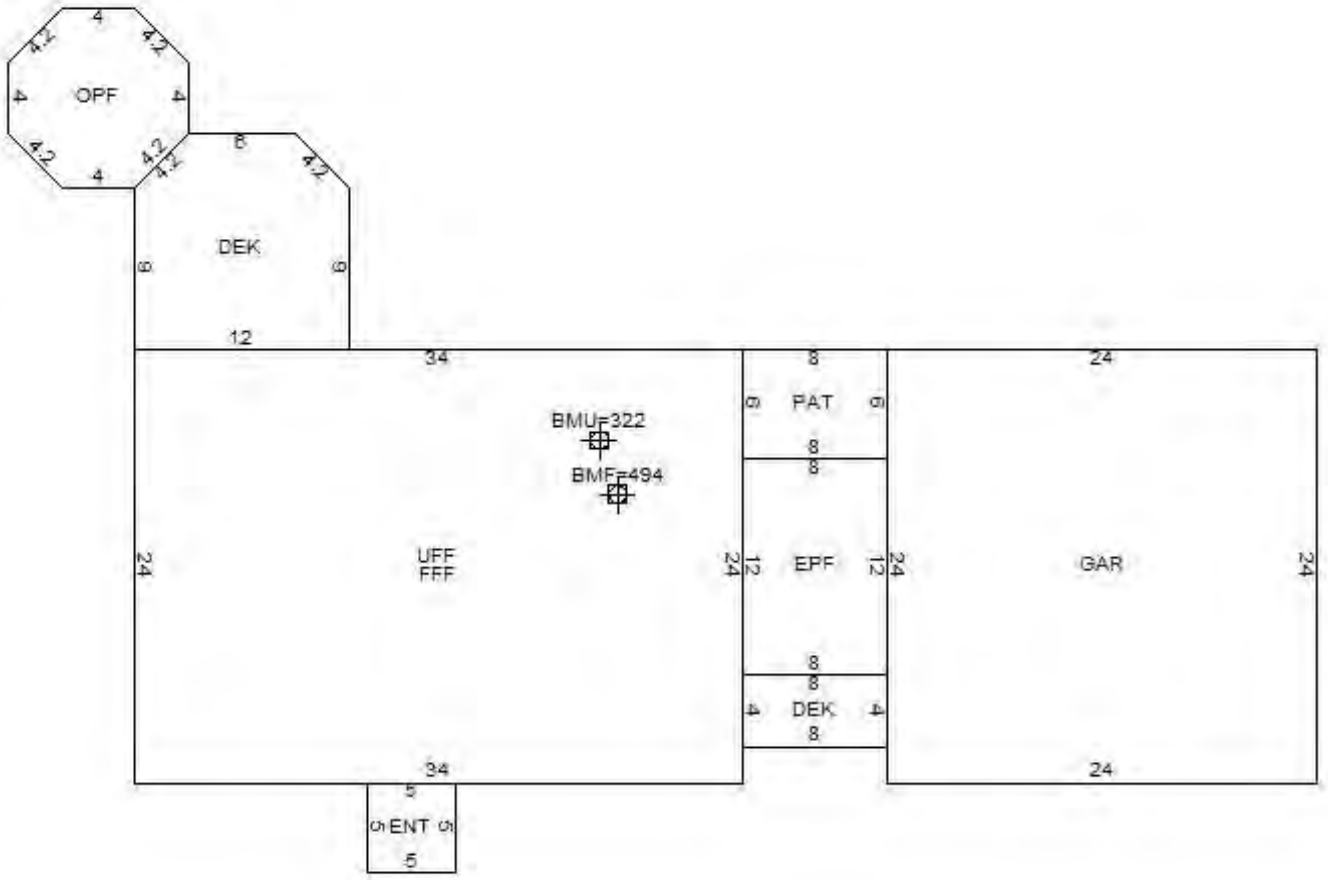
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/06/11		DECK	AND GAZEBO

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
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: **0.9727** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9964**
Sq. Foot Cost: **$ 95.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	816	1.00	816
EPF	ENCLOSED	96	0.70	67
DEK	DECK/ENTRANCE	167	0.10	17
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	82	0.25	21
PAT	PATIO	48	0.10	5
ENT	ENTRY WAY	25	0.10	3
BMU	BSMNT	322	0.15	48
BMF	BSMNT FINISHED	494	0.30	148
GLA:	**1,632**	**3,442**		**2,200**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 210,430**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 181,000**

OWNER INFORMATION

PIETTE JASON MICHAEL
PIETTE DANIELLE
30 BRIEANN DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/19/2020	9382	2842	Q I	810,000	DOMO IN AETERNUM
05/15/2020	9293	2294	U I 38	1	ARRIGHI JOLENE & ROBERT
05/31/2007	7854	1184	Q I	602,534	STACY, MATTHEW
03/13/2006	7641	2501	U V 14	165,000	BEAN ROAD REALT

PICTURE

LISTING HISTORY

02/11/21	ERVM	
06/22/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
04/17/12	MRPM	
07/27/11	LMHC	
04/11/11	MRPR	
07/11/07	MRUL	

NOTES

GREY; HCRD 33348;07/11 PER HO 4 BR NOT 5 18-IRRIGATION PU SHED
NEW PIC SKETCH ADJ 2/21 N O H, BACKYD EST PER FENCE/SNOW

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	774	18 x 43	81	28.00	125	21,943	WITH DECK
SHED-WOOD	160	16 x 10	160	10.00	100	2,560	
						27,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 343,900	$ 26,700	$ 202,600
		Parcel Total:	$ 573,200
2020	$ 343,900	$ 26,700	$ 202,600
		Parcel Total:	$ 573,200
2021	**$ 481,700**	**$ 27,500**	**$ 300,600**
		Parcel Total:	**$ 809,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	105	100	100	100 -- LEVEL	100	294,000	0	N	294,000	
1F RES	1.389 ac	x 5,000	X	100				95 -- MILD	100	6,600	0	N	6,600	
	2.309 ac									300,600			**300,600**	

PICTURE

OWNER

PIETTE JASON MICHAEL
PIETTE DANIELLE
30 BRIEANN DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

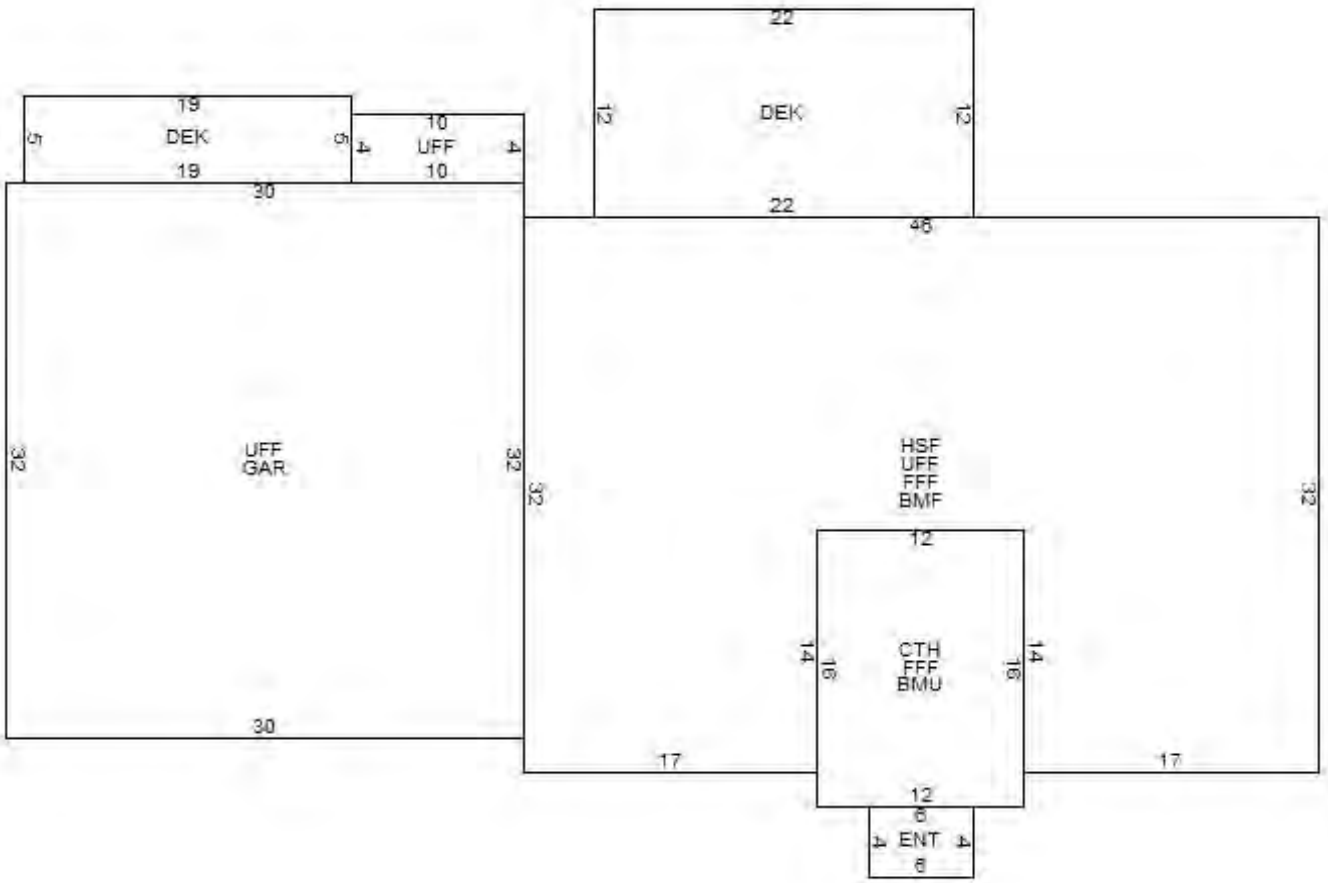
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/10/11		DECK	

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8119** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0517**
Sq. Foot Cost: **$ 100.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	192	0.10	19
ENT	ENTRY WAY	24	0.10	2
BMU	BSMNT	192	0.15	29
DEK	DECK/ENTRANCE	359	0.10	36
UFF	UPPER FLR FIN	2304	1.00	2304
GAR	GARAGE	960	0.45	432
HSF	1/2 STRY FIN	1304	0.50	652
FFF	FST FLR FIN	1496	1.00	1496
BMF	BSMNT FINISHED	1304	0.30	391
GLA:	**4,452**	**8,135**		**5,361**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 541,247**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:	WH	**1 %**
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 481,700**

OWNER INFORMATION

DESIKAN SASHI
SONTI PADMAJA
17 BRIEANN DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/03/2020	9390	927	Q I	790,000	MILLER BRIAN & LAURA
05/13/2016	8855	0029	Q I	658,000	YARMAN JOSEPH S
01/16/2012	8387	2352	U V 31		YARMAN JOSEPH S
07/06/2011	8330	2817	U V 90	180,000	BEAN ROAD REALTY LLC
08/24/2004	7304	1084	Q V	450,000	LONGA, JOHN E &

PICTURE

LISTING HISTORY

02/11/21	ERVM
05/05/20	JBPM
04/09/19	MRPR
07/28/16	LMHC
04/17/12	MRPL
09/26/11	MRUR

NOTES

HCRD 33348; PELLET STOVE//MLS INDICATES 1000 SF BMF, EFF 4/16; 05/16 EST INT/FIN BSMNT PER MLS, SHADOW BOXES, BUILT INS, CROWN MOLDING, GRANITE, WAINSCOTTING ;FIREPLACE AT PATIO/ 2/21 CORR SIDING PU DECK BACK YD EST SNOW/FENCE PU FPL SITE GD

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	160	16 x 10	160	10.00	100	2,560	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	OUTSIDE AT PATIO
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						8,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 454,000	$ 4,800	$ 206,800
		Parcel Total:	$ 665,600
2020	$ 456,800	$ 4,800	$ 206,800
		Parcel Total:	$ 668,400
2021	**$ 564,600**	**$ 8,600**	**$ 300,100**
		Parcel Total:	**$ 873,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	105	100	100	95 -- MILD	100	279,300	0	N	279,300	
1F RES	7.105 ac	x 5,000	X	100				90 -- ROLLING	65	20,800	0	N	20,800	WET -35
	8.025 ac									300,100			**300,100**	

PICTURE

OWNER

DESIKAN SASHI
SONTI PADMAJA
17 BRIEANN DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

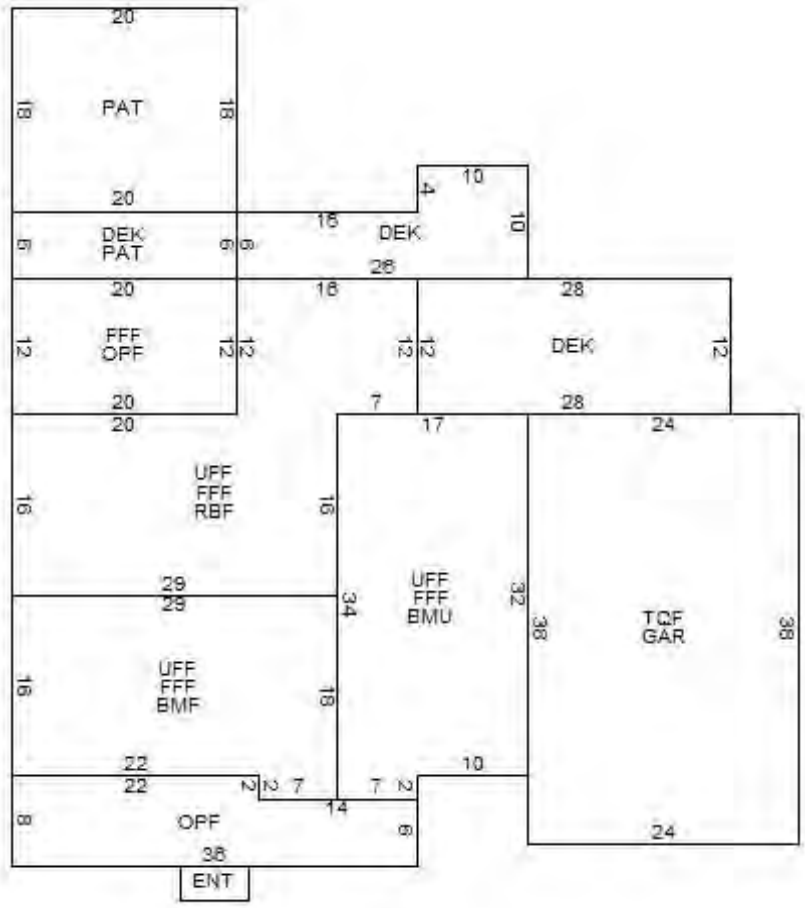
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/03/18		DECK	DECK ADDITION

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/STN ON MASONRY**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **4.5** Fixtures: **17**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8057** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1262**
Sq. Foot Cost: **$ 108.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1932	1.00	1932
OPF	OPEN PORCH	500	0.25	125
UFF	UPPER FLR FIN	1692	1.00	1692
BMU	BSMNT	558	0.15	84
DEK	DECK/ENTRANCE	652	0.10	65
TQF	3/4 STRY FIN	912	0.75	684
GAR	GARAGE	912	0.45	410
RBF	RAISED BSMNT	656	0.75	492
BMF	BSMNT FINISHED	478	0.30	143
PAT	PATIO	480	0.10	48
ENT	ENTRY WAY	18	0.10	2
GLA:	**4,308**	**8,790**		**5,677**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 613,740**
Year Built:		**2011**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 564,600**

OWNER INFORMATION

LAPOINTE NICHOLAS R
FERREIRA SARAH MEGAN
24 JAKES LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2021	9455	1854	Q I	390,000	SPAULDING ENTERPRISES
06/01/2017	8973	0645	Q I	245,000	MACLATCHY, RICHARD &
06/29/2010	8216	1677	Q I	222,533	ROLERAD, DAVID L
09/15/1976	2484	787	U V 99		N/A

PICTURE

LISTING HISTORY

09/16/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
10/17/11	MRUR	
08/31/01	MRUL	

NOTES

2019 NEW PIC SKETCH

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 107,800	$ 3,000	$ 162,700
		Parcel Total:	$ 273,500
2020	$ 108,500	$ 3,000	$ 162,700
		Parcel Total:	$ 274,200
2021	**$ 151,800**	**$ 3,000**	**$ 228,700**
		Parcel Total:	**$ 383,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	1.739 ac	x 5,000	X	100				100 -- LEVEL	100	8,700	0	N	8,700	
	2.659 ac									228,700			**228,700**	

PICTURE

OWNER

LAPOINTE NICHOLAS R
FERREIRA SARAH MEGAN
24 JAKES LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

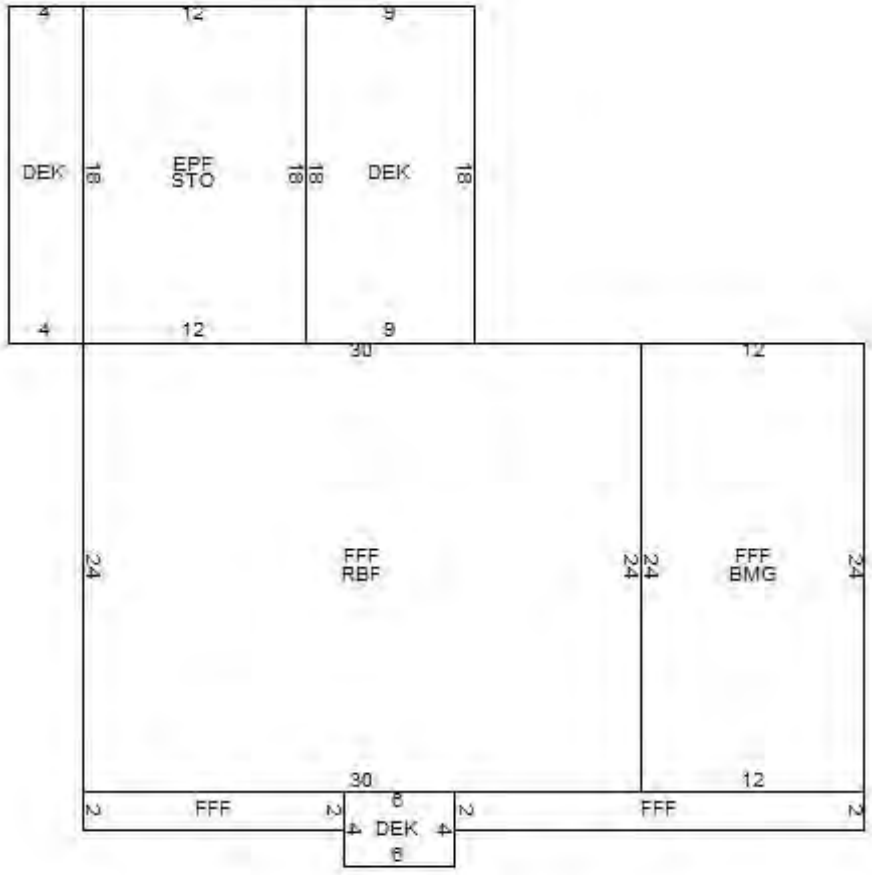
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
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: **1.0143** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0488**
Sq. Foot Cost: **$ 100.68**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	258	0.10	26
EPF	ENCLOSED	216	0.70	151
STO	STORAGE AREA	216	0.25	54
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	720	0.75	540
BMG	BASEMENT	288	0.20	58
GLA:	**1,080**	**2,778**		**1,909**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 192,198**
Year Built:		**1976**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 151,800**

OWNER INFORMATION

TRAN TRIEU T
LE HIEN QUANG
8 BROOKSIDE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/07/2021	9494	268	Q I	472,000	BONENFANT DONALD
10/31/2017	9021	2066	Q I	285,000	DEPIANO CHRISTINA J &
01/31/2012	8392	1723	Q I	250,000	LAPIANA FAMILY REVOCAB
02/01/2006	7624	0325	U V 81	1	LAPIANA, MARY E
06/19/2002	6654	0113	Q V	50,000	BEIQUE, HENRY R

PICTURE

LISTING HISTORY

03/28/13	MRPM
06/20/12	MRUL
04/09/04	MRUL

NOTES

TAN;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 159,200	$ 3,000	$ 120,500
		Parcel Total:	$ 282,700
2020	$ 159,200	$ 3,000	$ 120,500
		Parcel Total:	$ 282,700
2021	**$ 225,900**	**$ 3,000**	**$ 179,600**
		Parcel Total:	**$ 408,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.482 ac	180,956	F	110	100	100	100	95 -- MILD	95	179,600	0	N	179,600	WET
	0.482 ac									179,600			**179,600**	

PICTURE

OWNER

TRAN TRIEU T
LE HIEN QUANG
8 BROOKSIDE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

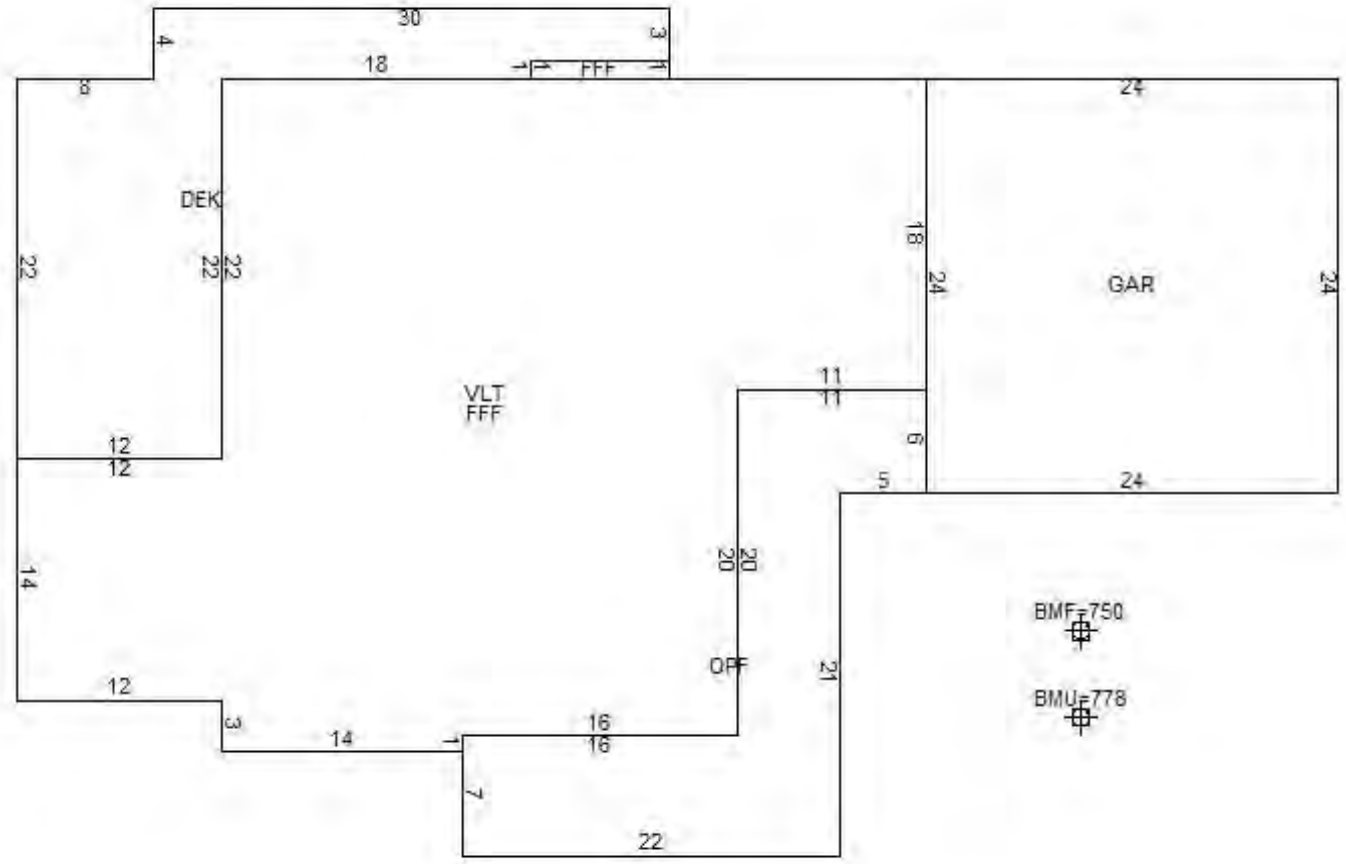
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/02/12		PORCH/SCREEN ROO	

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9587** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1274**
Sq. Foot Cost: **$ 108.23**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	376	0.10	38
FFF	FST FLR FIN	1528	1.00	1528
VLT	VAULTED	1520	0.05	76
GAR	GARAGE	576	0.45	259
BMF	BSMNT FINISHED	750	0.30	225
BMU	BSMNT	778	0.15	117
OPF	OPEN PORCH	304	0.25	76
GLA:	**1,528**	**5,832**		**2,319**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 250,985**
Year Built:		**2003**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 225,900**

OWNER INFORMATION

ORDZIE NICHOLAS P
ORDZIE JOANNE M
78 PATTEN ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2020	9373	2430	Q I	335,000	ORDWAY MELISSA J
08/16/2016	8886	2275	Q I	248,000	DIONNE CORY J
02/18/2015	8728	1831	U I 39	1	DIONNE CORY J & KRISTINA
05/30/2003	6944	1393	Q I	210,000	HEMEON, JAMES F
02/04/1972	2196	494	U I 99		BEIQUE HENRY &

PICTURE

LISTING HISTORY

02/10/21	ERVM
03/28/13	MRUL
04/18/12	MRPV
01/09/02	MRUL

NOTES

TAN;XFIX=SINK; FORMER 16X24 GAR AREA IS UNFIN STORAGE=FFU 2/21 HDWD FLRS ADDED AFTER SALE UPDATED WINS K+B EST 2015 CONV FFU TO FFF BEFORE SALES WELL MAINT EXT V GD FOR AGE EST BMF PER HO DEL CARPORT PU SHED DEL LEANTO SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
SHED-EQUIPMENT	96	8 x 12	227	8.00	30	523	ATT 12X8 SHED
PATIO	80	80 x 1	260	7.00	80	1,165	EST SNOW
GARAGE-1 STY	540	20 x 27	90	30.00	80	11,664	
						14,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,100	$ 14,100	$ 116,300
		Parcel Total:	$ 222,500
2020	$ 92,100	$ 14,100	$ 116,300
		Parcel Total:	$ 222,500
2021	**$ 145,400**	**$ 14,700**	**$ 168,600**
		Parcel Total:	**$ 328,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.400 ac	168,571	E	100	100	100	100	100 -- LEVEL	100	168,600	0	N	168,600	
	0.400 ac									168,600			**168,600**	

PICTURE

OWNER

ORDZIE NICHOLAS P
ORDZIE JOANNE M
78 PATTEN ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

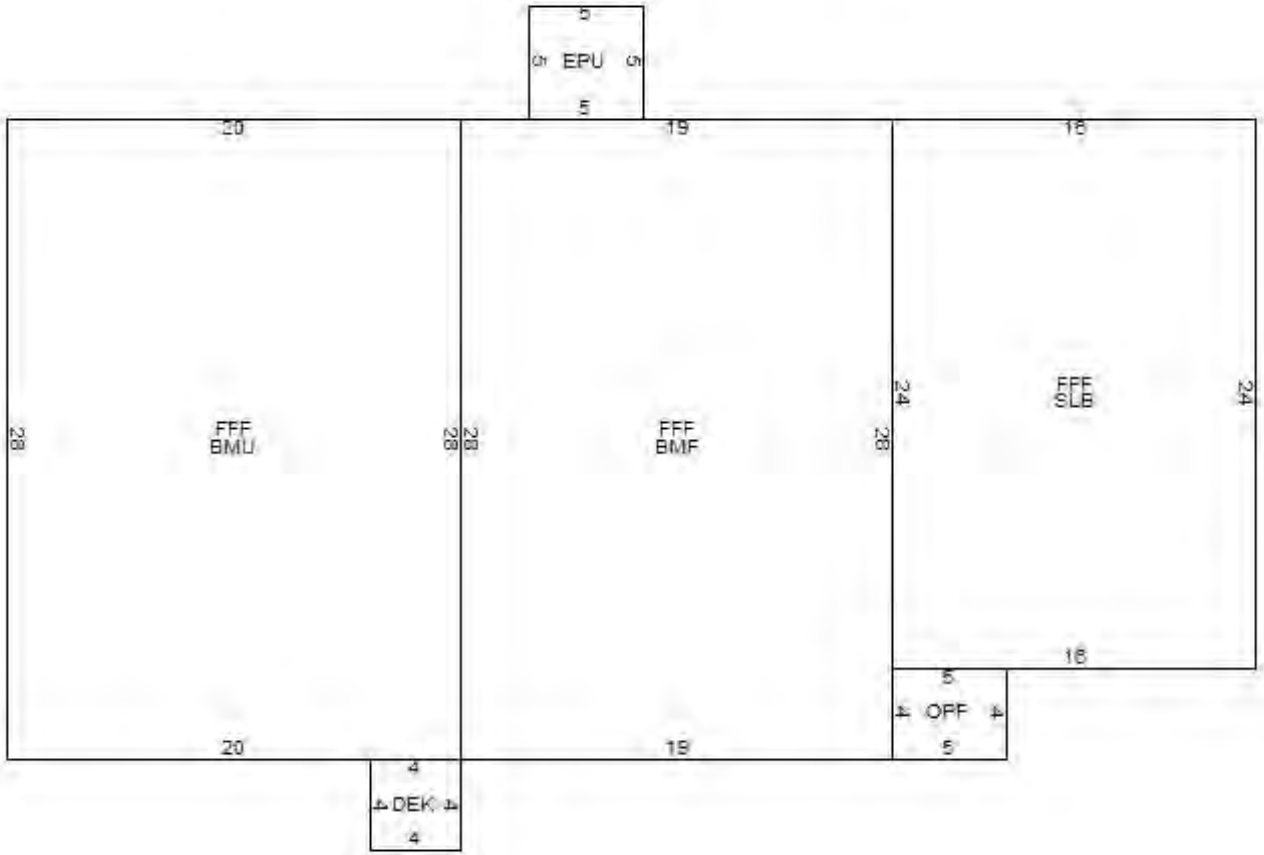
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0456** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0142**
Sq. Foot Cost: **$ 97.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPU	COVERED BSMNT	25	0.35	9
DEK	DECK/ENTRANCE	16	0.10	2
FFF	FST FLR FIN	1476	1.00	1476
BMU	BSMNT	560	0.15	84
BMF	BSMNT FINISHED	532	0.30	160
OPF	OPEN PORCH	20	0.25	5
SLB	SLB	384	0.00	0
GLA:	**1,476**	**3,013**		**1,736**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,034**
Year Built:		**1970**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 145,400**

OWNER INFORMATION

SHRESTHA ANKIT

39 BROOKSIDE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/23/2020	9368	2064	Q I	378,000	LILLIS FAMILY REVOCABLE
10/30/2018	9122	0309	U I 38	1	LILLIS, JOHN R
08/25/1993	5465	1944	Q I	101,500	PENDELEM CORP.
04/21/1993	5425	94	U I 99		JORDAN, EDWARD

PICTURE

LISTING HISTORY

02/10/21	ERVM	
10/25/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
08/16/01	MRUL	

NOTES

GRY;BMG MEAS EST 2/21 NO RECENT UPDATES PER OWNER K & B EST EARLY 2000 EXT GD COND

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,900	$ 1,300	$ 130,600
		Parcel Total:	$ 243,800
2020	$ 111,900	$ 1,300	$ 130,600
		Parcel Total:	$ 243,800
2021	**$ 160,300**	**$ 1,900**	**$ 193,800**
		Parcel Total:	**$ 356,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.440 ac	176,190	F	110	100	100	100	100 -- LEVEL	100	193,800	0	N	193,800	
	0.440 ac									193,800			**193,800**	

PICTURE

OWNER

SHRESTHA ANKIT

39 BROOKSIDE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

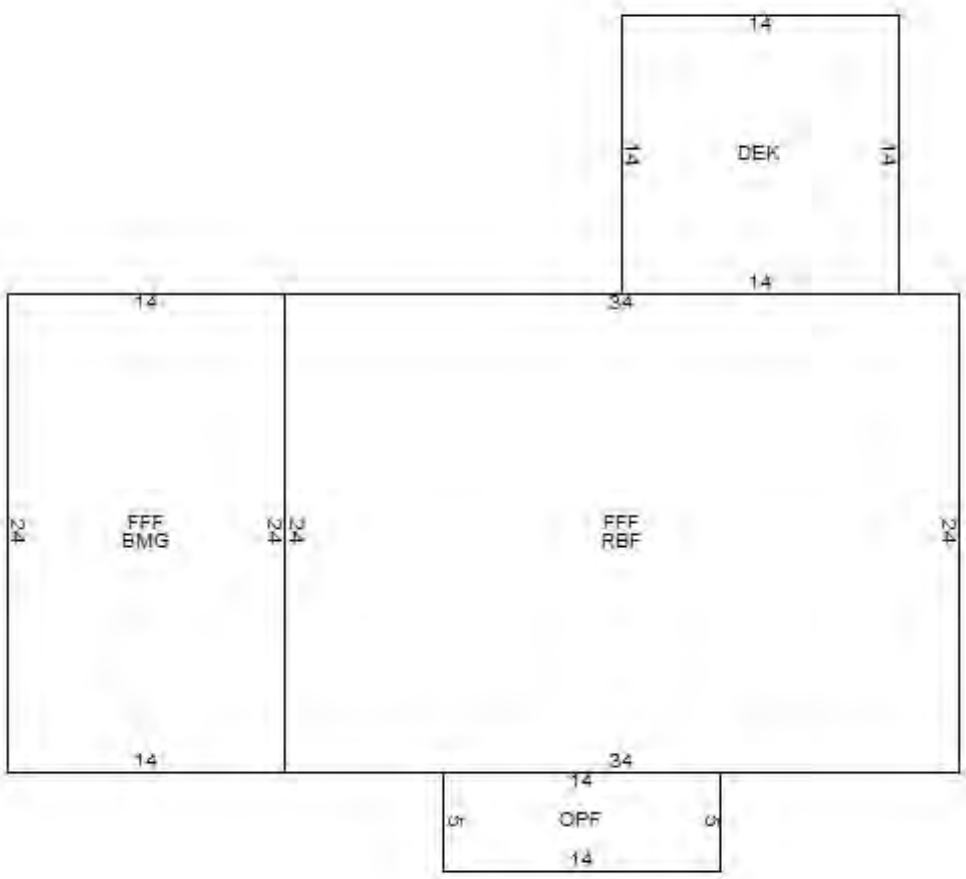
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0210** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0894**
Sq. Foot Cost: **$ 104.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	196	0.10	20
FFF	FST FLR FIN	1152	1.00	1152
RBF	RAISED BSMNT	816	0.75	612
BMG	BASEMENT	336	0.20	67
OPF	OPEN PORCH	70	0.25	18
GLA:	**1,152**	**2,570**		**1,869**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,460**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 160,300**

OWNER INFORMATION

COPPINGER JOSHUA

52 PATTEN RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/21/2021	9472	2174	Q I	350,000	ROGERS PHILIPPA J
04/07/2015	8740	2868	Q I	209,900	MATIMORE IRREVOCABLE
08/09/2002	6686	2898	U I 81	1	MATIMORE, ROBER
11/28/1969	2061	122	U I 99		BEIQUE, HENRY R

PICTURE

LISTING HISTORY

07/21/21	LMHC	
07/11/14	MRUL	
06/05/14	INSP	MARKED FOR INSPECTION
05/16/02	MRUL	

NOTES

GREEN// 2014 WELL MAINTAINED ALL ORIG EXC ROOF, PU HW, SKETCH ADJ,5/21MLS=INT>EXT, 7/21 LL HW FLOORS EEXCEPT KKIT & BATH, MODERN KIT W/ WHTE CABS/LAM/BACKSPLASH/SS APPL/ISLAND, MODERN SOLID SURFACE BATHS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	112	8 x 14	203	10.00	100	2,274	
SHED-WOOD	48	6 x 8	393	10.00	80	1,509	
						3,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 95,700	$ 2,600	$ 117,100
		Parcel Total:	$ 215,400
2020	$ 95,700	$ 2,600	$ 117,100
		Parcel Total:	$ 215,400
2021	**$ 142,000**	**$ 3,800**	**$ 171,000**
		Parcel Total:	**$ 316,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.413 ac	171,047	E	100	100	100	100	100 -- LEVEL	100	171,000	0	N	171,000	
	0.413 ac									171,000			**171,000**	

PICTURE

OWNER

COPPINGER JOSHUA

52 PATTEN RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

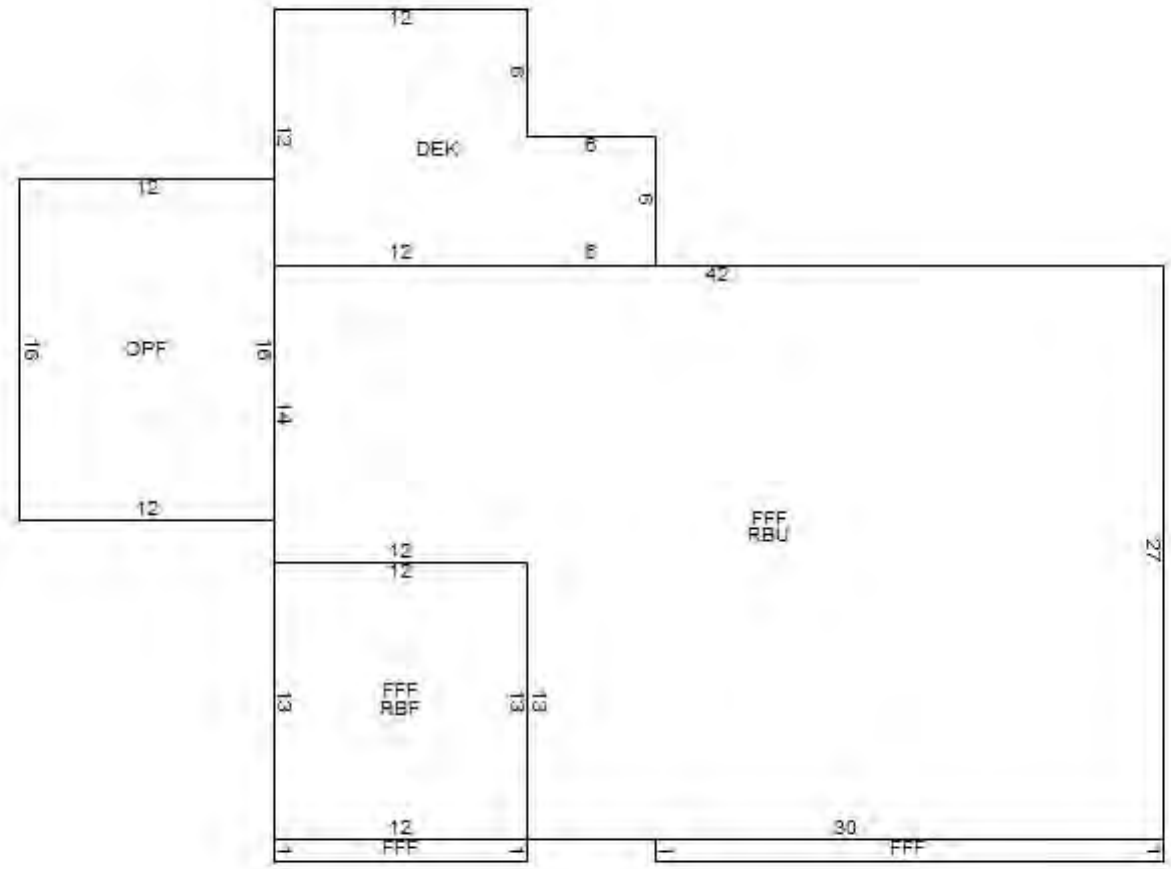
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
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: **1.0755** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0766**
Sq. Foot Cost: **$ 103.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	978	0.25	245
RBF	RAISED BSMNT	156	0.75	117
OPF	OPEN PORCH	192	0.25	48
FFF	FST FLR FIN	1170	1.00	1170
DEK	DECK/ENTRANCE	180	0.10	18
GLA:	**1,170**	**2,676**		**1,598**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,153**
Year Built:		**1970**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 142,000**

OWNER INFORMATION

BLACK AUSTIN A

118 JOPPA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/07/2021	9451	2365	Q I	450,000	MEANY DAVID A JR
12/17/2019	9244	84	Q I	363,000	LEVINE RACHEL
08/26/2014	8686	1674	Q I	242,500	KIBBE WAYNE M &
04/20/2000	6232	0195	Q I	175,000	GREENHALGH, CHA
06/25/1993	5446	870	Q I	119,500	MORGAN, JAMES &

PICTURE

LISTING HISTORY

09/02/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
05/29/02	MRUL	

NOTES

NAT; XFIXT=SINK 2015 NEWER ROOF, DW , SKETCH ADJ, VG COND FOR AGE, WHITE TILE COUNTERS/WHITE CABS/APPLI/WELL MAINTAINED, BUILT INS, UPGRADED FFF LIGHTING

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,700	$ 3,000	$ 115,400
		Parcel Total:	$ 241,100
2020	$ 139,800	$ 3,000	$ 115,400
		Parcel Total:	$ 258,200
2021	**$ 184,400**	**$ 3,000**	**$ 165,900**
		Parcel Total:	**$ 353,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.386 ac	165,904	E	100	100	100	100	100 -- LEVEL	100	165,900	0	N	165,900	
	0.386 ac									165,900			**165,900**	

PICTURE

OWNER

BLACK AUSTIN A

118 JOPPA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

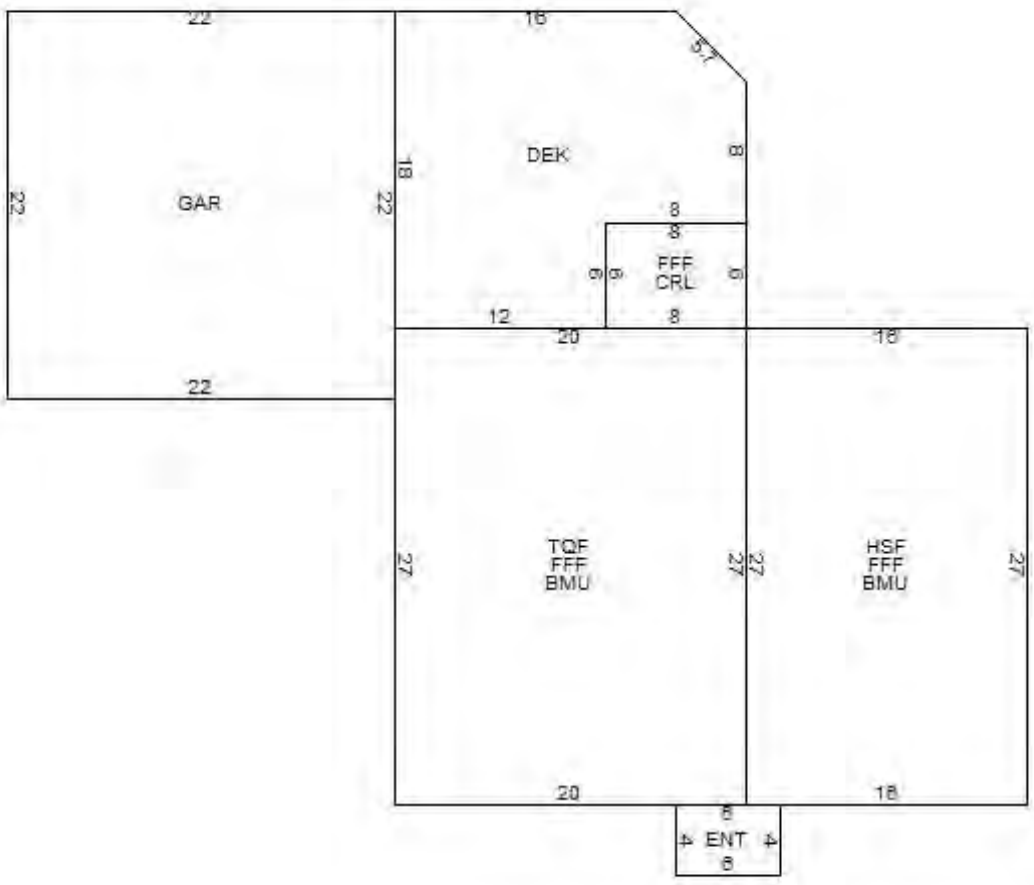
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEDAR/REDWD**
Int: **DRYWALL**
Floor: **PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9943** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0826**
Sq. Foot Cost: **$ 103.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	484	0.45	218
DEK	DECK/ENTRANCE	304	0.10	30
FFF	FST FLR FIN	1020	1.00	1020
HSF	1/2 STRY FIN	432	0.50	216
ENT	ENTRY WAY	24	0.10	2
CRL	CRAWL SPACE	48	0.05	2
TQF	3/4 STRY FIN	540	0.75	405
BMU	BSMNT	972	0.15	146
GLA:	**1,641**	**3,824**		**2,039**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 211,913**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 184,400**

OWNER INFORMATION

WERZANSKI MELISSA
GARCIA RICARDO
120 JOPPA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	2656	Q I	330,000	WYNN JACKSON & STACEY
09/26/2018	9112	2344	U I 38	1	WYNN, JACKSON E +
06/02/1992	5343	1665	Q I	100,571	HEFFRON, JOHN &
05/31/1979	2692	552	U I 99		ALEXANDER, GARY

PICTURE

LISTING HISTORY

02/10/21	ERVM	
09/02/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
05/29/02	MRUL	

NOTES

BLUE//NEW ROOF 1999 2/21 FULL REAR DORM K&B EST 2012 PER H O PU SHED EXT GD, WHITE KITCH CABS/APPL, BMF LACKS FLOORING IN PART BUT HAS WALL, CEILING AND HEAT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	@DW
						5,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 113,900	$ 3,000	$ 115,400
		Parcel Total:	$ 232,300
2020	$ 113,900	$ 3,000	$ 115,400
		Parcel Total:	$ 232,300
2021	**$ 152,400**	**$ 5,500**	**$ 165,900**
		Parcel Total:	**$ 323,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.386 ac	165,904	E	100	100	100	100	100 -- LEVEL	100	165,900	0	N	165,900	
	0.386 ac									165,900			**165,900**	

PICTURE

OWNER

WERZANSKI MELISSA
GARCIA RICARDO
120 JOPPA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

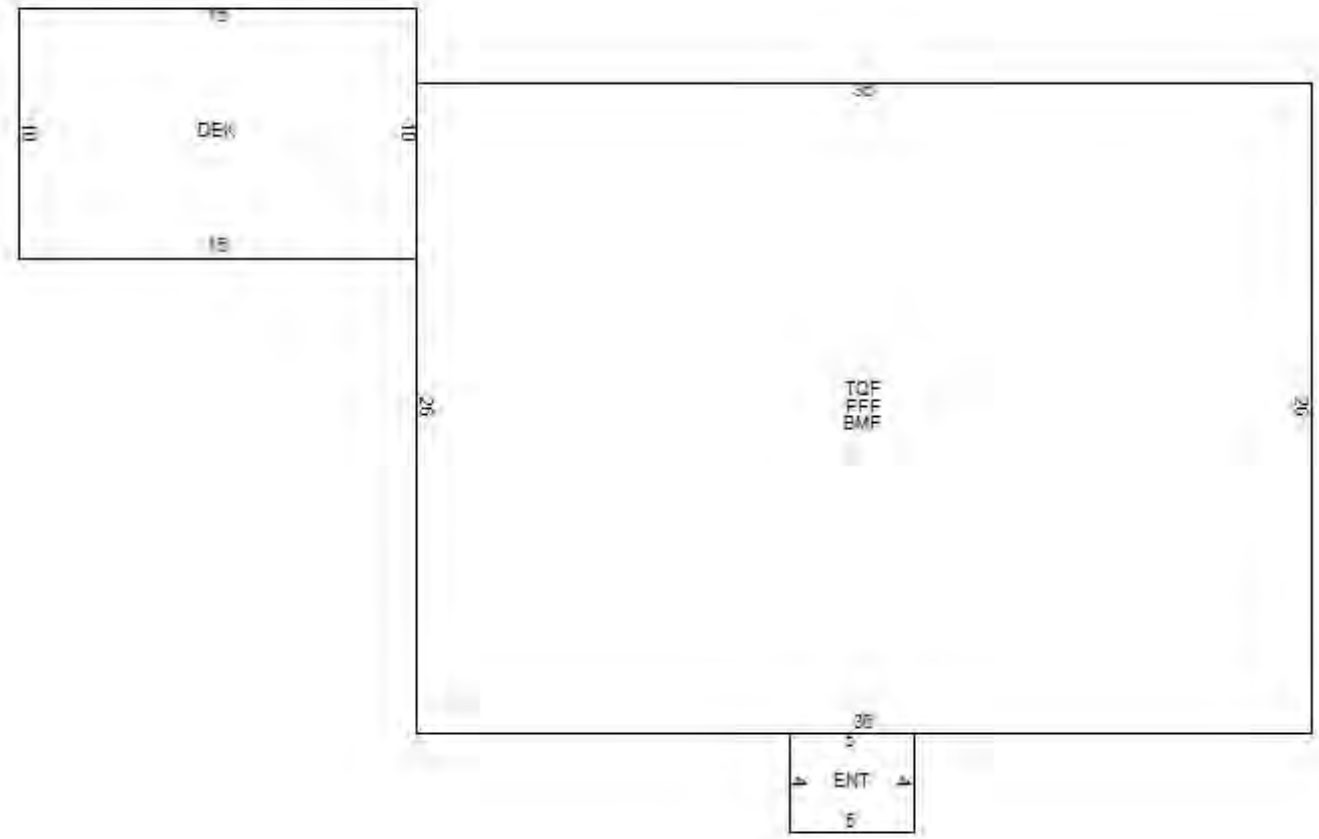
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0098** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9995**
Sq. Foot Cost: **$ 95.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	160	0.10	16
TQF	3/4 STRY FIN	936	0.75	702
FFF	FST FLR FIN	936	1.00	936
BMF	BSMNT FINISHED	936	0.30	281
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,638**	**2,988**		**1,937**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,855**
Year Built:		**1975**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 152,400**

OWNER INFORMATION

FLISS JON
FLISS KATHLEEN
PO BOX 217

MELVIN VILLAGE , NH 03850

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/04/2020	9375	948	Q I	690,000	FERNANDES STEVEN A &
08/16/2007	7889	0204	U I 99		FERNANDES STEVEN
07/05/2007	7871	0739	U I 99	165,000	BEAN ROAD REALTY
01/21/2005	7396	1460	U I 99		BEAN ROAD REALTY
08/24/2004	7304	1099	U I 99		BEAN ROAD REALTY

PICTURE

LISTING HISTORY

02/10/21	ERVM	
10/03/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
08/08/08	MRUR	

NOTES

TAN THRESHER PLAN #1177 WETLAND CONSERVATION DIST HCRD 33348 BUTTERFIELDS SUBDIVISION///WOB,01/12 PER INFO FROM JEFF MORRISETTE/ASST PLANNER LOT CAN NOT BE SUBDIVIDED, /IRRIGATION/GRANITE/LAMPPOSTS/BRICK WALKWAY 2/21 WATER SYS RADON -M CONE CRACK REPAIR SOME PAINT AFTER SALE; STATES K&B ORIGINAL SMALL DROP TO LEVEL BKYD

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 252,400	$ 3,000	$ 202,500
		Parcel Total:	$ 457,900
2020	$ 252,400	$ 3,000	$ 202,500
		Parcel Total:	$ 457,900
2021	**$ 319,000**	**$ 3,000**	**$ 321,800**
		Parcel Total:	**$ 643,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	I	140	100	100	100	100 -- LEVEL	100	280,000	0	N	280,000	
1F RES	9.680 ac	x 5,000	X	96				90 -- ROLLING	100	41,800	0	N	41,800	
1F RES	150.000 ff	x 200	X	96					0	0	0	N	0	
	10.600 ac									321,800			**321,800**	

PICTURE

OWNER

FLISS JON
FLISS KATHLEEN
PO BOX 217

MELVIN VILLAGE , NH 03850

TAXABLE DISTRICTS

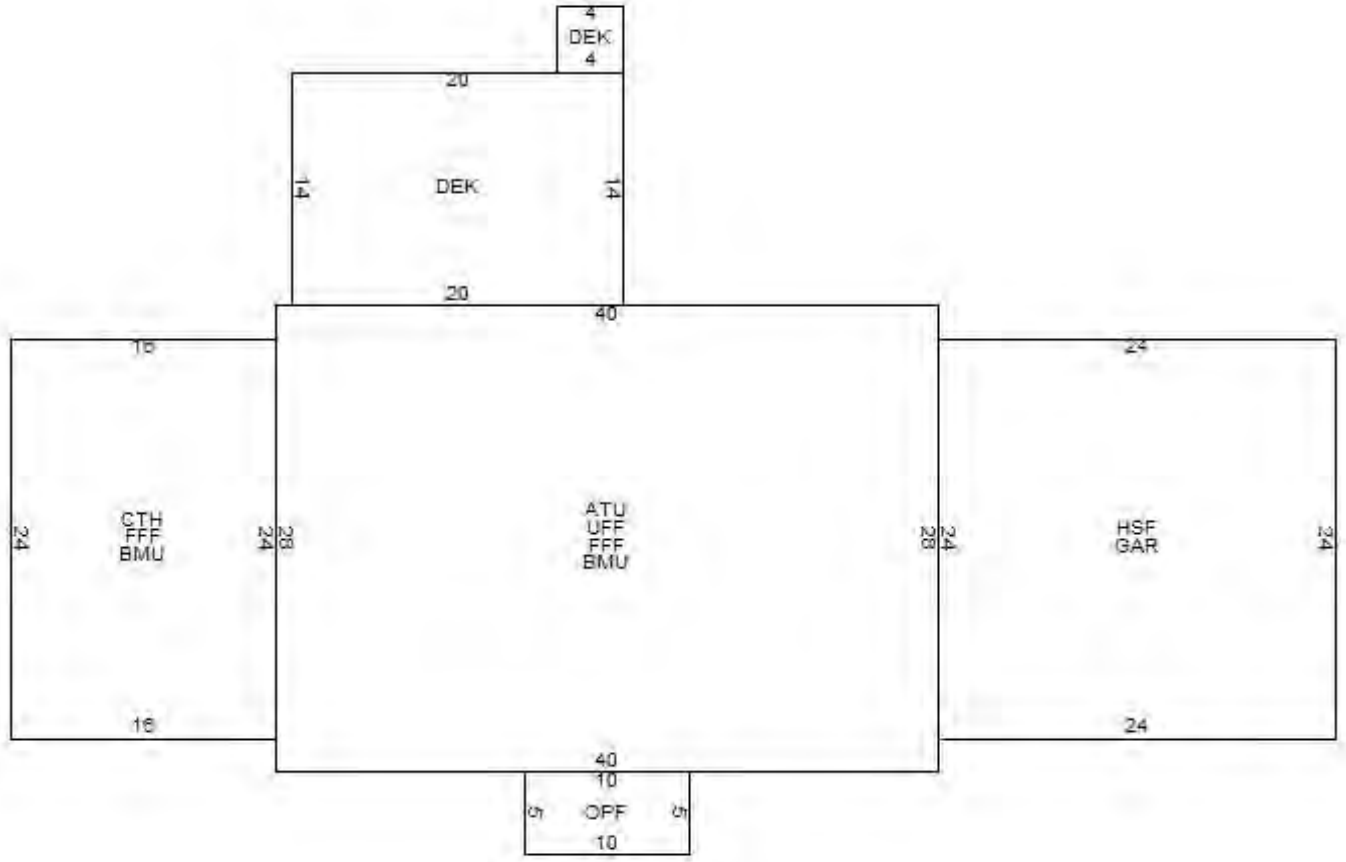
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8671** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0172**
Sq. Foot Cost: **$ 97.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	576	0.50	288
CTH	CATHEDRAL	384	0.10	38
FFF	FST FLR FIN	1504	1.00	1504
BMU	BSMNT	1504	0.15	226
ATU	ATTIC	1120	0.10	112
UFF	UPPER FLR FIN	1120	1.00	1120
DEK	DECK/ENTRANCE	296	0.10	30
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	50	0.25	13
GLA:	**2,912**	**7,130**		**3,590**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 350,564**
Year Built:		**2007**
Condition For Age:	GOOD	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 319,000**

OWNER INFORMATION

MASON RD LLC

57 BAY STREET

MANCHESTER , NH 03104

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/24/2021	9487	2561	Q I	445,000	CROWN LENDING FUND
06/02/2021	9477	1940	U I 51	350,000	SILVER REALTY LLC
08/31/2017	9002	2064	U I 51	225,000	PETERS JOSEPH D
08/18/2014	8684	0826	U I 38	150,000	PETERS LAUREN E
11/13/2013	8620	1915	U I 37	219,900	FEDERAL HOME LOAN MTG

PICTURE

LISTING HISTORY

03/26/21	IKVM
05/05/20	DMPM
04/01/19	MRPL
04/01/18	MRPL
04/18/17	MRUR
05/06/16	MRUR
04/01/15	MRVR
04/01/14	MRPM

NOTES

TAN; BTH HSE HAS RUNNING WTR W/SHOWER,SINK,TOILET BTH/4 BR SEPTIC; ROOF 14;15 DEL BMF; ADDITIONAL 10 FT EXT OF FNDTN POURED; 19/EFF 4/20 2 LOT SUBDIV PL#40117; 5/20; NOH; NEW WINS (VINYL), SIDING, BACK DOOR, AC (NOT H/U), EXT DOORS, HEATING SYS & INT; EST UC INT IS OPEN STUDS W/ROUGH WIRING & PLUMB, SOME SIDING & EXT TRIM IS MISSING & AC NOT HOOKED UP=50% COMPL; 3/21 - NOH; LITTLE CHANGE MADE; UPDATE UC TO 45%; RECK '22;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	50	2,500	
POOL-INGRND-VINYL	800	20 x 40	80	28.00	50	8,960	
BATH HOUSE	375	1 x 375	103	25.00	90	8,691	LACKS SOME SIDING
PATIO	240	10 x 24	127	7.00	30	640	ATT TO POOL
						20,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 61,700	$ 12,200	$ 170,800
		Parcel Total:	$ 244,700
2020	$ 106,400	$ 19,100	$ 147,300
		Parcel Total:	$ 272,800
2021	**$ 153,500**	**$ 20,800**	**$ 207,300**
		Parcel Total:	**$ 381,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES	1.528 ac	x 5,000	X	100				95 -- MILD	100	7,300	0	N	7,300	
	2.448 ac									207,300			**207,300**	

PICTURE

OWNER

MASON RD LLC

57 BAY STREET

MANCHESTER , NH 03104

TAXABLE DISTRICTS

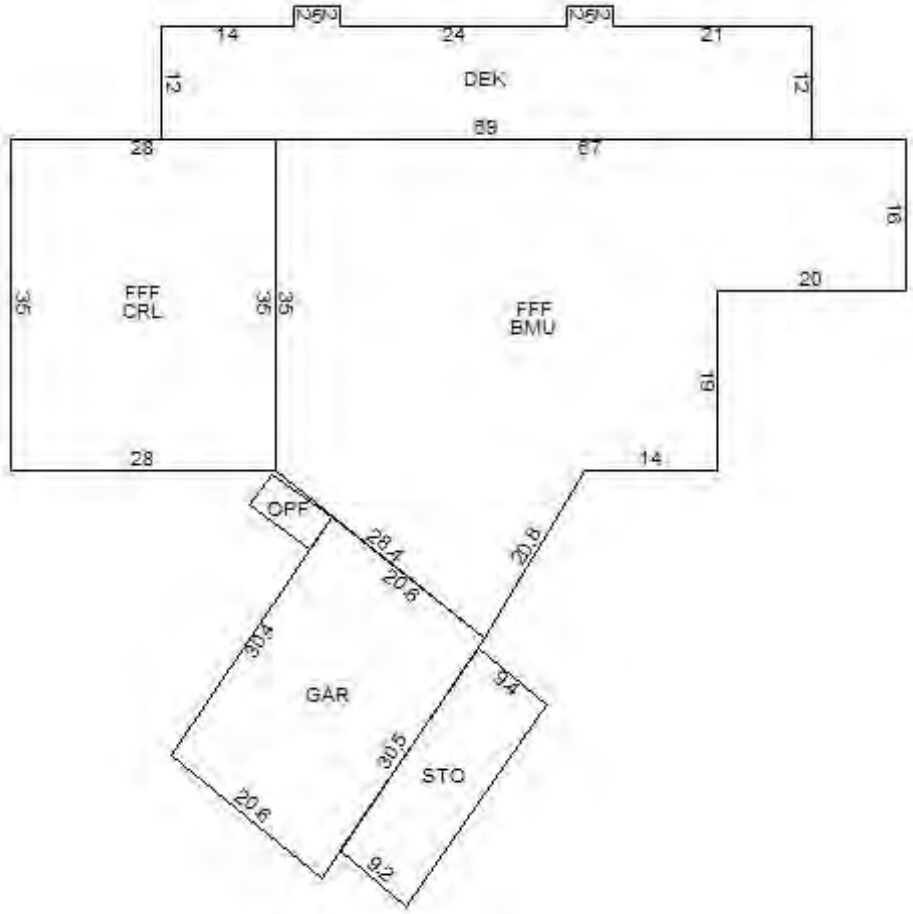
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/05/19		ADDITION	ADDITION DECKS AND AD
11/15/17		ADDITION	
01/21/14		ALTERATION	RENO INTERIOR
12/06/13		ALTERATION	RENO/REMODEL INTERIOR
11/27/13		SEPTIC	

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8477** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9604**
Sq. Foot Cost: **$ 92.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	3238	1.00	3238
CRL	CRAWL SPACE	980	0.05	49
STO	STORAGE AREA	239	0.25	60
GAR	GARAGE	626	0.45	282
BMU	BSMNT	2258	0.15	339
DEK	DECK/ENTRANCE	848	0.10	85
OPF	OPEN PORCH	32	0.25	8
GLA:	**3,238**	**8,221**		**4,061**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 374,424**
Year Built:		**1968**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:	UC 21	**45 %**
Total Depreciation:		**59 %**
Building Value:		**$ 153,500**

OWNER INFORMATION

LAURENT CHAD N
LAURENT MARY J
104 BEAN ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/28/2021	9417	347	Q I	589,900	CNC INVESMENTS LLC
06/16/2020	9307	2160	Q V	145,000	SILVER REALTY LLC

PICTURE

LISTING HISTORY

03/30/21	IKVM
04/01/20	LMSL

NOTES

EFF 4/20 2 LOT SUBDIV #40117; 3/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	$ 0	$ 0	$ 150,500
		Parcel Total:	$ 150,500
2021	**$ 339,800**	**$ 3,000**	**$ 208,500**
		Parcel Total:	**$ 551,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	4.105 ac	x 5,000	X	100				95 -- MILD	95	18,500	0	N	18,500	WET
	5.025 ac									208,500			**208,500**	

PICTURE

OWNER

LAURENT CHAD N
LAURENT MARY J
104 BEAN ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

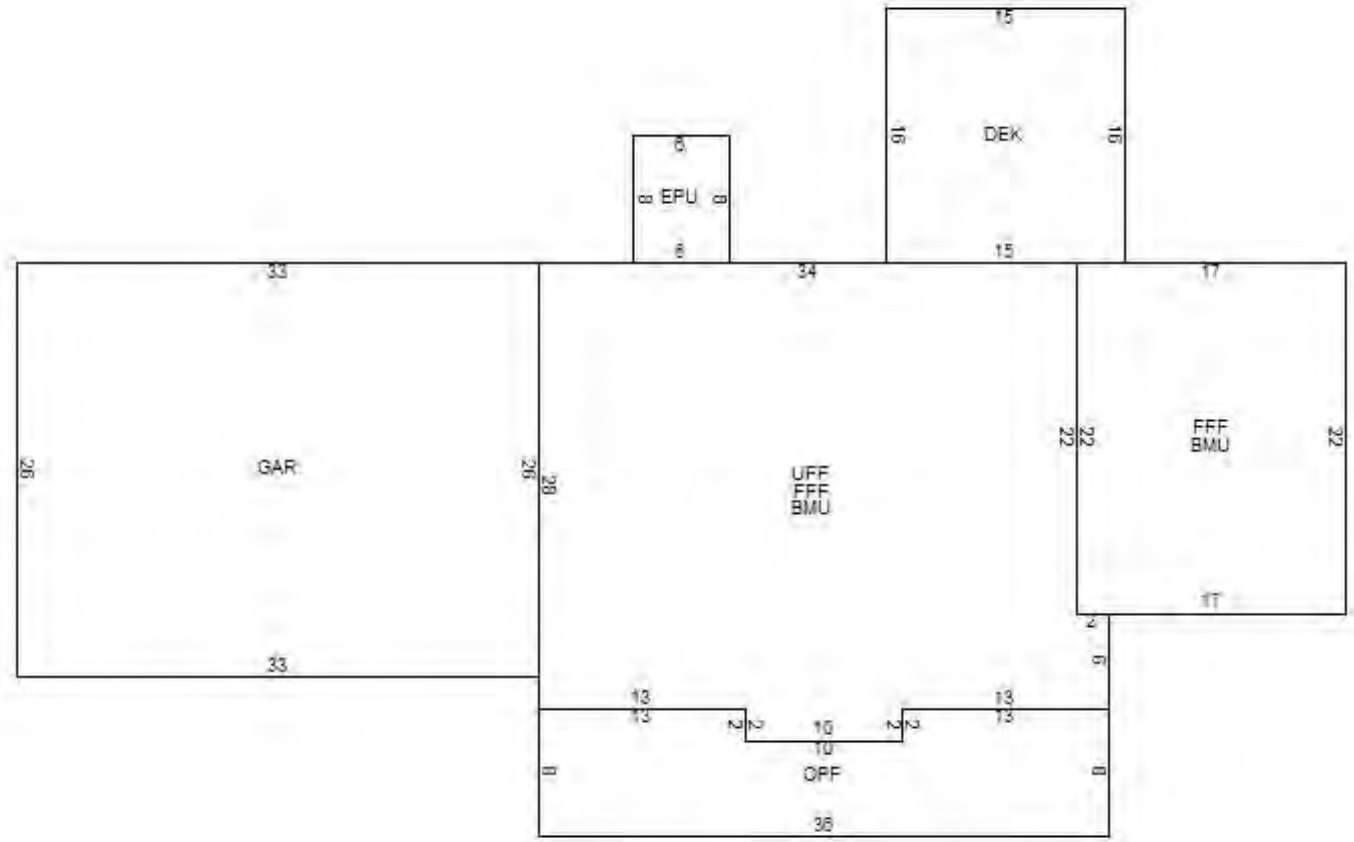
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/20/20		NEW HOUSE	4 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8974** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1760**
Sq. Foot Cost: **$ 112.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	858	0.45	386
UFF	UPPER FLR FIN	984	1.00	984
FFF	FST FLR FIN	1358	1.00	1358
BMU	BSMNT	1358	0.15	204
OPF	OPEN PORCH	268	0.25	67
DEK	DECK/ENTRANCE	240	0.10	24
EPU	COVERED BSMNT	48	0.35	17
GLA:	**2,342**	**5,114**		**3,040**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 343,186**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 339,800**

OWNER INFORMATION

WELSH KARIS
WELSH JOHN PAUL
105 BEDFORD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2020	9397	2982	Q I	365,000	105 BEDFORD RD
08/18/2017	8998	1913	Q I	285,000	HILL, FRANCES E
12/18/2007	7931	0744	U I 38		HILL, FRANCES E

PICTURE

LISTING HISTORY

02/10/21	ERVM	
09/03/14	MRUL	
06/05/14	INSP	MARKED FOR INSPECTION
06/04/02	MRUL	

NOTES

TAN; FULL DORMER REAR 2014 RRM=NV, NEW WINS & MODERN KIT PU GEN, 2/21 PER OWNER 2ND FL BATH ORIG 1ST FLR BATH & KIT EST 2011 NEEDS MISC ELECT ROOF WORK PU AC FRONT WING ORIG FEATURES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	80	8 x 10	260	10.00	60	1,248	
SHED-WOOD	64	8 x 8	310	10.00	30	595	PLYWD
GREENHOUSE-POLY	99	11 x 9	222	5.00	5	55	ATT TO HSE PER COND
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 135,600	$ 6,200	$ 140,300
		Parcel Total:	$ 282,100
2020	$ 135,600	$ 6,200	$ 140,300
		Parcel Total:	$ 282,100
2021	**$ 183,100**	**$ 4,900**	**$ 200,300**
		Parcel Total:	**$ 388,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES	0.051 ac	x 5,000	X	100				100 -- LEVEL	100	300	0	N	300	
	0.971 ac									200,300			**200,300**	

PICTURE

OWNER

WELSH KARIS
WELSH JOHN PAUL
105 BEDFORD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

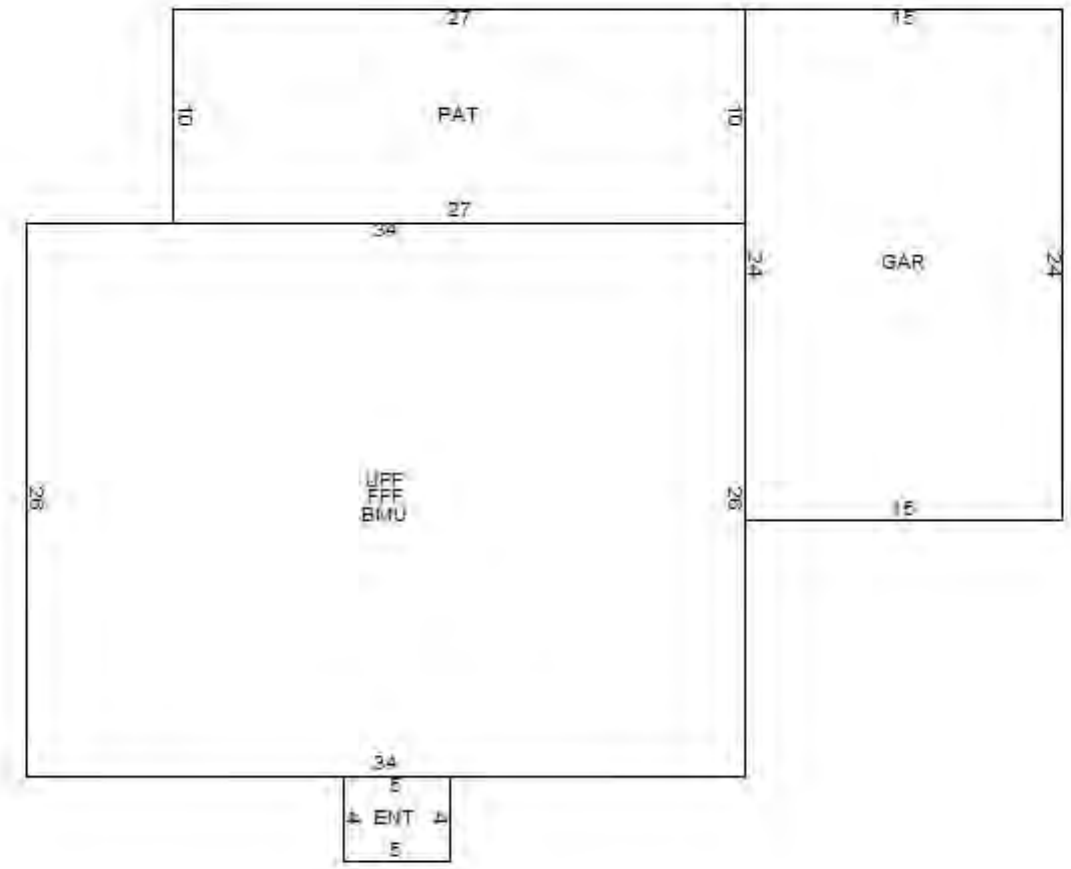
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9868** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1254**
Sq. Foot Cost: **$ 108.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	884	1.00	884
FFF	FST FLR FIN	884	1.00	884
BMU	BSMNT	884	0.15	133
PAT	PATIO	270	0.10	27
GAR	GARAGE	360	0.45	162
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,768**	**3,302**		**2,092**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 226,020**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 183,100**

OWNER INFORMATION

CHABOT CHRISTOPHER
CHABOT CAITLYN
17 SAND HILL DR

MERRIMACK, NH 03054-4051

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/03/2020	9390	1299	Q I	400,000	BRAUER RAYMOND C &
06/03/2004	7249	1951	Q I	289,933	JORDAN, ROBERT B

PICTURE

LISTING HISTORY

02/10/21	ERVM	
08/02/16	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
10/05/07	MRUL	
06/24/02	MRUM	

NOTES

BLUE; 2016 PU HALF BATH, PELLET STOVE, 2 SHEDS, SKETCH ADJ, FLOORING 2/21 DNPU CANVAS SHED PATIO EST K&B EST 2010 NEWER WINS EXT GD COND CONV OPF TO EPF

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED VINYL	80	10 x 8	100	7.00	100	560	VINYL
SHED VINYL	80	8 x 10	100	7.00	100	560	VINYL
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 138,500	$ 7,100	$ 144,500
		Parcel Total:	$ 290,100
2020	$ 138,500	$ 7,100	$ 144,500
		Parcel Total:	$ 290,100
2021	**$ 188,700**	**$ 4,100**	**$ 206,700**
		Parcel Total:	**$ 399,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.642 ac	187,913	F	110	100	100	100	100 -- LEVEL	100	206,700	0	N	206,700	
	0.642 ac									206,700			**206,700**	

PICTURE

OWNER

CHABOT CHRISTOPHER
CHABOT CAITLYN
17 SAND HILL DR

MERRIMACK, NH 03054-4051

TAXABLE DISTRICTS

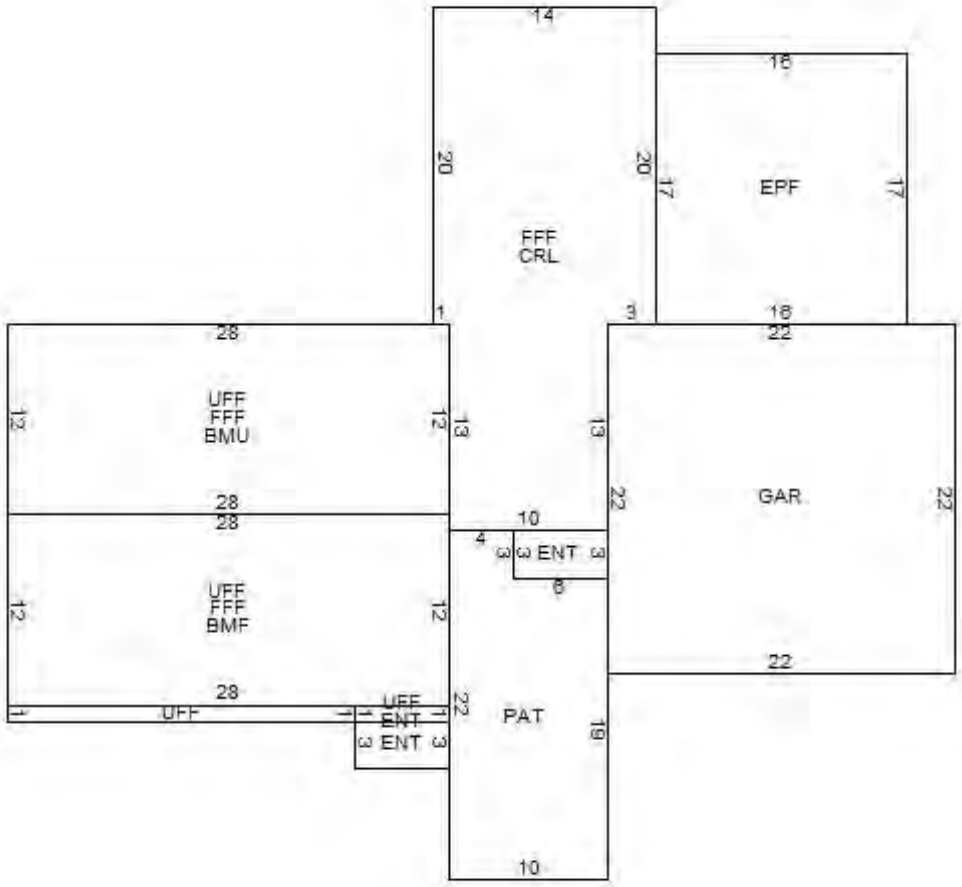
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/BOARD/BATTEN**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9515** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0048**
Sq. Foot Cost: **$ 96.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	700	1.00	700
FFF	FST FLR FIN	1082	1.00	1082
BMF	BSMNT FINISHED	336	0.30	101
CRL	CRAWL SPACE	410	0.05	21
ENT	ENTRY WAY	42	0.10	4
GAR	GARAGE	484	0.45	218
EPF	ENCLOSED	272	0.70	190
BMU	BSMNT	336	0.15	50
PAT	PATIO	202	0.10	20
GLA:	**1,782**	**3,864**		**2,386**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 230,154**
Year Built:		**1974**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 188,700**

OWNER INFORMATION

NGUYEN ALBERT V
NGUYEN JEREMY W
141 JOPPA ROAD

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/21/2020	9367	885	Q I	180,000	WOODCASTLE HOMES LLC
09/11/2019	9208	176	U V 90	152,000	GAGNON, ARTHUR L. +
09/25/1989	5137	435	U V 99		GAGNON, ARTHUR

PICTURE

LISTING HISTORY

03/30/21 IKVM
07/23/02 MRUL

NOTES

4.2 AC +B 4.23; 9/19 APPEARS BUYER RESPONSIBLE FOR LUCT IN ADDITION TO SALE PRICE, SP APPEARS SLIGHTLY BELOW MARKET, LUCT ISSUED 10/19; 3/21 - PU NEW HSE @ 60%; RECK '22;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 1,576
		Parcel Total:	$ 1,576
2020	$ 0	$ 0	$ 196,600
		Parcel Total:	$ 196,600
2021	**$ 171,900**	**$ 3,000**	**$ 237,100**
		Parcel Total:	**$ 412,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	95	100	95	100 -- LEVEL	100	180,500	0	N	180,500	
1F RES	3.311 ac	x 5,000	X	100				100 -- LEVEL	100	16,600	0	N	16,600	
1F RES	200.000 ff	x 200	E	100				100 -- LEVEL	100	40,000	0	N	40,000	
	4.231 ac									237,100			**237,100**	

PICTURE

OWNER

NGUYEN ALBERT V
NGUYEN JEREMY W
141 JOPPA ROAD

MERRIMACK , NH 03054

TAXABLE DISTRICTS

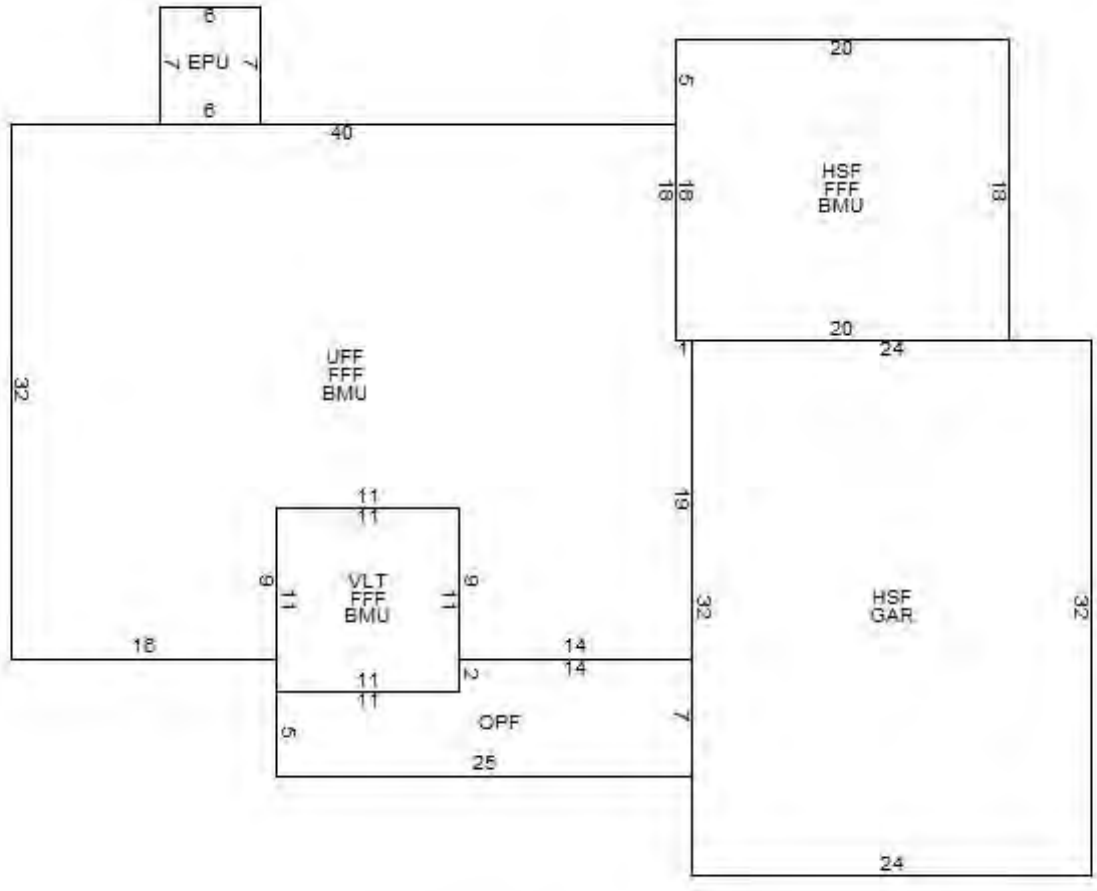
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/17/20		NEW HOUSE	4 BDRM SFR W/3 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8463** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1196**
Sq. Foot Cost: **$ 107.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	153	0.25	38
HSF	1/2 STRY FIN	1128	0.50	564
GAR	GARAGE	768	0.45	346
FFF	FST FLR FIN	1681	1.00	1681
BMU	BSMNT	1681	0.15	252
VLT	VAULTED	121	0.05	6
UFF	UPPER FLR FIN	1200	1.00	1200
EPU	COVERED BSMNT	42	0.35	15
GLA:	**3,445**	**6,774**		**4,102**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 440,883**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:	UC 21	**60 %**
Total Depreciation:		**61 %**
Building Value:		**$ 171,900**

OWNER INFORMATION

SHEPHERD DAVID ALLEN JR
SHEPHERD JENNA MARIE
99 JOPPA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/28/2020	9371	427	Q I	385,000	RACKETT ERIC A &
09/05/2018	9106	2177	Q I	288,000	THOMPSON MICHAEL R &
07/23/2003	7002	2947	Q I	204,933	QUINNEY, WALDO S
04/18/2000	6232	0394	U I 39		QUINNEY, WALDO

PICTURE

LISTING HISTORY

02/11/21	ERVM
08/11/14	MRUM
07/09/02	MRUM

NOTES

TAN;L 20 + B .45; BSMT 90% USEABLE;//17-PU SOLAR PANELS;4 BR SEPTIC 18 2/21 N O H REAR EST PER FENCE DNPUU TREE HSE EST DECK EXT GOOD PU DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	80	10 x 8	260	6.00	30	374	
SOLAR ELECT PANEL	21		100	400.00	100	8,400	2016 ROOF
						8,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,600	$ 13,500	$ 119,400
		Parcel Total:	$ 241,500
2020	$ 108,600	$ 13,500	$ 119,400
		Parcel Total:	$ 241,500
2021	**$ 144,900**	**$ 8,800**	**$ 178,100**
		Parcel Total:	**$ 331,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.450 ac	178,095	E	100	100	100	100	100 -- LEVEL	100	178,100	0	N	178,100	
	0.450 ac									178,100			**178,100**	

PICTURE

OWNER

SHEPHERD DAVID ALLEN JR
SHEPHERD JENNA MARIE
99 JOPPA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

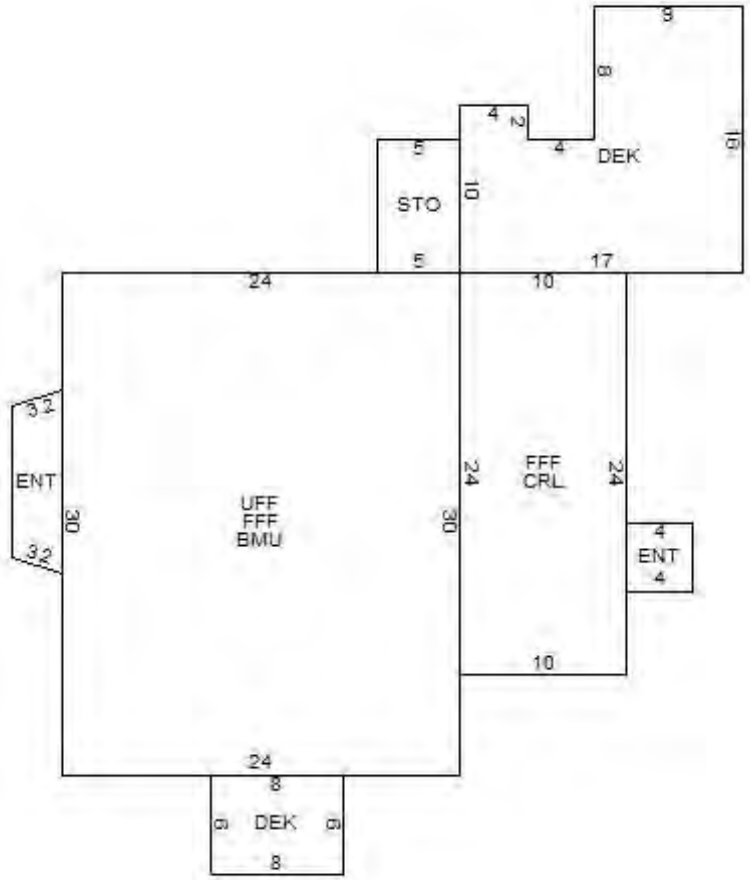
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/13/18		SEPTIC	
09/29/16		SOLAR PANELS ELEC	W/DISCONNECT DIRECTOF

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0259** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0508**
Sq. Foot Cost: **$ 100.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	720	1.00	720
FFF	FST FLR FIN	960	1.00	960
BMU	BSMNT	720	0.15	108
CRL	CRAWL SPACE	240	0.05	12
STO	STORAGE AREA	40	0.25	10
DEK	DECK/ENTRANCE	264	0.10	26
ENT	ENTRY WAY	46	0.10	5
GLA:	**1,680**	**2,990**		**1,841**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 185,720**
Year Built:		**1945**
Condition For Age:	GOOD	**21 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**22 %**
Building Value:		**$ 144,900**

OWNER INFORMATION

LITTLEWOOD JOSEPH M R
TIERNEY JORDAN H
38 DONOVAN CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/15/2021	9410	1576	Q I	236,533	MATHIS JACQUELINE
10/20/2017	9018	1725	Q I	182,900	DAVIS CATHERINE ROSE
09/16/2005	7545	1259	Q I	186,000	JANOWSKI, CHRIST
09/12/2002	6709	0903	Q I	142,000	EVANS, SUSAN C

PICTURE

LISTING HISTORY

03/23/21	ERVM	
10/31/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
06/10/05	AAUR	
06/08/05	AAUM	

NOTES

L+U119/38 660; INT UNIT;SKETCH 17 3/21 INFO AT DOOR STATES UPDATED APPLIANCES KIT BATH OLDER CORR PATIO TO DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
JOPPA WOODBURY II	1		100	122,000.00	100	122,000	
						125,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,500	$ 65,000	$ 0
		Parcel Total: $ 158,500	
2020	$ 93,500	$ 65,000	$ 0
		Parcel Total: $ 158,500	
2021	**$ 123,500**	**$ 125,000**	**$ 0**
		Parcel Total: $ 248,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LITTLEWOOD JOSEPH M R
TIERNEY JORDAN H
38 DONOVAN CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

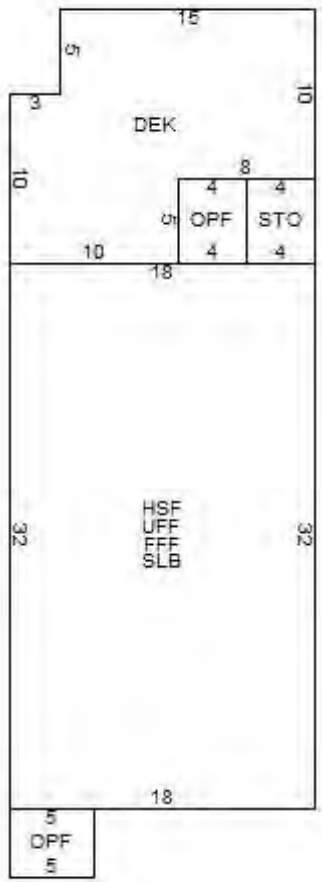
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1062** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0752**
Sq. Foot Cost: **$ 103.22**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	20	0.25	5
OPF	OPEN PORCH	40	0.25	10
HSF	1/2 STRY FIN	576	0.50	288
UFF	UPPER FLR FIN	576	1.00	576
FFF	FST FLR FIN	576	1.00	576
SLB	SLB	576	0.00	0
DEK	DECK/ENTRANCE	215	0.10	22
GLA:	**1,440**	**2,579**		**1,477**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,456**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 123,500**

OWNER INFORMATION

DACEY MICHAEL J

3 DONOVAN CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/23/2021	9460	21	Q I	222,900	KENNEDY MICHAEL A
06/16/2003	6962	0008	Q I	144,900	CRAWFORD, LANIE

PICTURE

LISTING HISTORY

11/01/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
06/09/05	AAUM	

NOTES

SKYLITE; INT UNIT;PU FIREPLACE 17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JOPPA WOODBURY II	1		100	122,000.00	100	122,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						125,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,000	$ 65,000	$ 0
		Parcel Total: $ 158,000	
2020	$ 93,000	$ 65,000	$ 0
		Parcel Total: $ 158,000	
2021	**$ 122,200**	**$ 125,000**	**$ 0**
		Parcel Total: $ 247,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

	Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac						

PICTURE

OWNER

DACEY MICHAEL J

3 DONOVAN CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

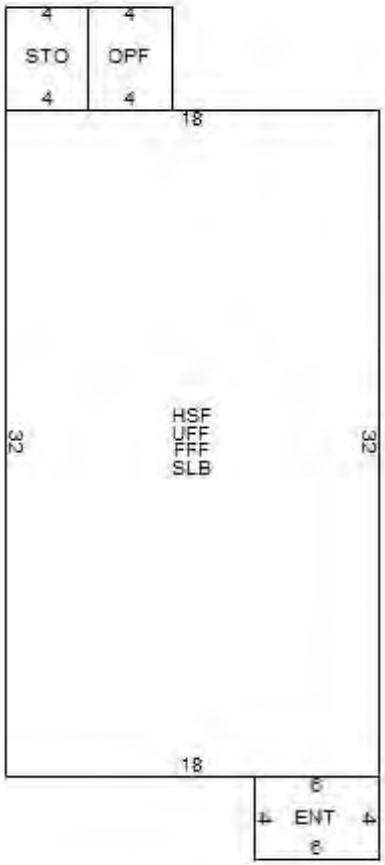
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1132** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0820**
Sq. Foot Cost: **$ 103.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	576	1.00	576
ENT	ENTRY WAY	24	0.10	2
STO	STORAGE AREA	20	0.25	5
OPF	OPEN PORCH	20	0.25	5
HSF	1/2 STRY FIN	576	0.50	288
UFF	UPPER FLR FIN	576	1.00	576
SLB	SLB	576	0.00	0
GLA:	**1,440**	**2,368**		**1,452**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,819**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 122,200**

OWNER INFORMATION

JONES EDWARD E
JONES LINDSEY E
2 DUNLOGGIN DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/08/2021	9452	59	Q I	433,000	OTIS CAROL M
03/21/2003	6871	2797	Q I	246,000	ANGELOPOLUS, DA
01/23/2003	6820	1364	Q I	244,000	WAHL, THOMAS +

PICTURE

LISTING HISTORY

07/16/21	LMHC	
10/27/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/21/05	AAUR	
07/11/02	MRUM	

NOTES

WHITE;OTH FIXT=XSINK IN BOTH BATHROOMS & SINK IN RBF, 3 BEDROOMS IN LOWER LEVEL DNPU AS BELOW GRADE, 7/21 PU ADDTL 3 BDRMS IN RBF AND KITCHEN DOWN THERE NOT PREVIOUSLY ASSESSED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
DECK	144	12 x 12	171	7.00	80	1,379	
POOL-ABOVE GROUND	567	27 x 21	88	6.00	60	1,796	27'
DECK	400	1 x 400	100	7.00	100	2,800	ATT POOL
						12,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 141,600	$ 12,000	$ 126,100
		Parcel Total:	$ 279,700
2020	$ 141,600	$ 12,000	$ 126,100
		Parcel Total:	$ 279,700
2021	**$ 216,800**	**$ 12,000**	**$ 188,600**
		Parcel Total:	**$ 417,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.470 ac	180,434	F	110	100	100	100	95 -- MILD	100	188,600	0	N	188,600	
	0.470 ac									188,600			**188,600**	

PICTURE

OWNER

JONES EDWARD E
JONES LINDSEY E
2 DUNLOGGIN DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

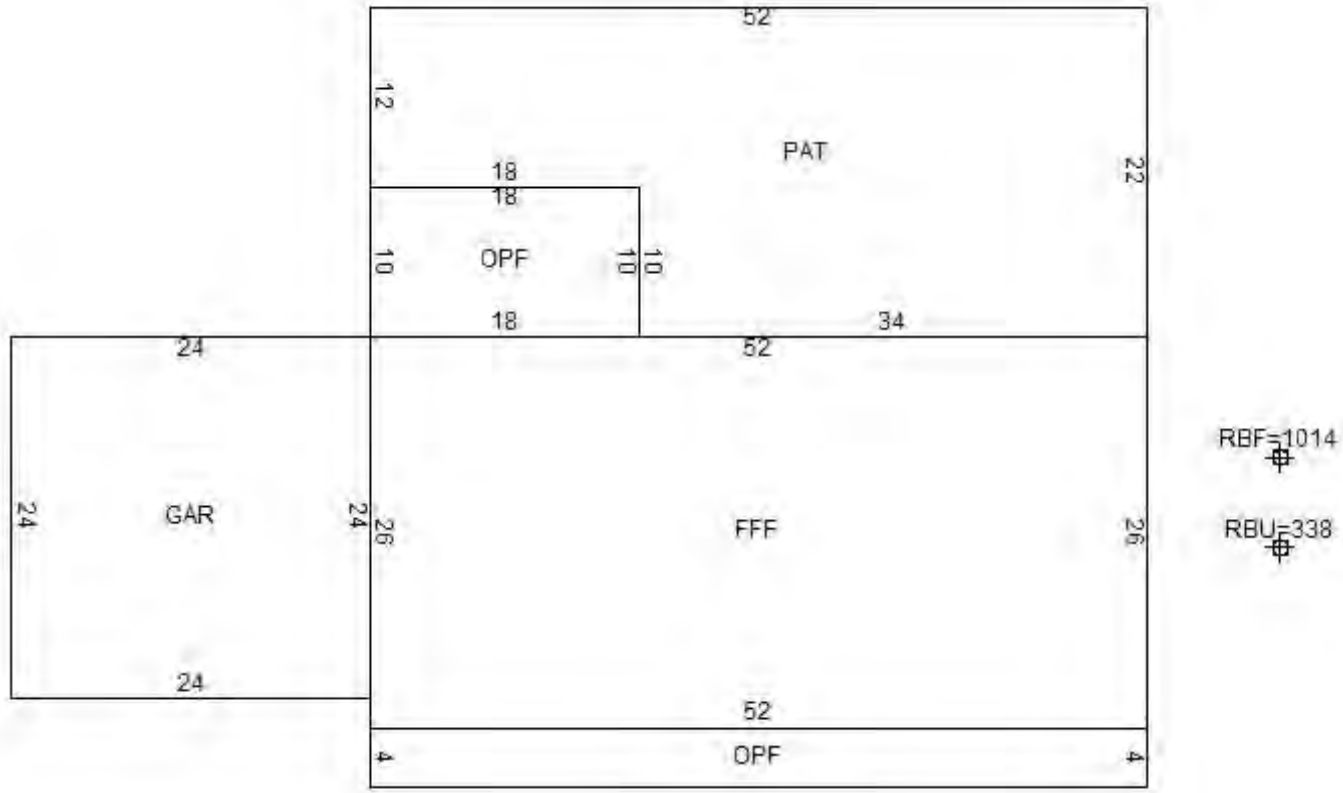
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **6** Baths: **2.5** Fixtures: **11**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9264** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0394**
Sq. Foot Cost: **$ 99.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	964	0.10	96
OPF	OPEN PORCH	388	0.25	97
FFF	FST FLR FIN	1352	1.00	1352
GAR	GARAGE	576	0.45	259
RBF	RAISED BSMNT	1014	0.75	761
RBU	RAISED BSMNT	338	0.25	85
GLA:	**1,352**	**4,632**		**2,650**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 264,417**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 216,800**

OWNER INFORMATION

SWEENEY KRISTIE

52 DERRY ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/12/2021	9424	2813	Q I	235,000	ENOS CHARLES F
06/24/1999	6121	0030	Q I	87,900	DIGANGI, GAETAN

PICTURE

LISTING HISTORY

03/25/21	ERVM	
10/30/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
07/05/05	AAUR	
06/23/05	AAUM	

NOTES

TYPE A / 1327SF// WOOD STOVE; END UNIT; EXT AV COND SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ACRE RIDGE	1		100	116,000.00	100	116,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,100	$ 53,000	$ 0
		Parcel Total: $ 145,100	
2020	$ 92,100	$ 53,000	$ 0
		Parcel Total: $ 145,100	
2021	**$ 121,000**	**$ 119,000**	**$ 0**
		Parcel Total: $ 240,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SWEENEY KRISTIE

52 DERRY ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

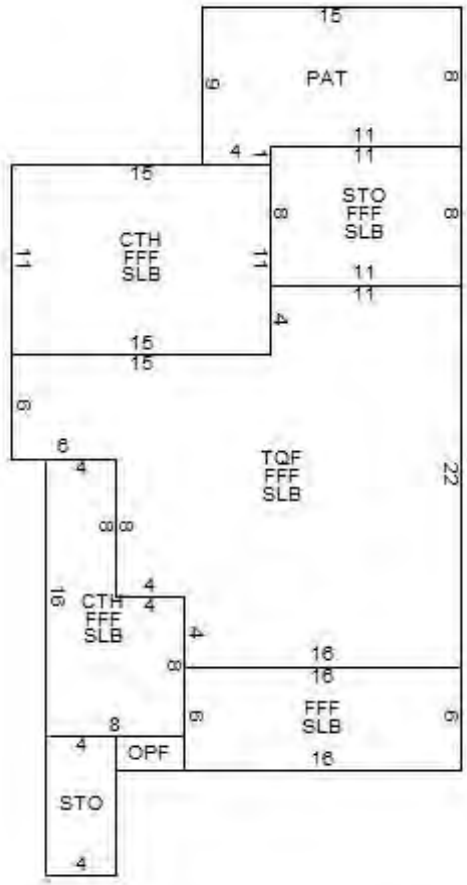
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1773** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2691**
Sq. Foot Cost: **$ 121.84**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	120	0.25	30
FFF	FST FLR FIN	869	1.00	869
SLB	SLB	869	0.00	0
CTH	CATHEDRAL	261	0.10	26
TQF	3/4 STRY FIN	424	0.75	318
OPF	OPEN PORCH	8	0.25	2
PAT	PATIO	124	0.10	12
GLA:	**1,187**	**2,675**		**1,257**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 153,153**
Year Built:		**1983**
Condition For Age:	AVERAGE	**19 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 121,000**

OWNER INFORMATION

CARLUCCI MARIO P

12395 MARSH POINTE RD

SARASOTA , FL 34238

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/15/2020	9364	1537	Q I	215,000	MOORE IAN
12/18/2017	9036	1099	Q I	172,500	GATHERAL PROPERTIES INC
08/21/2017	8999	1112	U I 35	124,100	SECRETARY OF THE DEPT
04/04/2017	8956	2711	U I 37	1	BANK OF AMERICA NA
01/19/2016	8823	2176	U I 51	150,343	MATTISON ASHLEY E

PICTURE

LISTING HISTORY

02/21/21	ERVM	
09/16/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
09/20/10	MRUR	
06/07/05	AAUR	
06/07/05	AAUM	

NOTES

INT UNIT; 2019 GRANITE/NEW TILE FIXTS, EST GD, PU FPL NEW PIC
SKETCH PU STO AND OPF 2/21 N O H EXT GD COND SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
JOPPA WOODBURY II	1		100	122,000.00	100	122,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						125,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 80,300	$ 62,000	$ 0
		Parcel Total: $ 142,300	
2020	$ 84,500	$ 65,000	$ 0
		Parcel Total: $ 149,500	
2021	**$ 111,700**	**$ 125,000**	**$ 0**
		Parcel Total: $ 236,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CARLUCCI MARIO P

12395 MARSH POINTE RD

SARASOTA , FL 34238

TAXABLE DISTRICTS

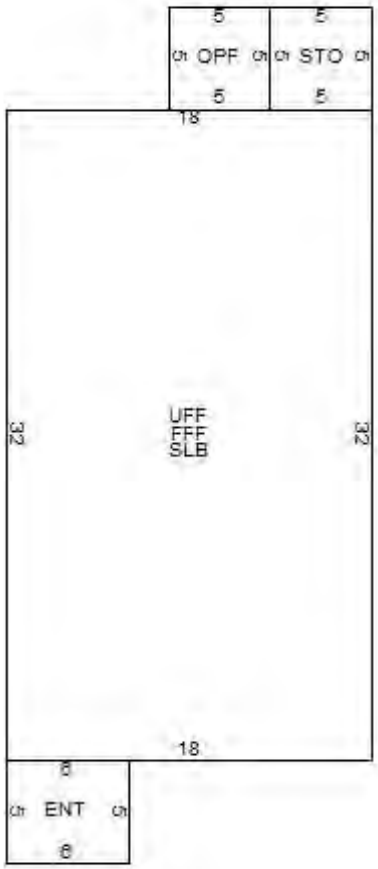
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2141** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2308**
Sq. Foot Cost: **$ 118.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	25	0.25	6
OPF	OPEN PORCH	25	0.25	6
UFF	UPPER FLR FIN	576	1.00	576
FFF	FST FLR FIN	576	1.00	576
SLB	SLB	576	0.00	0
ENT	ENTRY WAY	30	0.10	3
GLA:	**1,152**	**1,808**		**1,167**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 137,893**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 111,700**

OWNER INFORMATION

LABRANCHE JOSHUA

41 PATTEN RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/22/2021	9414	502	Q I	448,000	MCLINN LAURA J
03/12/2018	9055	1369	Q I	355,000	GOODWIN MICHAEL R &
11/24/2003	7124	2684	Q I	335,000	PRATER, PATRICIA

PICTURE

LISTING HISTORY

03/25/21	ERVM	
04/05/19	MRPM	
10/14/12	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
05/21/02	MRUM	

NOTES

WHITE;DUPLEX; 2021 N O H CORR XFOBS EXT AV/GD PU LEANTO CONC SLAB

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	200	10 x 20	140	10.00	80	2,240	
GARAGE-1 STY	377	13 x 29	102	30.00	60	6,922	
SHOP-GOOD	426	426 x 1	98	21.00	150	13,151	POWER/SLAB
OPEN PORCH	75	75 x 1	273	15.00	60	1,843	ATT TO SHED
LEAN-TO	140	20 x 7	174	4.00	80	780	ATT 10X20
LEAN-TO	120	15 x 8	193	4.00	80	741	ATT SHED
CONCRETE SLAB	646	1 x 646	85	5.00	75	2,059	SHAPE/BY 426 SHED
						27,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 153,500	$ 12,300	$ 149,900
		Parcel Total:	$ 315,700
2020	$ 153,500	$ 12,300	$ 149,900
		Parcel Total:	$ 315,700
2021	**$ 199,600**	**$ 27,700**	**$ 209,900**
		Parcel Total:	**$ 437,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
2F RES	1.983 ac	x 5,000	X	100				100 -- LEVEL	100	9,900	0	N	9,900	
	2.903 ac									209,900			**209,900**	

PICTURE

OWNER

LABRANCHE JOSHUA

41 PATTEN RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

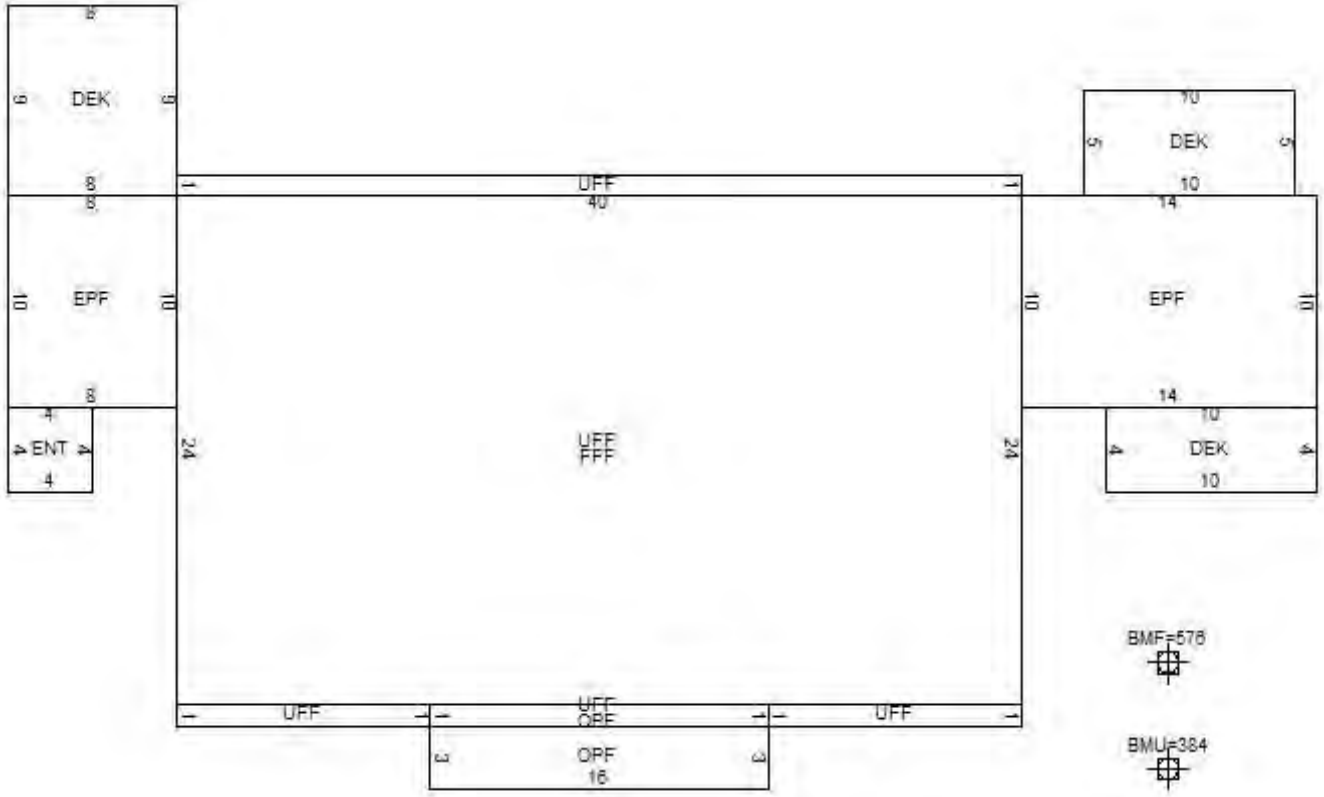
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/10/18		SHED	

BUILDING DETAILS

Model: **2.00 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9480** Base Rate: **RMF 96.00**
Bldg. Rate: **1.0111**
Sq. Foot Cost: **$ 97.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	162	0.10	16
UFF	UPPER FLR FIN	1040	1.00	1040
FFF	FST FLR FIN	960	1.00	960
OPF	OPEN PORCH	64	0.25	16
EPF	ENCLOSED	220	0.70	154
BMF	BSMNT FINISHED	576	0.30	173
BMU	BSMNT	384	0.15	58
ENT	ENTRY WAY	16	0.10	2
GLA:	**2,000**	**3,422**		**2,419**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 234,812**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 199,600**

OWNER INFORMATION

COMPTON PAUL A
COMPTON ELIZABETH
8 LITTLE JOHN CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	2857	Q I	375,000	CALL MICHAEL J & TAMMIE
03/14/1985	3278	897	U I 99		BYRD, JAMES & L

PICTURE

LISTING HISTORY

02/11/21	ERVM	
06/24/14	MRUL	
06/05/14	INSP	MARKED FOR INSPECTION
06/17/02	MRUL	

NOTES

GRY; 2014 SKETCH EXTERIOR 2/21 INT UPDATED OVERALL GD COND
DNPU TREE HSE OR HOTTUB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
SHERWOOD FOREST	1		100	50,000.00	100	50,000	
						54,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 136,800	$ 4,300	$ 123,100
		Parcel Total:	$ 264,200
2020	$ 136,800	$ 4,300	$ 123,100
		Parcel Total:	$ 264,200
2021	**$ 192,600**	**$ 54,400**	**$ 170,800**
		Parcel Total:	**$ 417,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.330 ac	155,238	F	110	100	100	100	100 -- LEVEL	100	170,800	0	N	170,800	
	0.330 ac									170,800			**170,800**	

PICTURE

OWNER

COMPTON PAUL A
COMPTON ELIZABETH
8 LITTLE JOHN CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

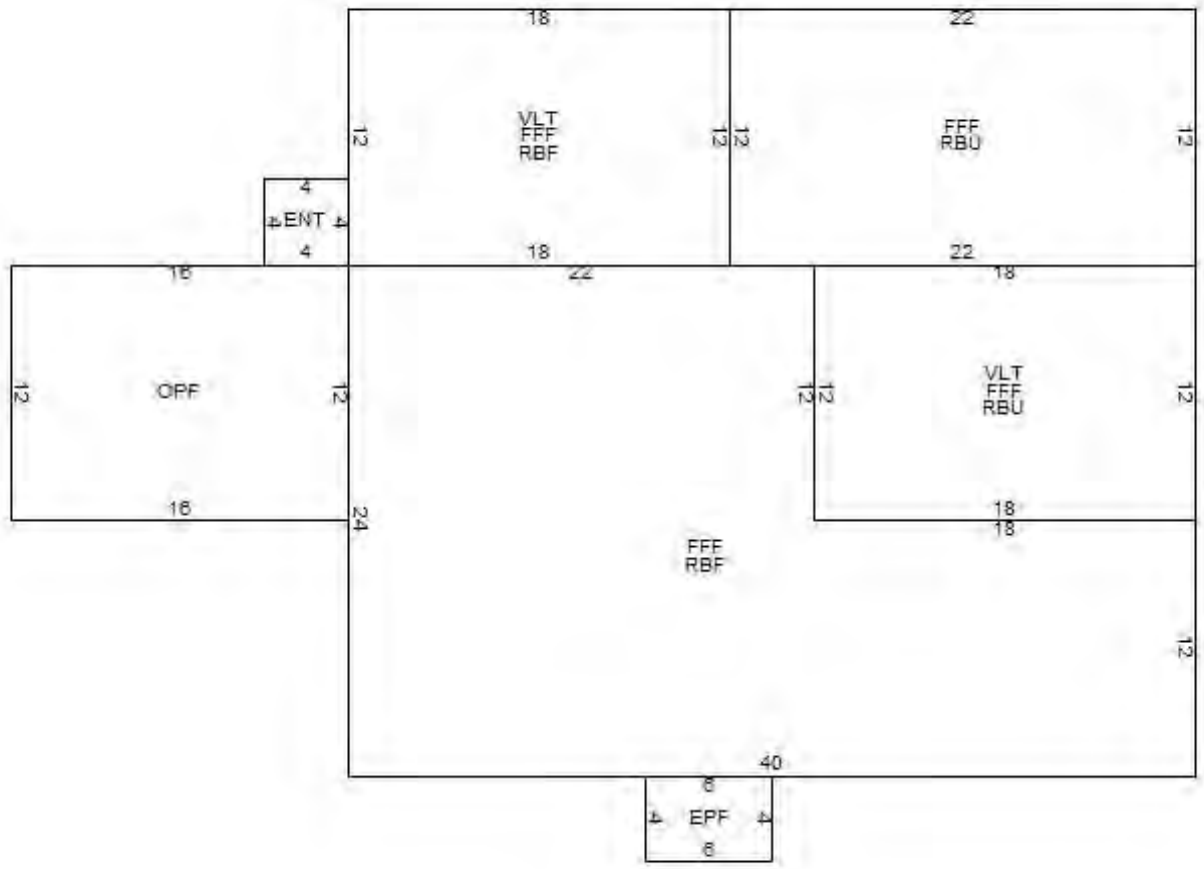
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111/AVERAGE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9533** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9962**
Sq. Foot Cost: **$ 95.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1440	1.00	1440
RBU	RAISED BSMNT	480	0.25	120
VLT	VAULTED	432	0.05	22
RBF	RAISED BSMNT	960	0.75	720
EPF	ENCLOSED	24	0.70	17
OPF	OPEN PORCH	192	0.25	48
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,440**	**3,544**		**2,369**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 226,571**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 192,600**

OWNER INFORMATION

LEONE MICHAEL
LEONE SARA
6 FRIAR TUCK CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2020	9389	2576	Q I	364,900	GIANNELLI RICHARD A &
10/23/1998	6011	1864	Q I	137,500	MANCHINI, MICHAE

PICTURE

LISTING HISTORY

02/11/21	ERVM	
09/26/12	MRUM	MARKED FOR INSPECTION
06/17/02	MRUL	

NOTES

GRY; 2/21 WXT GD COND FOR AGE EST INT K&B DATED, SHED, SKETCH, CORR DECK MEAS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
SHERWOOD FOREST	1		100	50,000.00	100	50,000	
						51,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 118,100	$ 1,100	$ 118,300
		Parcel Total:	$ 237,500
2020	$ 118,100	$ 1,100	$ 118,300
		Parcel Total:	$ 237,500
2021	**$ 172,600**	**$ 51,600**	**$ 154,000**
		Parcel Total:	**$ 378,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.250 ac	140,000	F	110	100	100	100	100 -- LEVEL	100	154,000	0	N	154,000	
	0.250 ac									154,000			**154,000**	

PICTURE

OWNER

LEONE MICHAEL
LEONE SARA
6 FRIAR TUCK CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

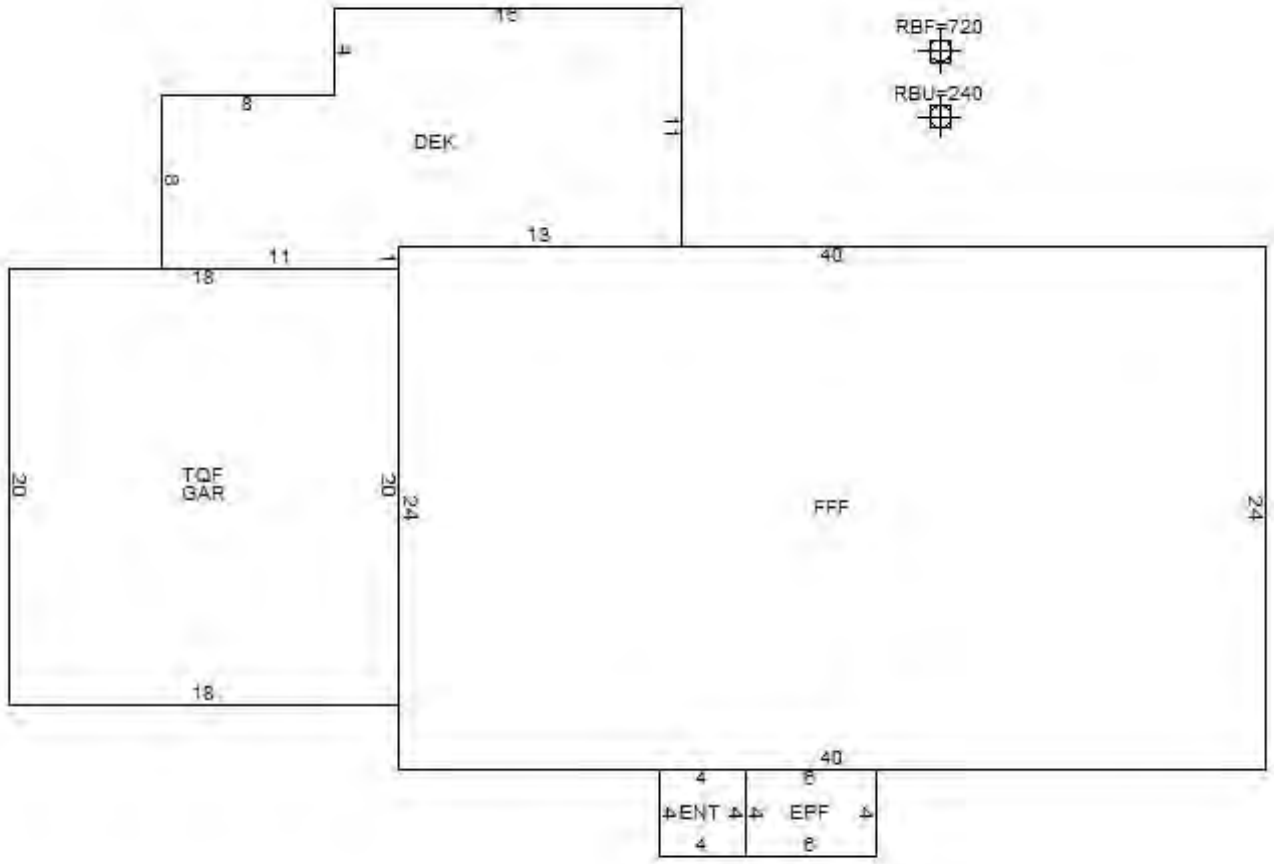
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9948** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0396**
Sq. Foot Cost: **$ 99.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	720	0.75	540
DEK	DECK/ENTRANCE	243	0.10	24
ENT	ENTRY WAY	16	0.10	2
FFF	FST FLR FIN	960	1.00	960
EPF	ENCLOSED	24	0.70	17
TQF	3/4 STRY FIN	360	0.75	270
GAR	GARAGE	360	0.45	162
RBU	RAISED BSMNT	240	0.25	60
GLA:	**1,230**	**2,923**		**2,035**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 203,093**
Year Built:		**1982**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 172,600**

OWNER INFORMATION

DONOVAN KAITLYN

5 FRIAR TUCK COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/29/2021	9417	2280	Q I	360,000	LAKEVIEW PROPERTIES
11/25/2020	9386	745	U I 13	247,900	LYONS LESTER A JR
07/22/1986	3584	766	Q I	103,501	GOEPEL, EBERHAR

PICTURE

LISTING HISTORY

07/21/21	LMHN	
05/11/21	ERVM	
09/16/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
06/29/16	JBHN	
07/12/11	CRHC	
07/12/11	MRHL	
06/25/02	MRUL	

NOTES

BLUE 2/21 RENO/REPAIRS AFTER 11/20 PURCHASE THEN RESOLD GRANITE CTOPS INT UPDATED NEW ROOF/PAINT NC TO OLD WINS VG COND OVER ALL

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	576	24 x 24	88	30.00	80	12,165	
SHERWOOD FOREST	1		100	50,000.00	100	50,000	
						62,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 89,700	$ 8,900	$ 119,700
		Parcel Total:	$ 218,300
2020	$ 86,300	$ 8,900	$ 119,700
		Parcel Total:	$ 214,900
2021	**$ 141,100**	**$ 62,200**	**$ 159,700**
		Parcel Total:	**$ 363,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.277 ac	145,142	F	110	100	100	100	100 -- LEVEL	100	159,700	0	N	159,700	
	0.277 ac									159,700			**159,700**	

PICTURE

OWNER

DONOVAN KAITLYN

5 FRIAR TUCK COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

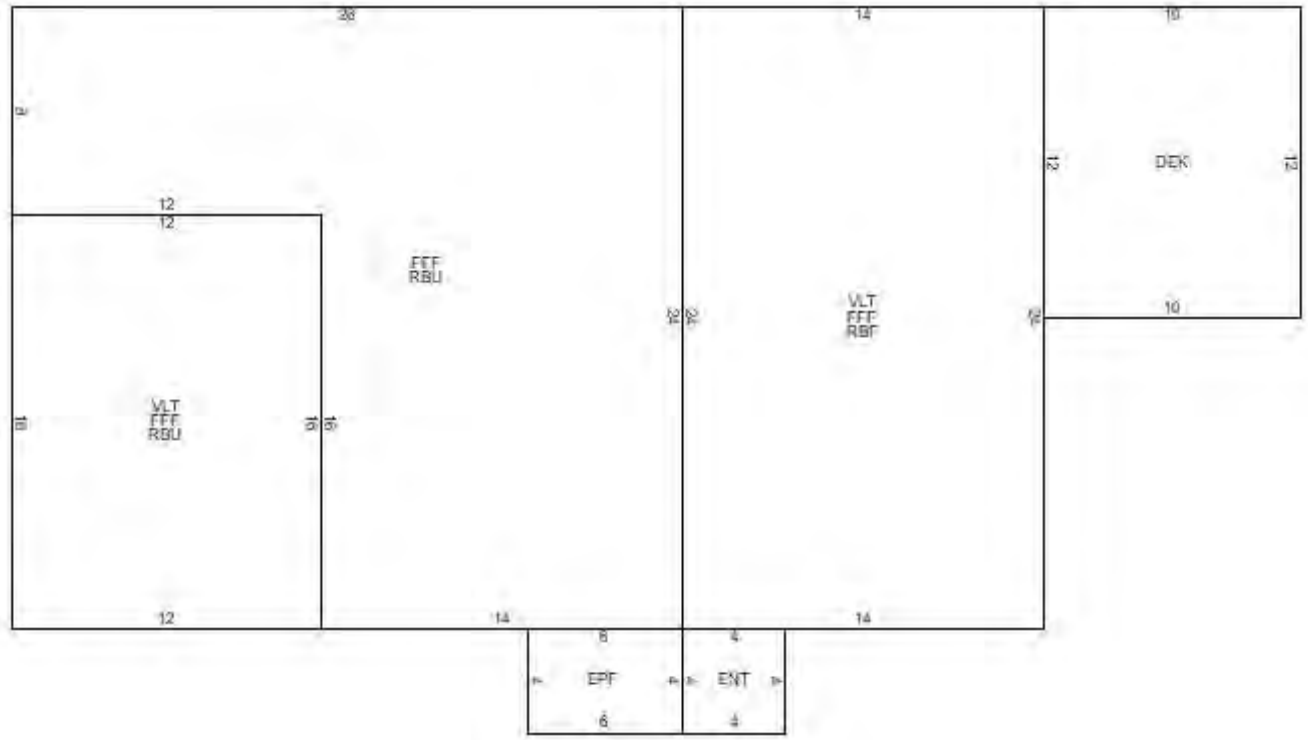
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1211** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1592**
Sq. Foot Cost: **$ 111.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	24	0.70	17
DEK	DECK/ENTRANCE	120	0.10	12
VLT	VAULTED	528	0.05	26
RBF	RAISED BSMNT	336	0.75	252
ENT	ENTRY WAY	16	0.10	2
RBU	RAISED BSMNT	624	0.25	156
FFF	FST FLR FIN	960	1.00	960
GLA:	**960**	**2,608**		**1,425**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 158,574**
Year Built:		**1983**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 141,100**

OWNER INFORMATION

MCMAHAN STEPHEN W
MCMAHAN ALYSON L
11 SAND HILL DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/16/2021	9484	562	Q I	400,000	STEMKOWSKI PETER &
11/12/2013	8620	1280	U I 44		STEMKOWSKI PETER A &
10/16/1998	6008	1061	Q I	139,000	SMALL, DONALD &
09/01/1977	2555	603	U I 99		N/A

PICTURE

LISTING HISTORY

04/09/19	MRPM	
07/20/16	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/05/07	MRUM	
07/13/00	LMUL	

NOTES

GRAY//WH% EST PER UFF 95% USBL; FULL DORMER REAR; 2016 SHED SIZE, PU AC, SKETCH ADJ//PU SHED 19;5/21 AP $375,000

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	80	1,743	
SHED-WOOD	200	20 x 10	140	10.00	100	2,800	
DECK	144	12 x 12	171	7.00	100	1,724	EST ON REVIEW
						9,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 124,400	$ 6,200	$ 135,900
		Parcel Total:	$ 266,500
2020	$ 124,400	$ 6,200	$ 135,900
		Parcel Total:	$ 266,500
2021	**$ 160,500**	**$ 9,300**	**$ 200,700**
		Parcel Total:	**$ 370,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.517 ac	182,478	F	110	100	100	100	100 -- LEVEL	100	200,700	0	N	200,700	
	0.517 ac									200,700			**200,700**	

PICTURE

OWNER

MCMAHAN STEPHEN W
MCMAHAN ALYSON L
11 SAND HILL DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

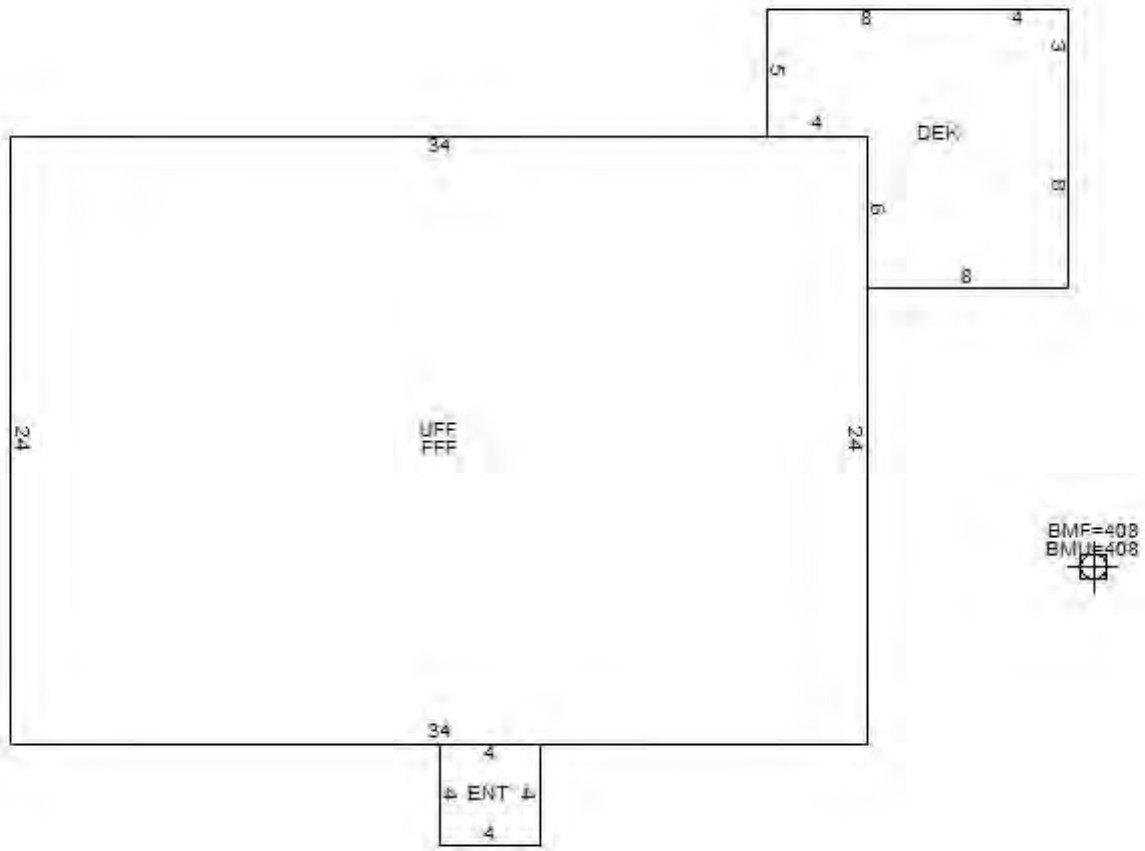
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/26/18		SHED	

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0282** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1292**
Sq. Foot Cost: **$ 108.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	108	0.10	11
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	816	1.00	816
BMF	BSMNT FINISHED	408	0.30	122
BMU	BSMNT	408	0.15	61
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,632**	**2,572**		**1,828**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 198,155**
Year Built:		**1973**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 160,500**

OWNER INFORMATION

MCBRIDE WILLIAM K
MCBRIDE RAQUEL N
9 SAND HILL DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2020	9365	1499	Q I	395,000	DEL GRECO DANIEL &
08/13/2019	9198	0517	U I 38	1	DELGRECO, DANIEL M +
10/26/1992	5380	1168	Q I	147,048	CORMIER, ROGER
06/01/1978	2618	428	U I 99		SCHULTZ, WILLIA

PICTURE

LISTING HISTORY

02/11/21	ERVM	
05/27/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
10/05/07	MRUM	
07/14/00	LMUL	

NOTES

BEIGE; ATF EST=AC UNIT IN WINDOW; 2015 CRL 2/21 NO RECENT UPDATES EXT GD HO STATES K&B DATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	
						4,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 157,700	$ 4,100	$ 139,200
		Parcel Total:	$ 301,000
2020	$ 157,700	$ 4,100	$ 139,200
		Parcel Total:	$ 301,000
2021	**$ 220,900**	**$ 4,200**	**$ 203,000**
		Parcel Total:	**$ 428,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.565 ac	184,565	F	110	100	100	100	100 -- LEVEL	100	203,000	0	N	203,000	
	0.565 ac									203,000			**203,000**	

PICTURE

OWNER

MCBRIDE WILLIAM K
MCBRIDE RAQUEL N
9 SAND HILL DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

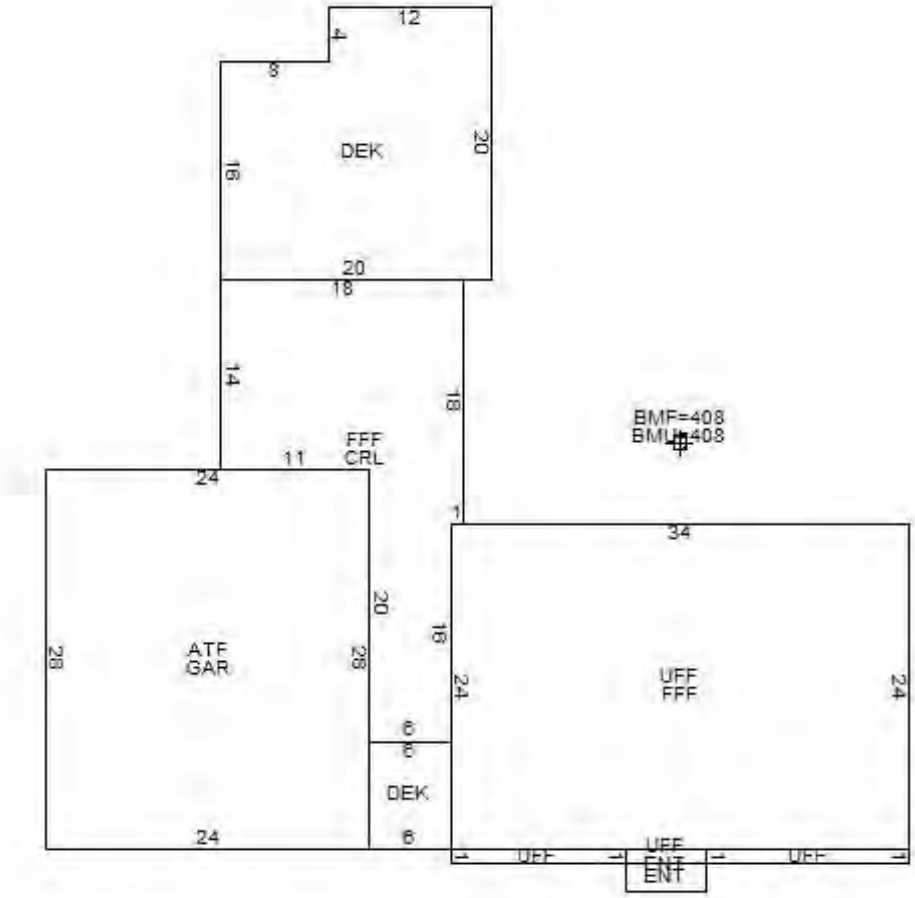
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/22/21		KITCHEN RENOV	RMV WL INSTL LVL BEAM

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9175** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9592**
Sq. Foot Cost: **$ 92.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	416	0.10	42
FFF	FST FLR FIN	1192	1.00	1192
CRL	CRAWL SPACE	376	0.05	19
ATF	ATTIC FINISHED	672	0.25	168
GAR	GARAGE	672	0.45	302
UFF	UPPER FLR FIN	850	1.00	850
BMF	BSMNT FINISHED	408	0.30	122
BMU	BSMNT	408	0.15	61
ENT	ENTRY WAY	18	0.10	2
GLA:	**2,210**	**5,012**		**2,758**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,957**
Year Built:		**1973**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 220,900**

OWNER INFORMATION

WEDGE JOSEPH P
WEDGE PAMELA C
48 WIRE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9398	1173	Q I	405,000	PATCH FAMILY
05/07/2014	8657	2912	U I 44		PATCH STEPHEN B
08/18/2011	8342	1042	Q I	234,933	POTTER, CHRISTOPHER R
05/26/1978	2610	353	U I 99		WHITE, CHARLES

PICTURE

LISTING HISTORY

02/11/21	ERVM	
09/17/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
10/13/11	MRUL	
08/21/08	MRUM	
07/19/00	LMUL	

NOTES

BROWN//L 1 + B 1092//WH% EST PER UFF 95% USBL 2019 PU HW;2/21 N O H NEWER WINS EXT GD COND CRAWL EST PER FNDTN SKETCH, IINT RENOV, MKB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	12 x 8	227	10.00	80	1,743	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 136,500	$ 4,200	$ 122,800
		Parcel Total:	$ 263,500
2020	$ 136,700	$ 4,200	$ 122,800
		Parcel Total:	$ 263,700
2021	**$ 195,900**	**$ 4,700**	**$ 181,900**
		Parcel Total:	**$ 382,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.504 ac	181,913	E	100	100	100	100	100 -- LEVEL	100	181,900	0	N	181,900	
	0.504 ac									181,900			**181,900**	

PICTURE

OWNER

WEDGE JOSEPH P
WEDGE PAMELA C
48 WIRE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

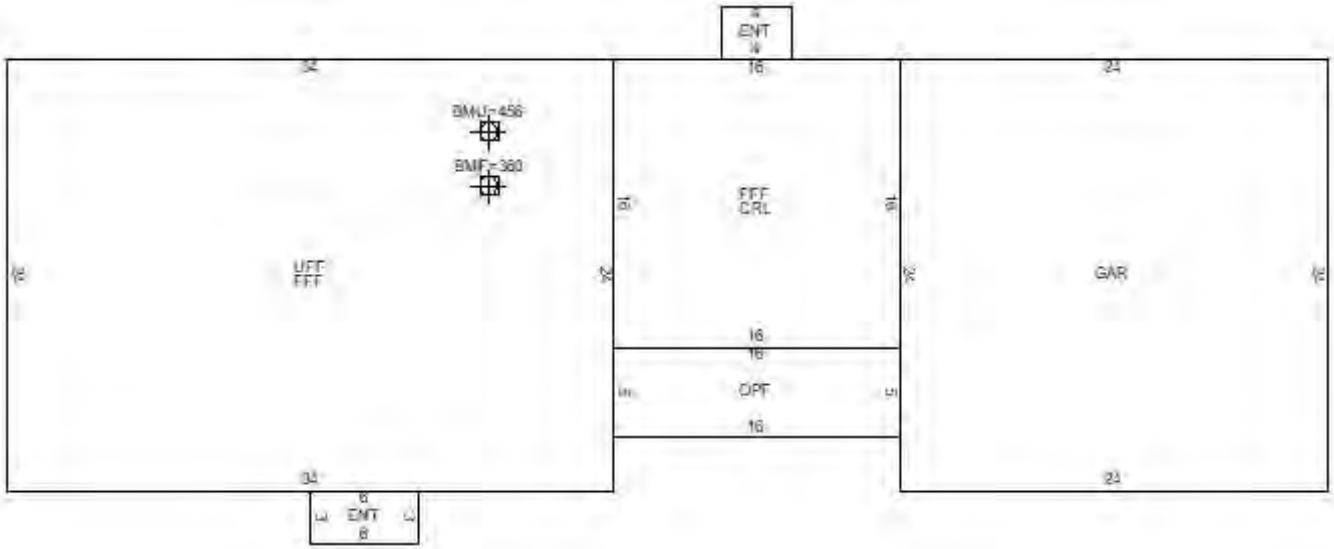
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/09/21		DECK	20X20 DECK FOR ABV GRN
06/09/21		OVAL/ROUND POOL	18FT DIA ABV GRND POOL

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9543** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0178**
Sq. Foot Cost: **$ 97.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	30	0.10	3
BMU	BSMNT	456	0.15	68
UFF	UPPER FLR FIN	816	1.00	816
FFF	FST FLR FIN	1072	1.00	1072
CRL	CRAWL SPACE	256	0.05	13
OPF	OPEN PORCH	80	0.25	20
GAR	GARAGE	576	0.45	259
BMF	BSMNT FINISHED	360	0.30	108
GLA:	**1,888**	**3,646**		**2,359**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 230,498**
Year Built:		**1972**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 195,900**

OWNER INFORMATION

SHEEHY SAMUEL J

1 BARBIE COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/05/2021	9465	1737	Q I	652,500	BERMAN BRITTANY M
04/13/2018	9063	2531	Q I	482,500	STAGE CROSSING LLC
02/25/2016	8832	2619	U V 99	1	STAGE CROSSING LLC
10/05/2015	8796	1638	U V 18	473,000	NORTH VIEW HOMES &
05/16/2014	8659	2750	U V 18	400,000	COTA RAYMOND A

PICTURE

LISTING HISTORY

07/21/21	LMHC
04/12/18	MRPM
04/01/15	LMSL

NOTES

YELLOW//NEW HOUSE FOR 4/18///SALE INCLUDES 6D/46, 6D/47-2 THROUGH 6D/47-13

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	120	10 x 12	193	10.00	100	2,316	EST ON REVIEW
PATIO	100	10 x 10	220	7.00	100	1,540	EST ON REVIEW
BARBIE/HAMILTON	1		100	40,000.00	100	40,000	
						46,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 279,500	$ 3,000	$ 161,700
		Parcel Total:	$ 444,200
2020	$ 279,500	$ 3,000	$ 161,700
		Parcel Total:	$ 444,200
2021	**$ 360,300**	**$ 46,900**	**$ 238,000**
		Parcel Total:	**$ 645,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.530 ac	183,043	H	130	100	100	100	100 -- LEVEL	100	238,000	0	N	238,000	
	0.530 ac									238,000			**238,000**	

PICTURE

OWNER

SHEEHY SAMUEL J

1 BARBIE COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

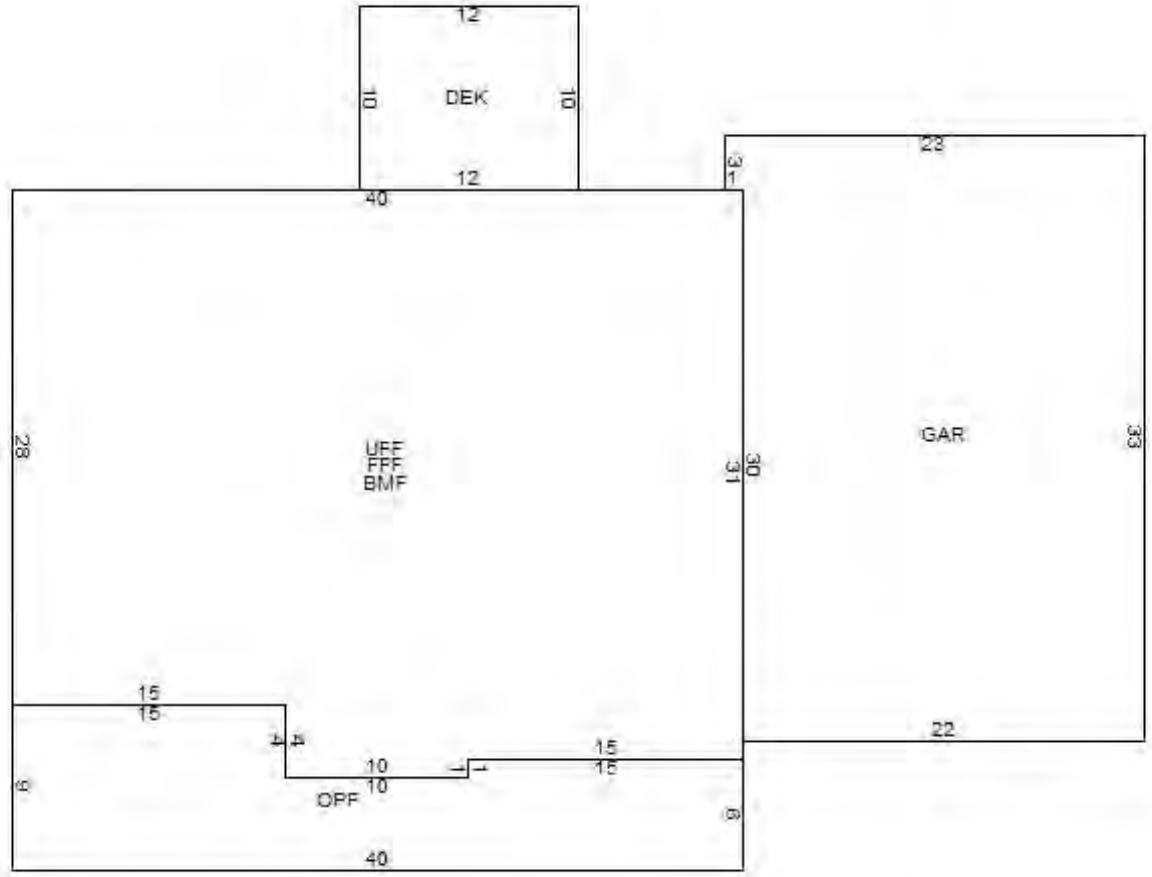
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/07/17		NEW HOUSE	NEW SFR 4 BDRM 3 CAR G

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8886** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2420**
Sq. Foot Cost: **$ 119.24**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1205	1.00	1205
FFF	FST FLR FIN	1205	1.00	1205
BMF	BSMNT FINISHED	1205	0.30	362
OPF	OPEN PORCH	275	0.25	69
DEK	DECK/ENTRANCE	120	0.10	12
GAR	GARAGE	729	0.45	328
GLA:	**2,410**	**4,739**		**3,181**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 379,302**
Year Built:		**2017**
Condition For Age:	AVERAGE	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 360,300**

OWNER INFORMATION

YNFANTE LIDIA A

3 WOODHAVEN CIR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/26/2021	9460	202	Q I	415,000	LORD O'BRIEN PAMELA
09/25/2015	8793	0098	U I 49	210,200	LEWIS TARA E
05/19/1998	5942	1503	U I 38	1	LEWIS, GARTH B
09/30/1994	5582	515	Q I	134,000	CAMPBELL, DAVID

PICTURE

LISTING HISTORY

05/05/20	KCPR	
04/11/18	MRPM	
05/03/17	MRUL	INFO
05/25/16	INSP	MARKED FOR INSPECTION
07/01/08	MRUM	
07/05/00	MRUL	

NOTES

BEIGE, ROOF 16/SUMP PUMPS/BMT WATERPROOFED// PU COND/ATU 2017 2018 UPDATE DEP;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 136,000	$ 3,000	$ 135,700
		Parcel Total:	$ 274,700
2020	$ 136,000	$ 3,000	$ 135,700
		Parcel Total:	$ 274,700
2021	**$ 183,400**	**$ 3,000**	**$ 200,600**
		Parcel Total:	**$ 387,000**

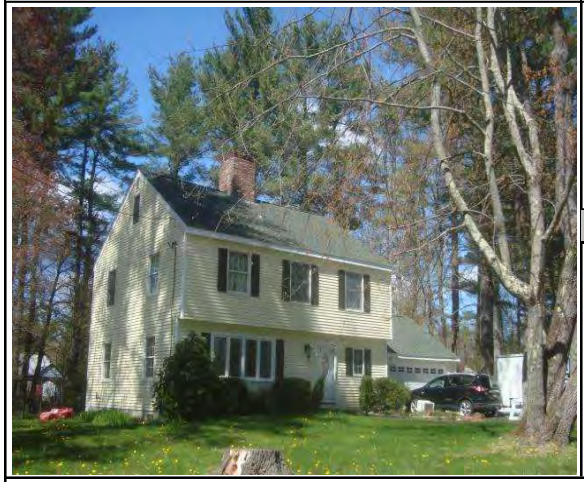
LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.514 ac	182,347	F	110	100	100	100	100 -- LEVEL	100	200,600	0	N	200,600	
	0.514 ac									200,600			**200,600**	

PICTURE



OWNER

YNFANTE LIDIA A

3 WOODHAVEN CIR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

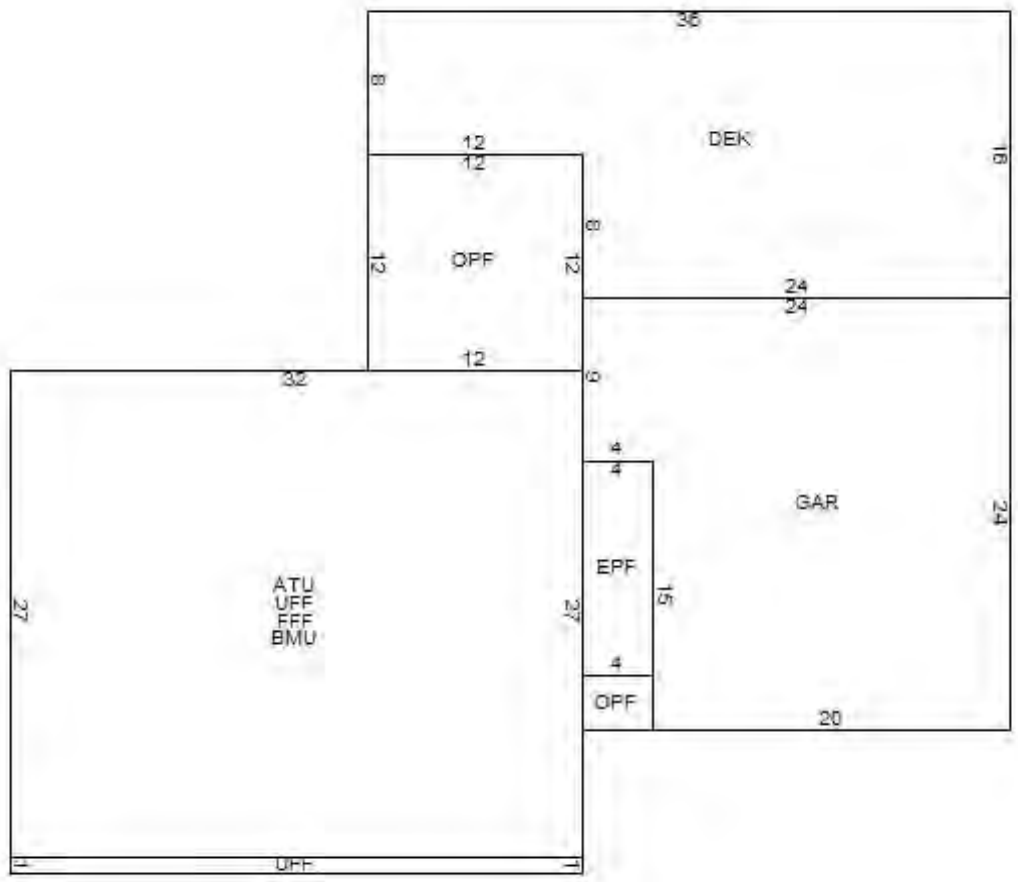
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/04/16		ALTERATION	STRUCTURAL UPGRADES

BUILDING DETAILS

Model: **2.50 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9576** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0001**
Sq. Foot Cost: **$ 96.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	864	0.10	86
UFF	UPPER FLR FIN	896	1.00	896
FFF	FST FLR FIN	864	1.00	864
BMU	BSMNT	864	0.15	130
OPF	OPEN PORCH	156	0.25	39
GAR	GARAGE	516	0.45	232
EPF	ENCLOSED	48	0.70	34
DEK	DECK/ENTRANCE	480	0.10	48
GLA:	**1,760**	**4,688**		**2,329**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 223,607**
Year Built:		**1969**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 183,400**

OWNER INFORMATION

CALHOUN BARBARA

9 LILAC CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9395	1017	Q I	560,000	DEKEMPER MARA
11/20/2006	7770	1526	Q I	471,600	LILAC PLACE, LL
06/09/2004	7253	2956	U V 55		CTR DEVELOPMENT

PICTURE

LISTING HISTORY

02/11/21	ERVX	
07/20/16	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
07/21/08	MRUM	

NOTES

GRAY 2/21 ALL EST HO REFUSED INFO/MEAS, BUILT INS/KITCH GRANITE/ISLAND/SOLID WOOD CABS/ GRANITE BATHS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED VINYL	50	5 x 10	100	7.00	100	350	VINYL
LILAC	1		100	5,000.00	100	5,000	
						8,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 293,200	$ 4,100	$ 138,000
		Parcel Total:	$ 435,300
2020	$ 293,200	$ 4,100	$ 138,000
		Parcel Total:	$ 435,300
2021	**$ 365,000**	**$ 8,400**	**$ 197,700**
		Parcel Total:	**$ 571,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.380 ac	164,761	G	120	100	100	100	100 -- LEVEL	100	197,700	0	N	197,700	
	0.380 ac									197,700			**197,700**	

PICTURE

OWNER

CALHOUN BARBARA

9 LILAC CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

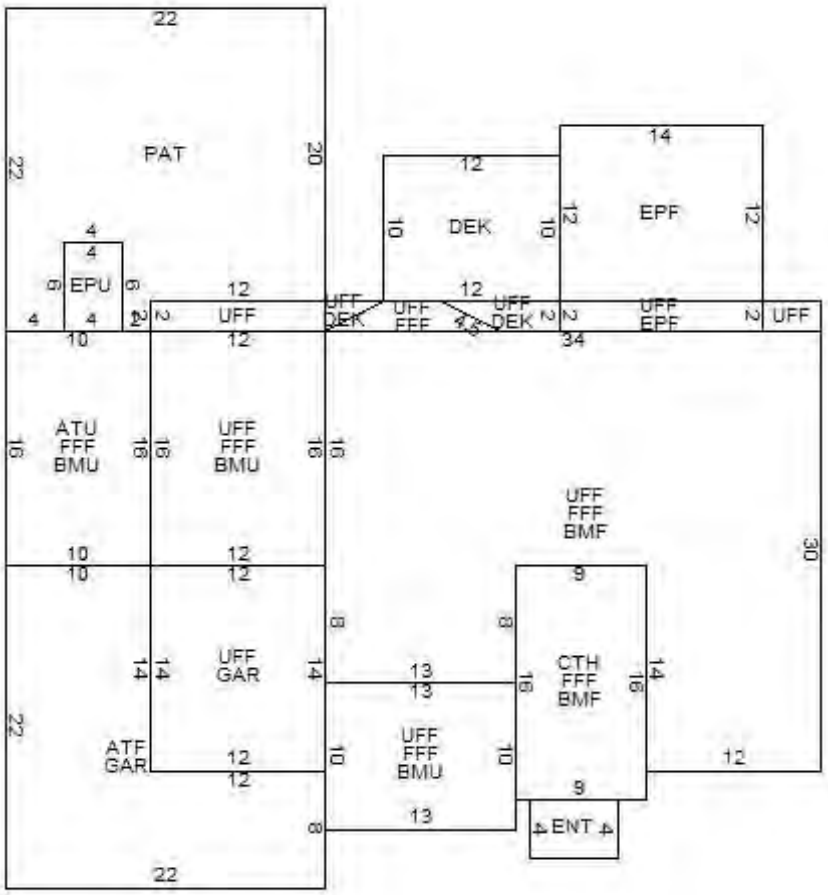
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.5** Fixtures: **14**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8601** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1271**
Sq. Foot Cost: **$ 108.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
ATU	ATTIC	160	0.10	16
FFF	FST FLR FIN	1458	1.00	1458
BMU	BSMNT	482	0.15	72
ATF	ATTIC FINISHED	316	0.25	79
GAR	GARAGE	484	0.45	218
UFF	UPPER FLR FIN	1398	1.00	1398
BMF	BSMNT FINISHED	960	0.30	288
CTH	CATHEDRAL	144	0.10	14
EPF	ENCLOSED	196	0.70	137
DEK	DECK/ENTRANCE	136	0.10	14
EPU	COVERED BSMNT	24	0.35	8
PAT	PATIO	436	0.10	44
GLA:	**2,935**	**6,218**		**3,748**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 405,534**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 365,000**

OWNER INFORMATION

ALLGAYER CLAUS

71 BEDFORD ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/20/2020	9366	1689	Q I	579,000	BUTTON HOMES LLC
10/04/2017	9013	2639	Q V	146,000	DESROCHERS LAURIE A M
09/02/2015	8786	2302	U I 31	1	DESROCHERS LAURIE A M
09/02/2015	8786	2298	U I 31	1	DESROCHERS LAURIE A M
09/02/2015	8786	2297	U I 27	48,800	BUTTON HOMES LLC

PICTURE

LISTING HISTORY

02/11/21	ERVM
05/05/20	KCPM
04/12/16	MRPM
07/21/08	MRUM
07/11/00	MRUL

NOTES

WHITE, EFF 4/16 2 LOT SUBDIV PLAN #38611 ACREAGE REDUCED TO .93; 4/16 HSE + XFOBS DEMO'D; 5/20 SOME INFO FR BUILDER, PU NEW HSE, CTH EST, UC=4/1 NO SIDING/IND FIN; CK21 UC, SITE, DW & AC; 2/21 HOUSE 100% COMPLETE REMOVED UC PU AC DW PV, ATF

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 140,000
		Parcel Total:	$ 140,000
2020	$ 108,600	$ 0	$ 126,400
		Parcel Total:	$ 235,000
2021	**$ 342,700**	**$ 0**	**$ 190,000**
		Parcel Total:	**$ 532,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	0.010 ac	x 5,000	X	100				95 -- MILD	100	0	0	N	0	
	0.930 ac									190,000			**190,000**	

PICTURE

OWNER

ALLGAYER CLAUS

71 BEDFORD ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

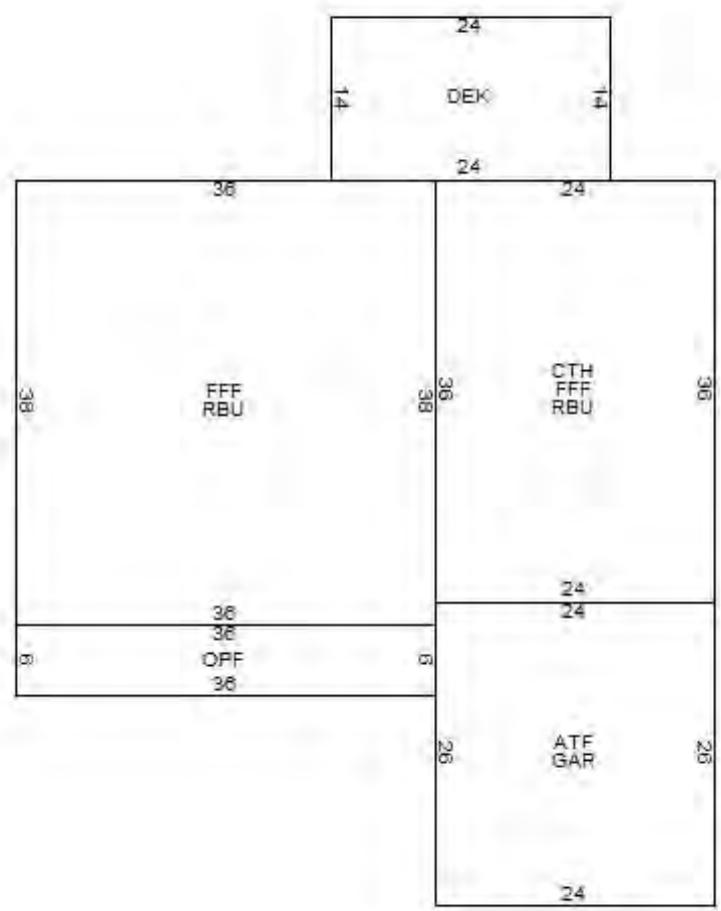
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/16/21		FINISH BASEMENT	FINISH BSMT TO BDRM W/
08/07/19		NEW HOUSE	SFR 3BDRM 2 CAR GAR

BUILDING DETAILS

Model: **1.5 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARD TILE/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8764** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0822**
Sq. Foot Cost: **$ 103.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	336	0.10	34
CTH	CATHEDRAL	864	0.10	86
FFF	FST FLR FIN	2232	1.00	2232
RBU	RAISED BSMNT	2232	0.25	558
ATF	ATTIC FINISHED	624	0.25	156
GAR	GARAGE	624	0.45	281
OPF	OPEN PORCH	216	0.25	54
GLA:	**2,388**	**7,128**		**3,401**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 353,330**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**3 %**
Building Value:		**$ 342,700**

OWNER INFORMATION

IILONDA CARIE KAWAYA
KYONI GHISLAINE
35 CONSTANCE ST

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2021	9445	2567	Q I	359,900	DIB MOHAMAD AMAD
09/18/2017	9007	2152	U I 81	197,500	FOSTER JOHN C JR
05/06/2011	8315	1141	U I 99	1	FOSTER JOHN C JR
04/01/1900	N/A	N/A	U V 99	1	N/A

PICTURE

LISTING HISTORY

08/31/15	MRUM	MARKED FOR INSPECTION
08/21/08	MRUM	
02/25/95	AAUL	

NOTES

WHITE//XFIXT=BAR SINK IN LLV NO CARPET IN LLV WATER DAMAGE/ADDED SIDING 15; 4/21 - INT VBO; CORR XFOBS = COND & DESCRIPTION; PU AC @ 100%;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	2 STORY
PATIO	480	20 x 24	93	7.00	30	937	
						7,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,300	$ 8,800	$ 130,200
		Parcel Total:	$ 247,300
2020	$ 108,300	$ 8,800	$ 130,200
		Parcel Total:	$ 247,300
2021	**$ 170,100**	**$ 7,800**	**$ 181,900**
		Parcel Total:	**$ 359,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.534 ac	183,217	F	110	100	100	95	95 -- MILD	100	181,900	0	N	181,900	
	0.534 ac									181,900			**181,900**	

PICTURE

OWNER

IILONDA CARIE KAWAYA
KYONI GHISLAINE
35 CONSTANCE ST

MERRIMACK , NH 03054

TAXABLE DISTRICTS

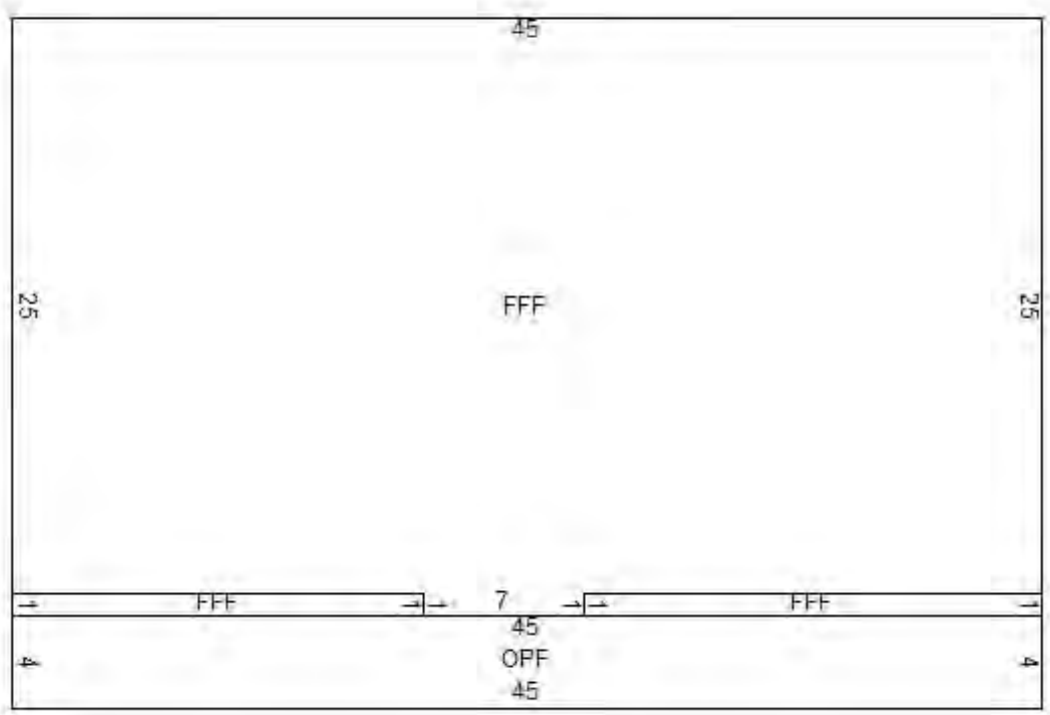
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/08/21		FINISH BASEMENT	OFF, PLYRM & FMLY RM V

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9990** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0769**
Sq. Foot Cost: **$ 103.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1170	1.00	1170
OPF	OPEN PORCH	180	0.25	45
RBF	RAISED BSMNT	1019	0.75	764
RBU	RAISED BSMNT	113	0.25	28
GLA:	**1,170**	**2,482**		**2,007**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 207,484**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 170,100**

OWNER INFORMATION

PAULSON AVERY

29 CONSTANCE ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2021	9489	986	Q I	380,000	29 CONSTANCE STREET LLC
09/24/2018	9111	1913	Q I	295,300	BOLIANITIES SABRINA
01/15/2009	8046	0733	U I 89	200,000	BERTHOLD, JOHN
08/04/2008	8007	2193	U I 55	1	BERTHOLD, JOHN A

PICTURE

LISTING HISTORY

07/11/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/05/09	MRUR	
08/21/08	MRUL	

NOTES

TAN//PROPANR GAS INSERTS/NEW WINS SIDING 2008//BMG MEAS EST
18-TURNABOUT DW, SHED SZ, OPF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	EST
SHED-WOOD	70	10 x 7	289	10.00	60	1,214	
						6,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 117,100	$ 5,600	$ 122,300
		Parcel Total:	$ 245,000
2020	$ 117,100	$ 5,600	$ 122,300
		Parcel Total:	$ 245,000
2021	**$ 166,900**	**$ 6,200**	**$ 180,700**
		Parcel Total:	**$ 353,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.517 ac	182,478	F	110	100	100	100	90 -- ROLLING	100	180,700	0	N	180,700	
	0.517 ac									180,700			**180,700**	

PICTURE

OWNER

PAULSON AVERY

29 CONSTANCE ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

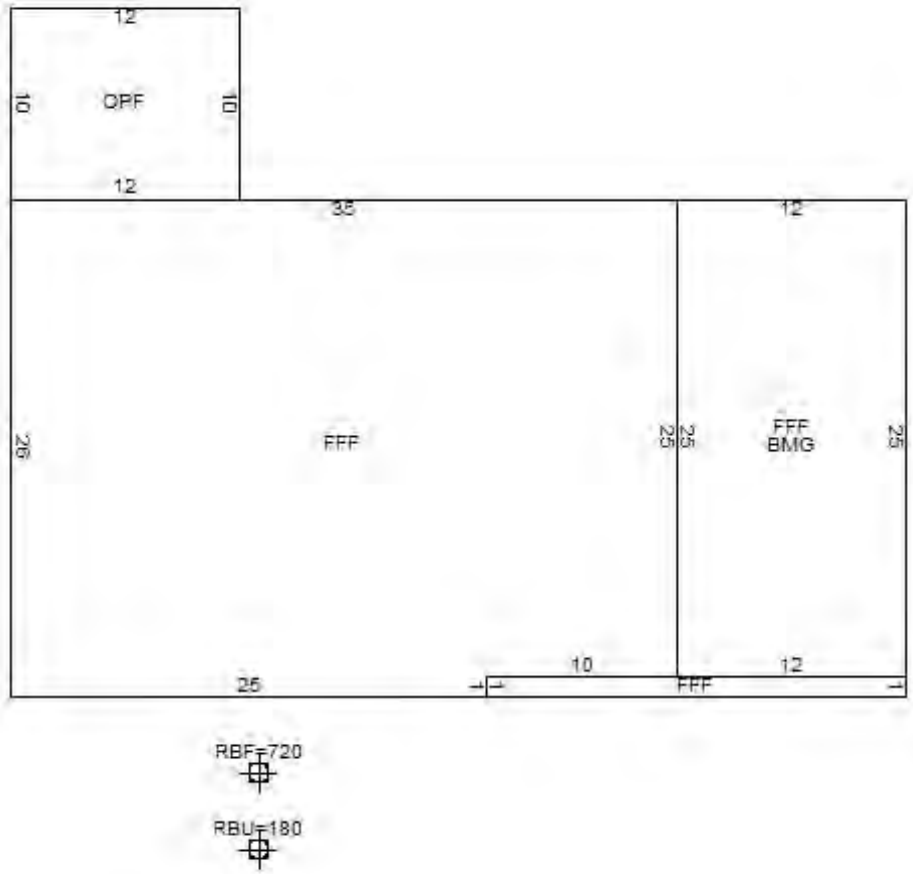
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1 STORY SPLIT ENTR**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**3**	Baths: **2.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**Yes 75.00 %**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0163**	Base Rate:	**RSA 96.00**
		Bldg. Rate:	**1.1179**
		Sq. Foot Cost:	**$ 107.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1222	1.00	1222
RBF	RAISED BSMNT	720	0.75	540
BMG	BASEMENT	300	0.20	60
RBU	RAISED BSMNT	180	0.25	45
OPF	OPEN PORCH	120	0.25	30
GLA:	**1,222**	**2,542**		**1,897**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 203,586**
Year Built:		**1973**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 166,900**

OWNER INFORMATION

GAUTAM NICOLE

21 CONSTANCE STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	9380	100	Q I	420,000	FREEDOM ASSET
11/07/2017	9024	1251	U I 40	1	POOLER COLBY L
06/01/2015	8756	1465	Q I	279,000	MCC-SIX LLC
11/25/2014	8710	1061	U I 25	207,500	ROLKE WILLIAM TRUST
10/21/2013	8614	1226	U I 44		ROLKE WILLIAM

PICTURE

LISTING HISTORY

02/12/21	ERVM	
07/11/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/21/08	MRUM	
07/14/00	LMUL	

NOTES

GREEN// 18- SHED METAL NEW PIC 2/21 N O H BOTH UNITS UPDATED W/ NEW KIT ROOF AND SOME NEW WINS EST GOOD COND OVERALL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	70	7 x 10	289	6.00	30	364	
SHED-METAL	70	7 x 10	289	6.00	30	364	
						700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 176,300	$ 1,400	$ 137,300
		Parcel Total:	$ 315,000
2020	$ 176,300	$ 1,400	$ 137,300
		Parcel Total:	$ 315,000
2021	**$ 238,800**	**$ 700**	**$ 195,500**
		Parcel Total:	**$ 435,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.861 ac	197,434	F	110	100	100	100	90 -- ROLLING	100	195,500	0	N	195,500	
	0.861 ac									195,500			**195,500**	

PICTURE

OWNER

GAUTAM NICOLE

21 CONSTANCE STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

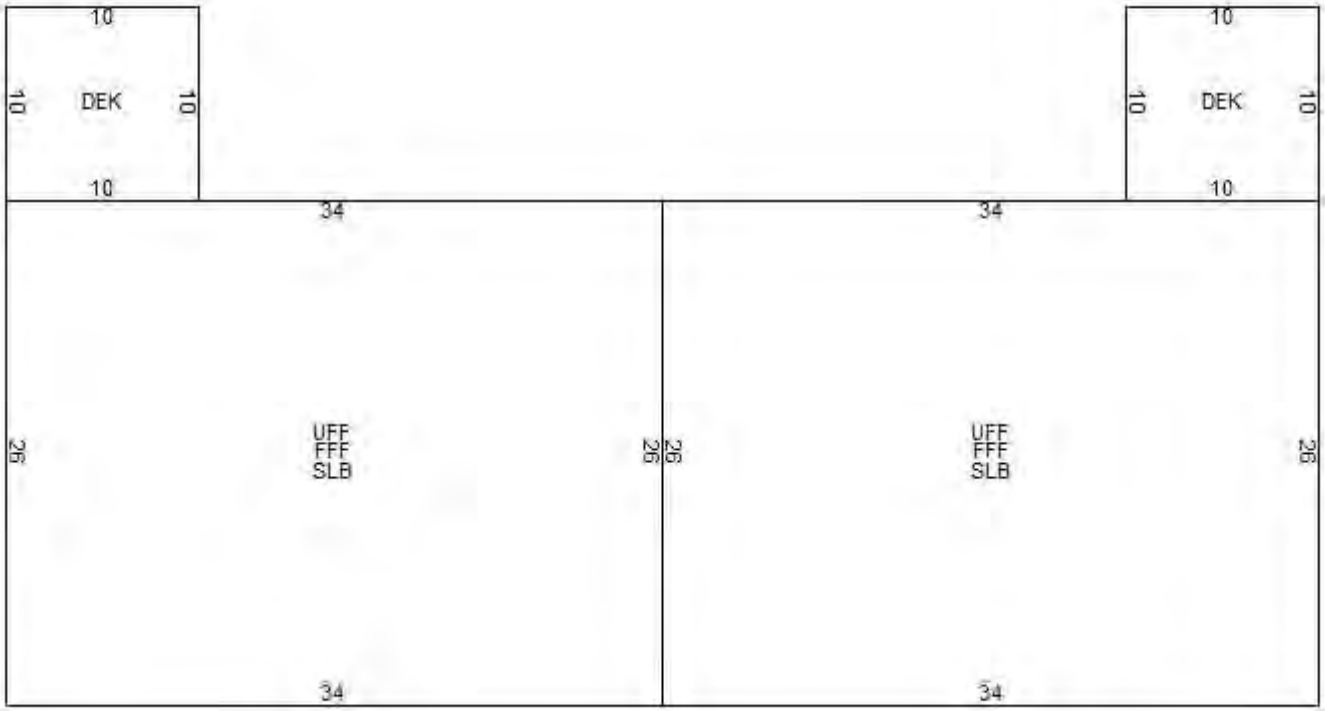
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY DUPLEX**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8687** Base Rate: **RSA 96.00**
Bldg. Rate: **0.8531**
Sq. Foot Cost: **$ 81.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	200	0.10	20
UFF	UPPER FLR FIN	1768	1.00	1768
FFF	FST FLR FIN	1768	1.00	1768
SLB	SLB	1768	0.00	0
GLA:	**3,536**	**5,504**		**3,556**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 291,236**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 238,800**

OWNER INFORMATION

SHAW HARRISON
SHAW KIMBERLY
4 JOANNE STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/25/2020	9386	1115	Q I	340,000	PLANTE JOANNE
01/27/1970	2065	246	U I 99	1	ROY LUDGER & RITA

PICTURE

LISTING HISTORY

02/12/21	ERVM	
08/31/15	MRUL	MARKED FOR INSPECTION
08/20/08	MRUR	
11/03/94	AAUL	

NOTES

TAN 2/21 E PERMWALL AC'S WINDOW TYPE NO RECENT UPDATES EXT GD COND FOR AGE EST KIT BATH 90'S PU AC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1 STY/ATTIC	576	24 x 24	88	33.00	80	13,382	
SHED-WOOD	100	10 x 10	220	10.00	40	880	
						17,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 110,100	$ 12,800	$ 129,100
		Parcel Total:	$ 252,000
2020	$ 110,100	$ 12,800	$ 129,100
		Parcel Total:	$ 252,000
2021	**$ 151,400**	**$ 17,300**	**$ 190,700**
		Parcel Total:	**$ 359,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.517 ac	182,478	F	110	100	100	100	95 -- MILD	100	190,700	0	N	190,700	
	0.517 ac									190,700			**190,700**	

PICTURE

OWNER

SHAW HARRISON
SHAW KIMBERLY
4 JOANNE STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

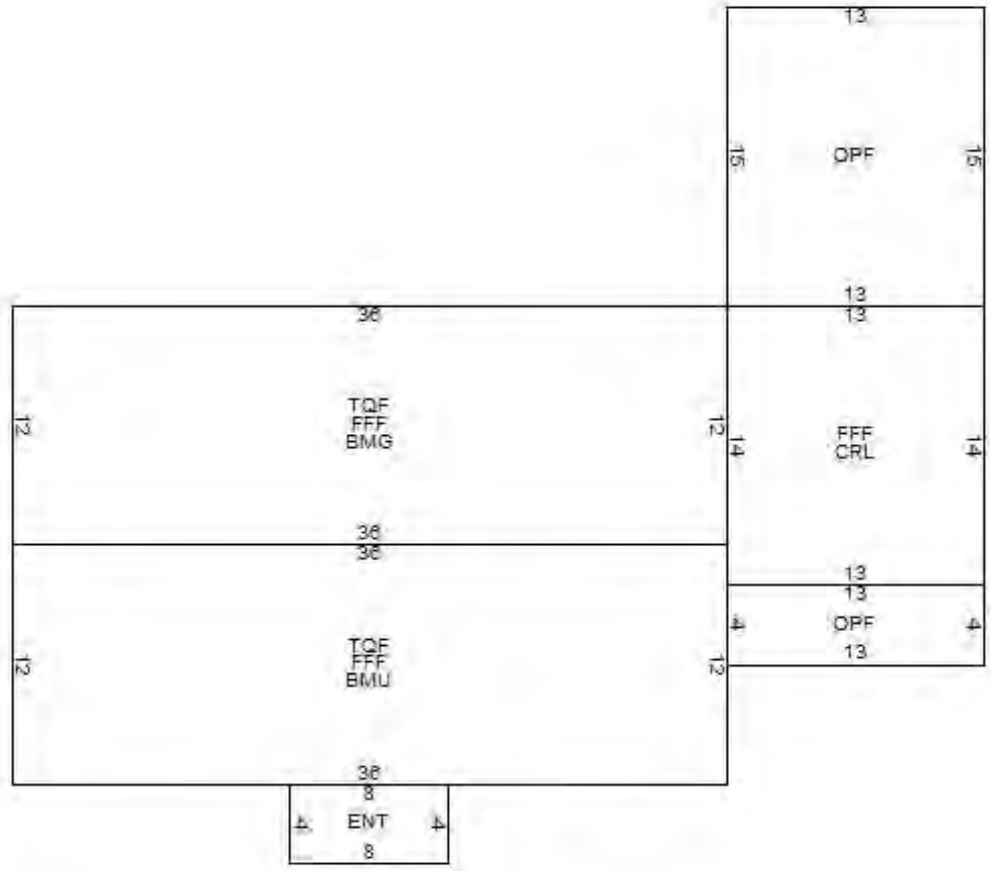
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators: **1**
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0127** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0024**
Sq. Foot Cost: **$ 96.23**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
TQF	3/4 STRY FIN	864	0.75	648
FFF	FST FLR FIN	1046	1.00	1046
BMU	BSMNT	432	0.15	65
CRL	CRAWL SPACE	182	0.05	9
OPF	OPEN PORCH	247	0.25	62
BMG	BASEMENT	432	0.20	86
ENT	ENTRY WAY	32	0.10	3
GLA:	**1,694**	**3,235**		**1,919**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 184,665**
Year Built:		**1969**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 151,400**

OWNER INFORMATION

MCCABE JAMES
MCCABE SHANNON
22 CATHY ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/13/2020	9379	2751	Q I	400,000	ISABELLE JOSEPH A &
05/22/2017	8970	0117	U I 38	1	ISABELLE JOSEPH A
01/13/2009	8045	1978	U I 38	1	ISABELLE, JOSEPH
04/29/2008	7976	0605	U I 77	212,000	NATIONAL CITY

PICTURE

LISTING HISTORY

02/12/21	ERVM	
07/11/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
03/30/15	MRPM	
08/21/08	MRUM	
07/18/00	MRUL	

NOTES

BLUE//WH% EST PER UFF 95% USBL 2015 DRIVE DIRT, PU POOL, DECK 18-PAVED, GD, SIDING NEW PIC 2/21 KIT BATH EST 2018 PU BMF AND MINI SPLIT UNITS(HEAT COOL) DNPU HOT TUB ON DECK BKYD EST PER FENCE SNOW COND VG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	720	30 x 24	82	6.00	80	2,834	
DECK	120	12 x 10	193	7.00	75	1,216	EST FENCE/SNOW
						7,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 133,100	$ 5,800	$ 132,500
		Parcel Total:	$ 271,400
2020	$ 133,100	$ 5,800	$ 132,500
		Parcel Total:	$ 271,400
2021	**$ 211,300**	**$ 7,100**	**$ 193,000**
		Parcel Total:	**$ 411,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.568 ac	184,695	F	110	100	100	100	95 -- MILD	100	193,000	0	N	193,000	
	0.568 ac									193,000			**193,000**	

PICTURE

OWNER

MCCABE JAMES
MCCABE SHANNON
22 CATHY ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

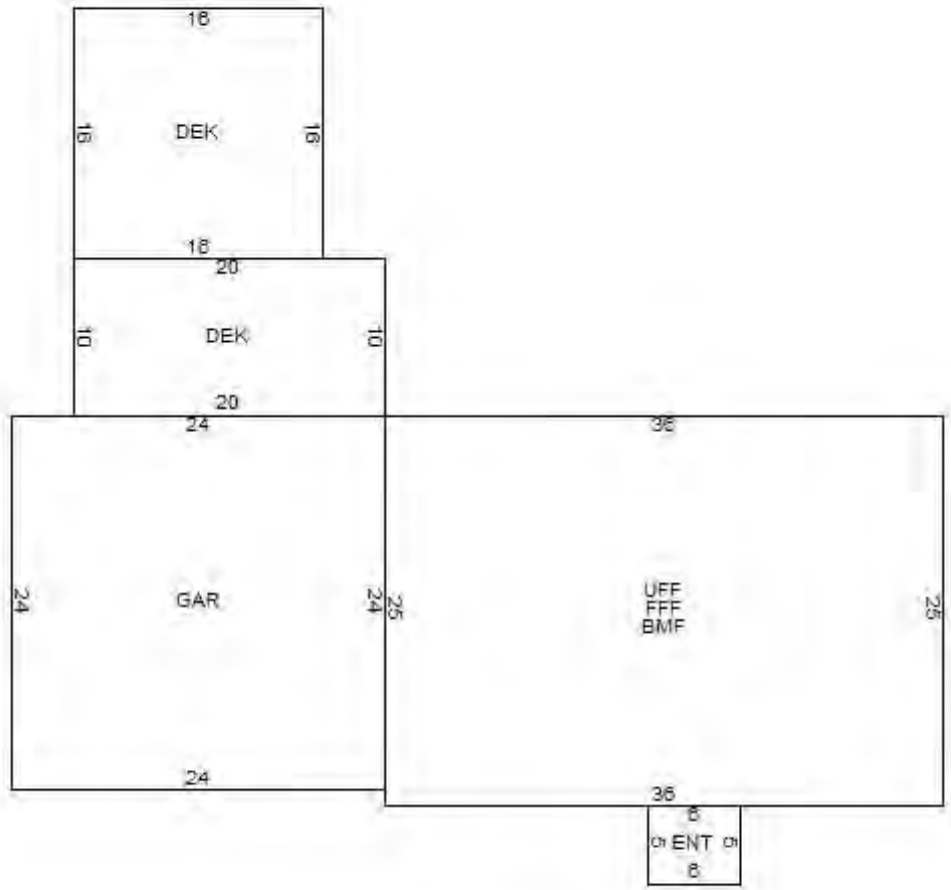
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/05/14		OVAL/ROUND POOL	ABOVE GRD
07/22/14		DECK	POOL DECK

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9523** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0760**
Sq. Foot Cost: **$ 103.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	576	0.45	259
UFF	UPPER FLR FIN	900	1.00	900
FFF	FST FLR FIN	900	1.00	900
BMF	BSMNT FINISHED	900	0.30	270
ENT	ENTRY WAY	30	0.10	3
DEK	DECK/ENTRANCE	456	0.10	46
GLA:	**1,800**	**3,762**		**2,378**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 245,647**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 211,300**

OWNER INFORMATION

HASSAN SHANNON

28 CATHY ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/10/2021	9467	1961	Q I	445,000	NGUYEN PETER
04/11/2019	9158	2722	Q I	379,900	O`DONNELL, DANIEL J. +
07/05/1994	5561	1771	Q I	124,000	CAMPBELL, JOSEP
04/01/1991	5246	812	U I 99	1	BUSCH PROPERTIES

PICTURE

LISTING HISTORY

08/31/15	MRUM	MARKED FOR INSPECTION
08/29/08	MRUE	
08/25/08	MRUM	
02/25/95	AAUL	

NOTES

TAN/EST BMF 15; NICE ROCK WALLS ALONG DW/GRANITE POST

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	EST
SHED-WOOD	140	10 x 14	174	10.00	80	1,949	EST ON REVIEW
PATIO	200	200 x 1	140	7.00	80	1,568	
						8,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 153,300	$ 7,400	$ 135,600
		Parcel Total:	$ 296,300
2020	$ 153,300	$ 7,400	$ 135,600
		Parcel Total:	$ 296,300
2021	**$ 204,400**	**$ 8,500**	**$ 190,700**
		Parcel Total:	**$ 403,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.517 ac	182,478	F	110	100	100	100	95 -- MILD	100	190,700	0	N	190,700	
	0.517 ac									190,700			**190,700**	

PICTURE

OWNER

HASSAN SHANNON

28 CATHY ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

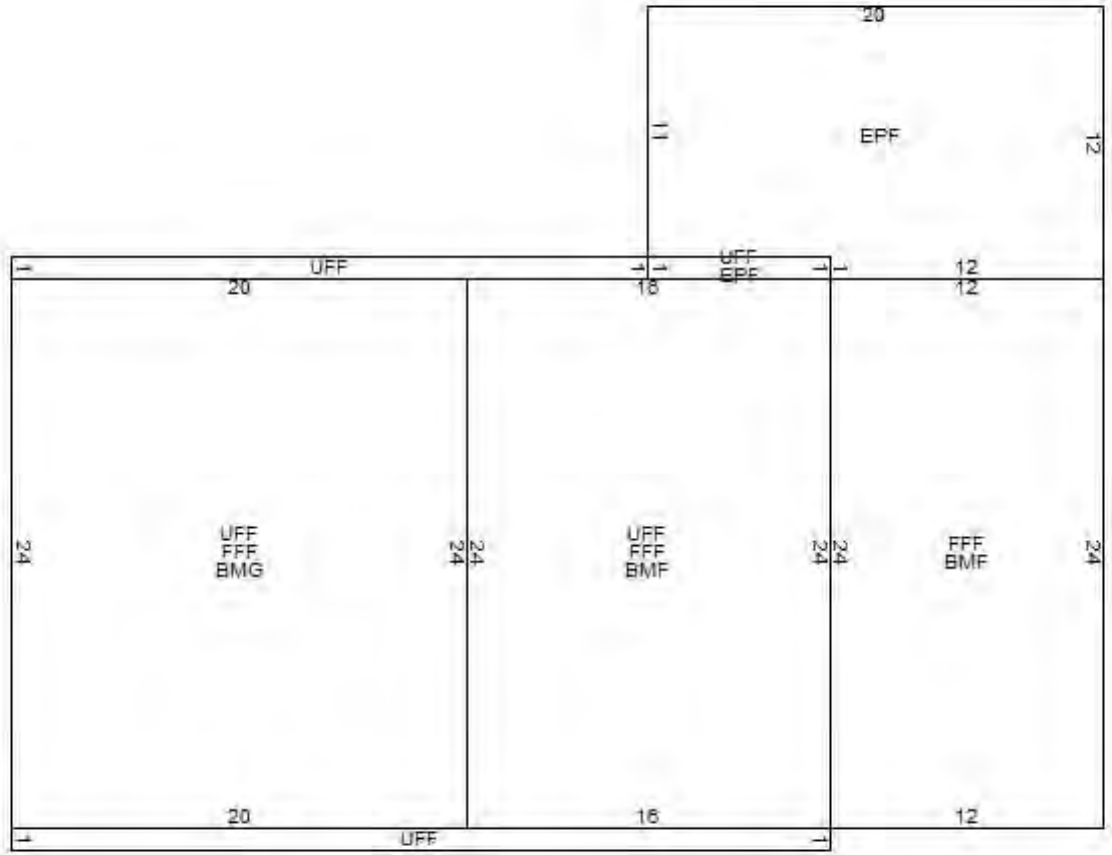
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/01/21		DECK	16X28 POOL DECK
06/09/21		OVAL/ROUND POOL	30FT DIA ABV GRND POOL

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9349** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0169**
Sq. Foot Cost: **$ 97.62**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	672	0.30	202
EPF	ENCLOSED	240	0.70	168
BMG	BASEMENT	480	0.20	96
UFF	UPPER FLR FIN	936	1.00	936
FFF	FST FLR FIN	1152	1.00	1152
GLA:	**2,088**	**3,480**		**2,554**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 249,321**
Year Built:		**1974**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 204,400**

OWNER INFORMATION

MASSE DAVID L
PETERSON DEREK M
32 CABOT RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/03/2021	9433	2730	Q I	430,000	ANDRIS N AND A
08/16/2017	8998	0480	U I 38	1	ANDRIS NATHAN R &
12/28/2012	8510	2288	Q I	259,900	KOSKO JENNIFER A & AND
08/28/2007	7893	1088	Q I	292,533	BURDICK, MARK E
05/24/2000	6244	1910	Q I	161,000	MULLIN, PETER W

PICTURE

LISTING HISTORY

03/25/21	ERVM	
07/11/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/18/08	MRCL	
08/28/08	MRUM	

NOTES

GREY; BOILER TAKES UP 25% OF BMT GAR; 2019 SKETCH 3/21 N O H PU PATIO CORR DECK EXT V GD EST INT SIMILAR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PATIO	352	1 x 352	105	7.00	30	776	BACK YD
						3,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 132,200	$ 3,000	$ 143,600
		Parcel Total:	$ 278,800
2020	$ 133,200	$ 3,000	$ 143,600
		Parcel Total:	$ 279,800
2021	**$ 191,000**	**$ 3,800**	**$ 203,900**
		Parcel Total:	**$ 398,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.808 ac	195,130	F	110	100	100	100	95 -- MILD	100	203,900	0	N	203,900	
	0.808 ac									203,900			**203,900**	

PICTURE

OWNER

MASSE DAVID L
PETERSON DEREK M
32 CABOT RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

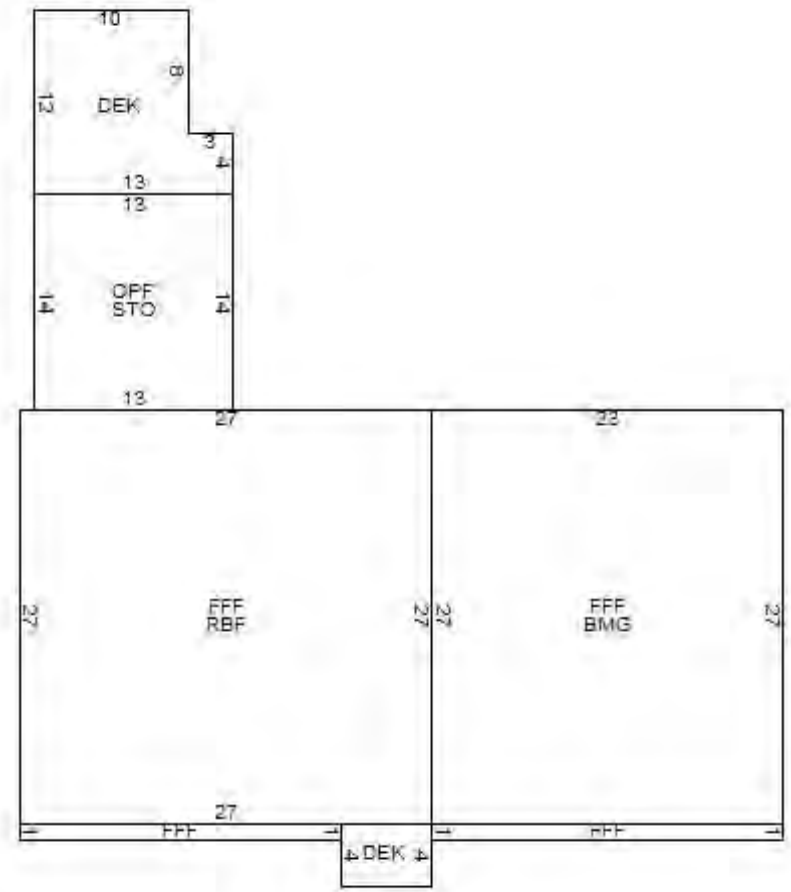
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
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: **0.9761** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0522**
Sq. Foot Cost: **$ 101.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	729	0.75	547
OPF	OPEN PORCH	182	0.25	46
STO	STORAGE AREA	182	0.25	46
BMG	BASEMENT	621	0.20	124
DEK	DECK/ENTRANCE	156	0.10	16
FFF	FST FLR FIN	1394	1.00	1394
GLA:	**1,394**	**3,264**		**2,173**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 219,495**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 191,000**

OWNER INFORMATION

COMSTOCK HEATHER ELIZABETH
AUFIERO KEVIN JOHN
25 CABOT RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/10/2020	9378	656	Q I	376,000	MARSTON MICHAEL R &
11/23/2004	7363	166	Q I	250,000	MARSTON, RICHAR
07/08/1992	5352	1485	Q I	113,523	VAUTE, THOMAS W
11/23/1982	2968	0029	U I 99	1	CRAIG, FRANK D.

PICTURE

LISTING HISTORY

02/12/21	ERVM	
07/12/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
04/14/11	MRPR	
08/28/08	MRUM	

NOTES

GREY; 2/21 KIT BATH WINS UPDATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
SHED-WOOD	80	8 x 10	260	10.00	60	1,248	
						7,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 144,300	$ 7,200	$ 132,100
		Parcel Total:	$ 283,600
2020	$ 144,300	$ 7,200	$ 132,100
		Parcel Total:	$ 283,600
2021	**$ 196,900**	**$ 7,200**	**$ 198,100**
		Parcel Total:	**$ 402,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.462 ac	180,086	F	110	100	100	100	100 -- LEVEL	100	198,100	0	N	198,100	
	0.462 ac									198,100			**198,100**	

PICTURE

OWNER

COMSTOCK HEATHER ELIZABETH
AUFIERO KEVIN JOHN
25 CABOT RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

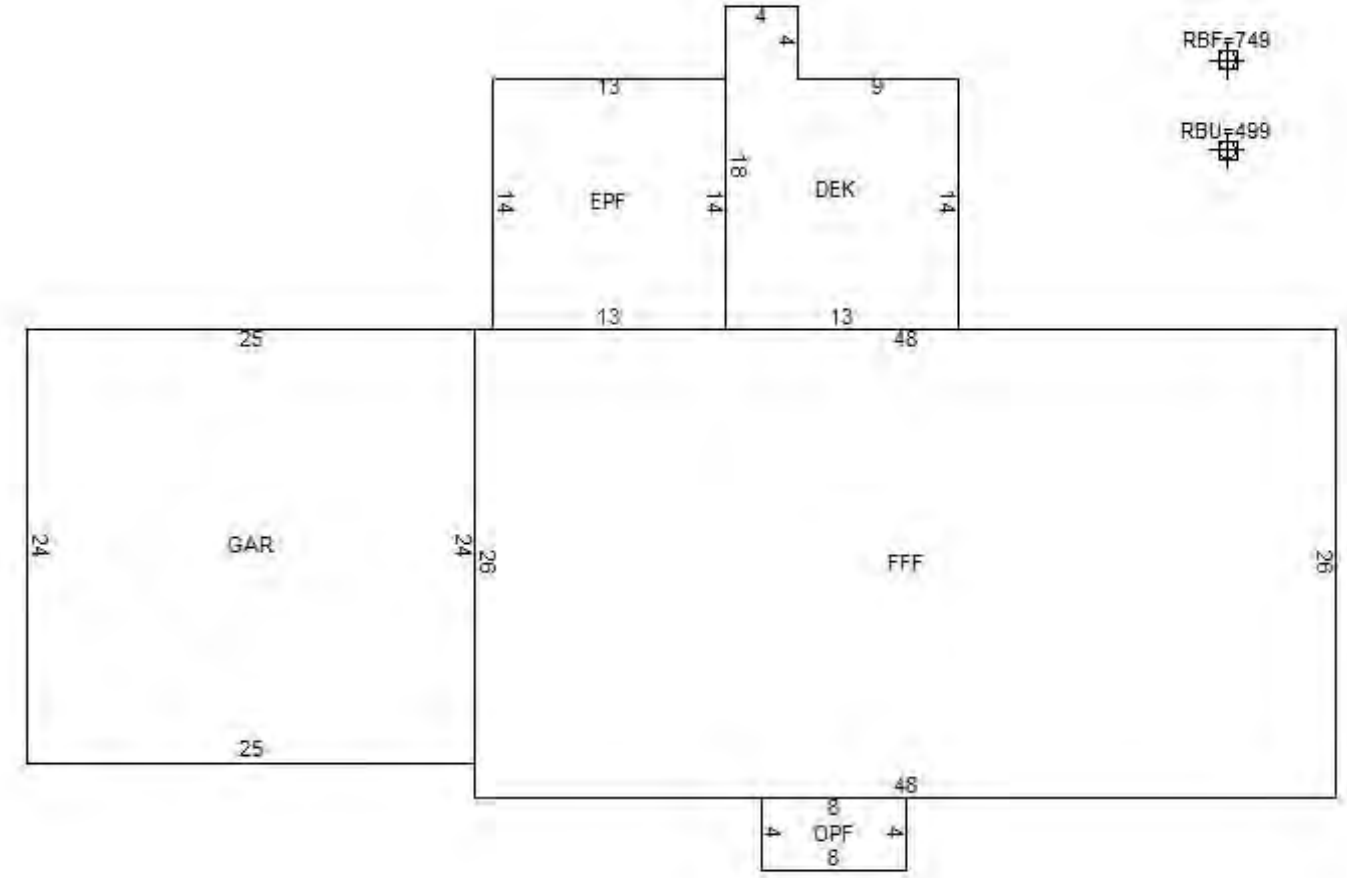
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9542** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0601**
Sq. Foot Cost: **$ 101.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	198	0.10	20
FFF	FST FLR FIN	1248	1.00	1248
EPF	ENCLOSED	182	0.70	127
OPF	OPEN PORCH	32	0.25	8
GAR	GARAGE	600	0.45	270
RBF	RAISED BSMNT	749	0.75	562
RBU	RAISED BSMNT	499	0.25	125
GLA:	**1,248**	**3,508**		**2,360**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 240,177**
Year Built: **1973**
Condition For Age: GOOD **18 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **18 %**

Building Value: **$ 196,900**

OWNER INFORMATION

KAROS NICHOLAS

7 WOODRIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/16/2020	9380	2790	Q I	395,000	BAEZ CARLOS & SALAZAR
10/19/2018	9119	0959	Q I	290,000	GREMM BENJAMIN
01/17/2005	7394	252	Q I	289,900	EULE, JOHN L & A
03/29/1999	6083	0141	Q I	135,000	AVERY, LEE
06/23/1987	4231	0166	Q I	157,000	GONVILLE, DONAL

PICTURE

LISTING HISTORY

02/12/21	ERVM	
07/11/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/26/08	MRUM	

NOTES

BEIGE; 2019 PU SHED, WINS POOL SZ, NEW PIC 2/21 N O H DNPU PLASTIC SHED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	112	8 x 14	203	6.00	80	1,091	
SHED-WOOD	60	6 x 10	327	10.00	60	1,177	
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	
						6,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 149,500	$ 6,000	$ 134,500
		Parcel Total:	$ 290,000
2020	$ 149,400	$ 5,700	$ 134,500
		Parcel Total:	$ 289,600
2021	**$ 192,300**	**$ 6,500**	**$ 199,700**
		Parcel Total:	**$ 398,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.496 ac	181,565	F	110	100	100	100	100 -- LEVEL	100	199,700	0	N	199,700	
	0.496 ac									199,700			**199,700**	

PICTURE

OWNER

KAROS NICHOLAS

7 WOODRIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

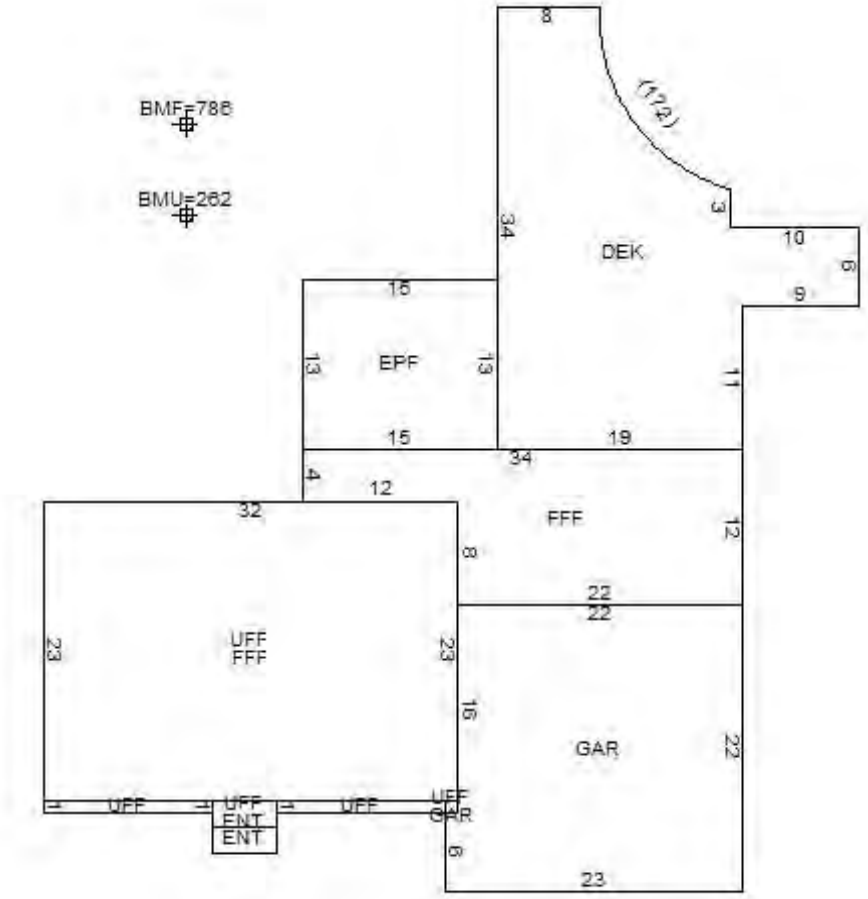
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **4** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9387** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9714**
Sq. Foot Cost: **$ 93.26**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	491	0.45	221
FFF	FST FLR FIN	1048	1.00	1048
EPF	ENCLOSED	195	0.70	137
UFF	UPPER FLR FIN	773	1.00	773
BMF	BSMNT FINISHED	786	0.30	236
BMU	BSMNT	262	0.15	39
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	578	0.10	58
GLA:	**1,821**	**4,153**		**2,514**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 234,456**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 192,300**

OWNER INFORMATION

DETHIER LARKIN
DETHIER CHARLES BROCK
126 DAVIS HILL ROAD

CENTER CONWAY , NH 03818 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	2024	Q I	450,000	SANTOS ANTHONY J
07/31/2018	9095	2357	Q I	320,000	WEIDNER COOKE SUSAN
03/29/2013	8543	1356	Q I	200,000	L`ETOILE DENISE A
06/14/1985	3325	0346	U I 99	1	L'ETOILE, SERGE
04/10/1980	2762	0306	U I 99	1	JONES, KENNETH

PICTURE

LISTING HISTORY

08/28/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
05/02/16	MRPM	
10/10/08	MRUL	

NOTES

TAN; 2019 SKETCH A1 KIT REMOD ADDITION 2015 3BDRM, HOME HAS BEEN COMPLETELY RENOV, MKB-QUARTZ KITCH COUNTER, CTR ISLAND, SS APPL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	80	1,970	
						2,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,200	$ 1,400	$ 117,800
		Parcel Total:	$ 241,400
2020	$ 132,300	$ 1,400	$ 117,800
		Parcel Total:	$ 251,500
2021	**$ 191,000**	**$ 2,000**	**$ 165,000**
		Parcel Total:	**$ 358,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	100	100	100	95 -- MILD	100	165,000	0	N	165,000	
	0.344 ac									165,000			**165,000**	

PICTURE

OWNER

DETHIER LARKIN
DETHIER CHARLES BROCK
126 DAVIS HILL ROAD

CENTER CONWAY , NH 03818 **(ET AL.)**

TAXABLE DISTRICTS

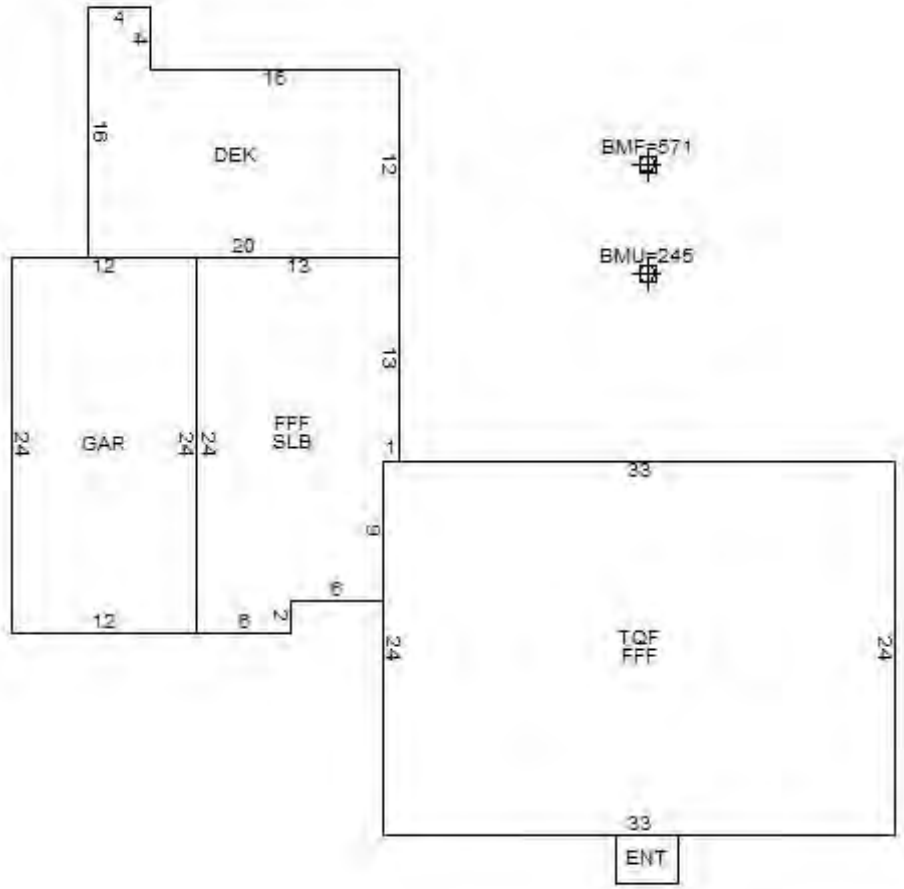
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/10/15		ALTERATION	RENO INT

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9941** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0716**
Sq. Foot Cost: **$ 102.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	12	0.10	1
TQF	3/4 STRY FIN	792	0.75	594
FFF	FST FLR FIN	1081	1.00	1081
GAR	GARAGE	288	0.45	130
DEK	DECK/ENTRANCE	256	0.10	26
BMF	BSMNT FINISHED	571	0.30	171
BMU	BSMNT	245	0.15	37
SLB	SLB	289	0.00	0
GLA:	**1,675**	**3,534**		**2,040**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 209,875**
Year Built:		**1971**
Condition For Age:	EXCELLENT	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 191,000**

OWNER INFORMATION

GREENE TAMMY M

32 RAYMOND DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/04/2021	9434	2256	Q I	373,700	LYNCH DOLORES J
09/10/2018	9108	0199	U I 38	1	LYNCH ROBERT W &
04/14/1971	2124	0128	U I 99	1	PATTERSON DANA INC

PICTURE

LISTING HISTORY

03/25/21	ERVM	
03/25/21	ERVM	
07/15/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/08/09	MRUL	

NOTES

TAN; 2019 PATIO NEW PIC SKETCH 3/21 KIT 2018 BATH EST EARLY 2000'S EST BMF AREA PER HO

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	224	14 x 16	131	10.00	80	2,348	
PATIO	256	16 x 16	123	7.00	40	882	CONC SLB
						3,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 77,600	$ 1,600	$ 125,500
		Parcel Total:	$ 204,700
2020	$ 77,800	$ 2,500	$ 125,500
		Parcel Total:	$ 205,800
2021	**$ 115,900**	**$ 3,200**	**$ 169,400**
		Parcel Total:	**$ 288,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.366 ac	162,095	F	110	100	100	95	100 -- LEVEL	100	169,400	0	N	169,400	
	0.366 ac									169,400			**169,400**	

PICTURE

OWNER

GREENE TAMMY M

32 RAYMOND DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

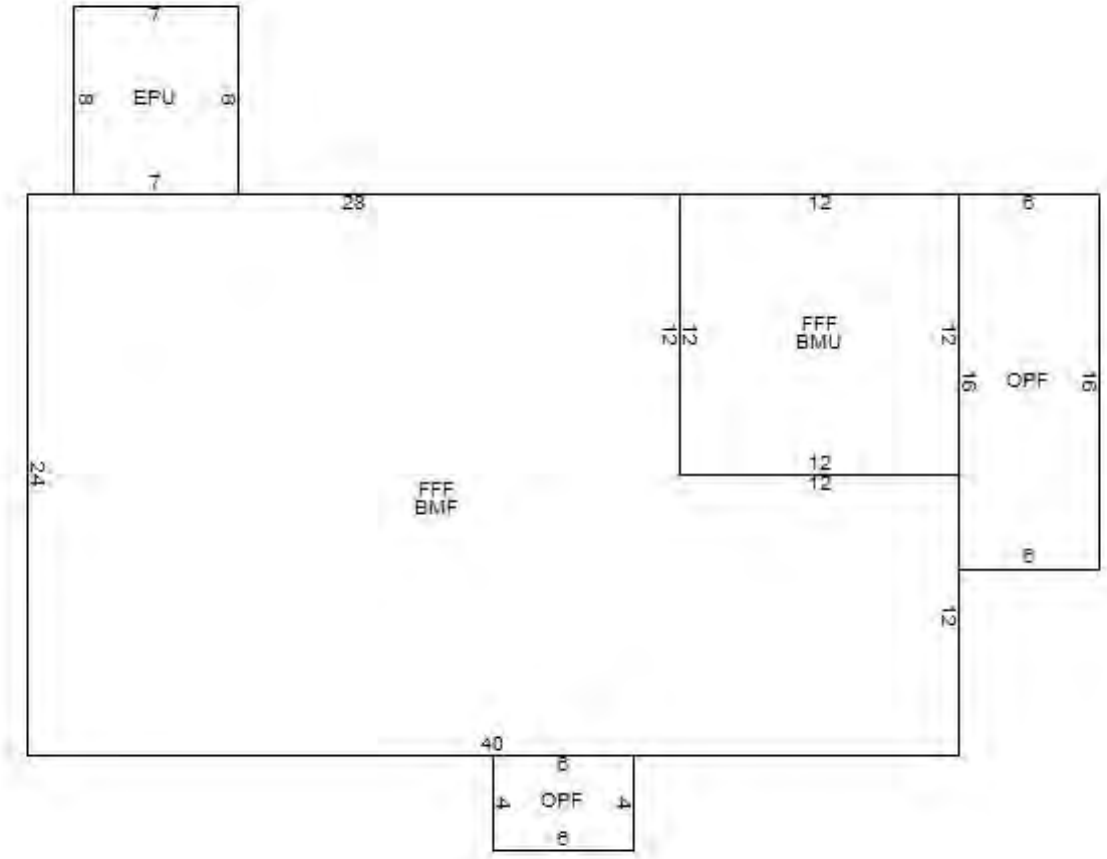
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/06/13		SEPTIC	

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1699** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0997**
Sq. Foot Cost: **$ 105.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	120	0.25	30
FFF	FST FLR FIN	960	1.00	960
BMF	BSMNT FINISHED	816	0.30	245
EPU	COVERED BSMNT	56	0.35	20
BMU	BSMNT	144	0.15	22
GLA:	**960**	**2,096**		**1,277**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 134,813**
Year Built:		**1970**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 115,900**

OWNER INFORMATION

MOSSEY KAREN M
MOSSEY ALEXANDER J
19 RAYMOND DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9398	1854	Q I	400,000	MORIARTY ANDREANA
07/29/2016	8880	2963	Q I	262,000	MANNA MICHAEL
04/29/2013	8553	2582	U I 37	152,000	DEUTSCHE BANK
03/07/2013	8535	1835	U I 51	172,500	RANCOURT DAVE T
02/28/2006	7636	0185	Q I	290,000	CARON, CHARLES R

PICTURE

LISTING HISTORY

02/24/24	ERVM	
07/16/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
04/10/14	MRPL	
09/08/09	MRUM	

NOTES

GREY; CENTRAL VAC; 2014 PU SHED ADJ DECK 2018 REMOVE POOL / DECK PU AC OAK CABS 3RD BR IN BMT SKETCH ADJ FLOORING NEW PIC 2/21 REAR EST PER FENCE /SNOW KIT BATH EST EARLY 2000'S OLD WINS AC FFF ONLY NOT RBF LEVEL FENCE IN BKYD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	100	2,179	
						2,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 131,900	$ 1,500	$ 124,000
		Parcel Total:	$ 257,400
2020	$ 131,900	$ 1,500	$ 124,000
		Parcel Total:	$ 257,400
2021	**$ 190,100**	**$ 2,200**	**$ 173,700**
		Parcel Total:	**$ 366,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	100	100	100	100 -- LEVEL	100	173,700	0	N	173,700	
	0.344 ac									173,700			**173,700**	

PICTURE

OWNER

MOSSEY KAREN M
MOSSEY ALEXANDER J
19 RAYMOND DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

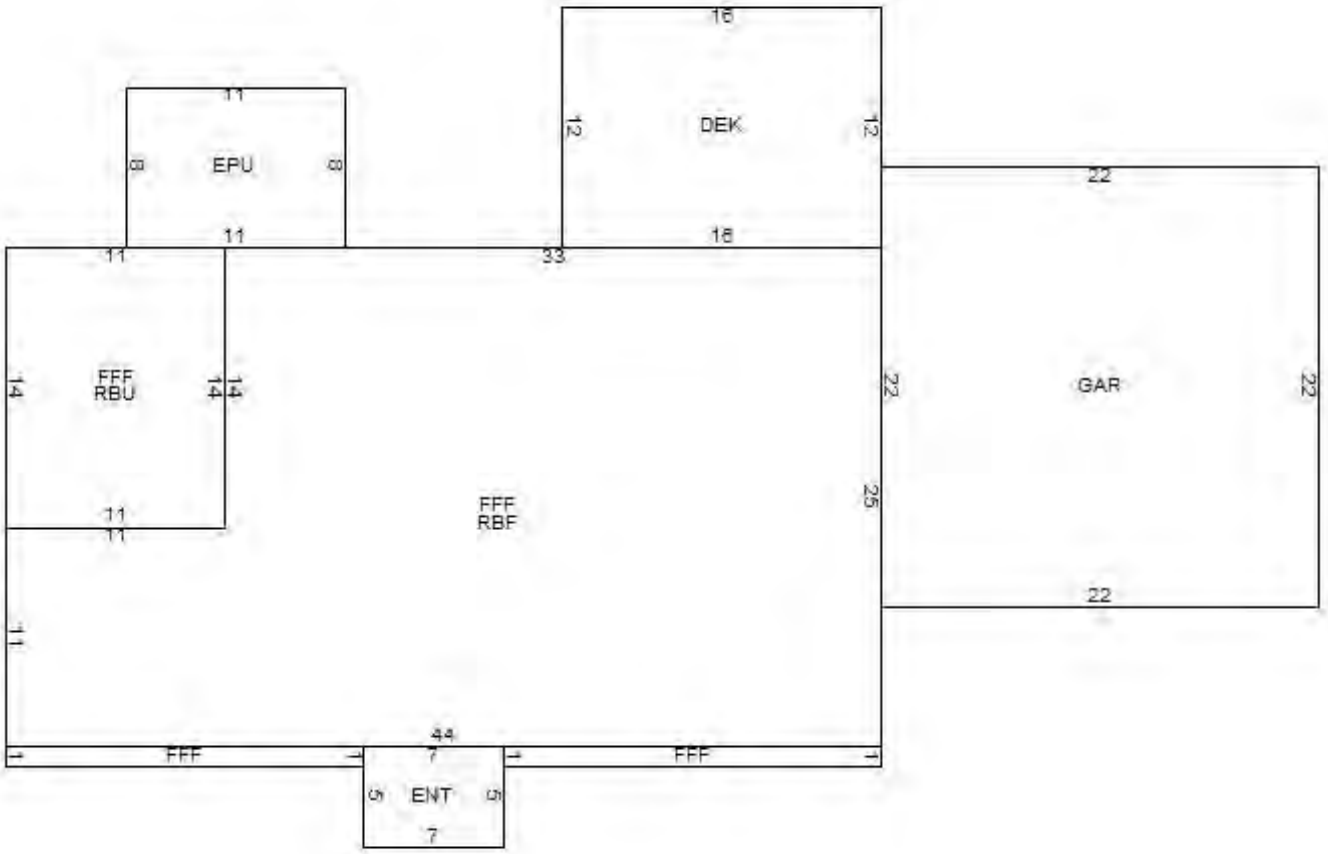
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/24/13		DECK	REPLACE EXISTING DECK

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9780** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1188**
Sq. Foot Cost: **$ 107.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	154	0.25	39
ENT	ENTRY WAY	35	0.10	4
FFF	FST FLR FIN	1137	1.00	1137
RBF	RAISED BSMNT	946	0.75	710
DEK	DECK/ENTRANCE	192	0.10	19
EPU	COVERED BSMNT	88	0.35	31
GAR	GARAGE	484	0.45	218
GLA:	**1,137**	**3,036**		**2,158**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 231,791**
Year Built: **1971**
Condition For Age: GOOD **18 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **18 %**

Building Value: **$ 190,100**

OWNER INFORMATION

LOAYES DERWIN
LOAYES MARTA
18 BRADFORD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/01/2021	9476	961	Q I	307,500	CATALDO KENNETH P
05/30/2002	6643	0227	Q I	185,000	DONAHUE, JOHN +

PICTURE

LISTING HISTORY

09/11/15	MRUM	MARKED FOR INSPECTION
10/10/08	MRUM	

NOTES

GREY; EPF UNFIN/2 GAS STOVES OR FIREPLACES/NEW SHEDS 15; 4/21
ASKING PRICE $289,900 CHK 2022 NEW FRONT DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	512	16 x 32	91	28.00	80	10,437	
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
SHED-WOOD	50	10 x 5	380	10.00	80	1,520	
SHED-WOOD	160	16 x 10	160	10.00	80	2,048	
						15,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 88,100	$ 14,100	$ 118,300
		Parcel Total:	$ 220,500
2020	$ 88,100	$ 14,100	$ 118,300
		Parcel Total:	$ 220,500
2021	**$ 115,600**	**$ 15,700**	**$ 166,400**
		Parcel Total:	**$ 297,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.351 ac	159,238	F	110	100	100	100	95 -- MILD	100	166,400	0	N	166,400	
	0.351 ac									166,400			**166,400**	

PICTURE

OWNER

LOAYES DERWIN
LOAYES MARTA
18 BRADFORD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

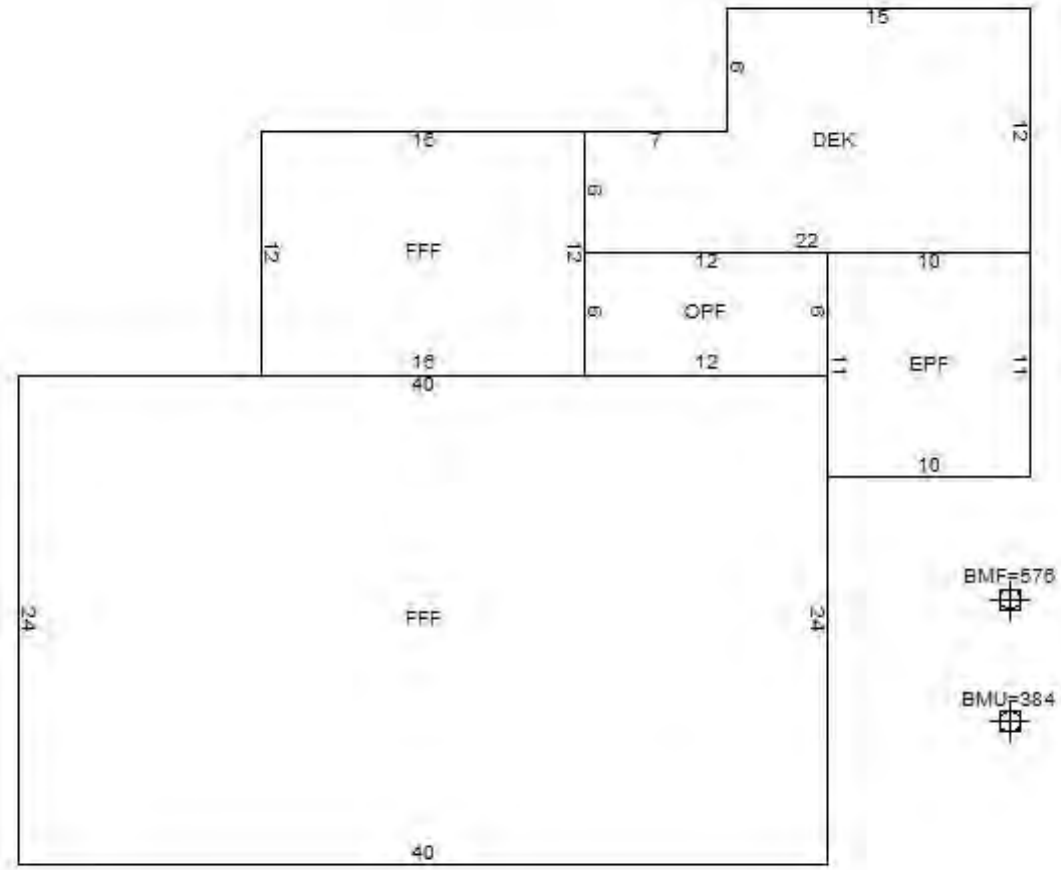
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1000** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0560**
Sq. Foot Cost: **$ 101.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	384	0.15	58
FFF	FST FLR FIN	1152	1.00	1152
OPF	OPEN PORCH	72	0.25	18
EPF	ENCLOSED	110	0.70	77
DEK	DECK/ENTRANCE	222	0.10	22
BMF	BSMNT FINISHED	576	0.30	173
GLA:	**1,152**	**2,516**		**1,500**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 152,070**
Year Built: **1966**
Condition For Age: AVERAGE **24 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **24 %**

Building Value: **$ 115,600**

OWNER INFORMATION

WILFORD NICHOLAS JUSTIN

24 BACK RIVER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2021	9445	2846	Q I	340,000	GEDDES GREG
11/19/2019	9234	151	U I 38	1	GEDDES GREG
06/12/2014	8666	1800	U I 33	131,600	TOOM RICHARD & AURELIE
09/11/1998	6083	0020	U I 39		TOOM, REGINA
04/04/1985	3288	799	U I 99	1	UNKNOWN

PICTURE

LISTING HISTORY

07/16/21	LMHC	
04/13/21	IKVP	
05/05/20	KCPE	
04/12/18	MRPM	
04/28/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/03/09	MRUL	

NOTES

TAN; 5/20 ADD 2ND BTH IN BMF, NC TO DW; 4/21 - NO CHANGE TO DW; RECK '22; 7/21 RENOV HOME, REFINISHED HW FLOORS, NEW WINDOWS, NEW FIN LOWER LEVEL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	24	4 x 6	400	10.00	80	768	
						3,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 90,800	$ 3,500	$ 111,900
		Parcel Total:	$ 206,200
2020	$ 93,600	$ 3,500	$ 111,900
		Parcel Total:	$ 209,000
2021	**$ 140,600**	**$ 3,800**	**$ 156,800**
		Parcel Total:	**$ 301,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	100	100	95	100 -- LEVEL	95	156,800	0	N	156,800	LOC
	0.344 ac									156,800			**156,800**	

PICTURE

OWNER

WILFORD NICHOLAS JUSTIN

24 BACK RIVER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

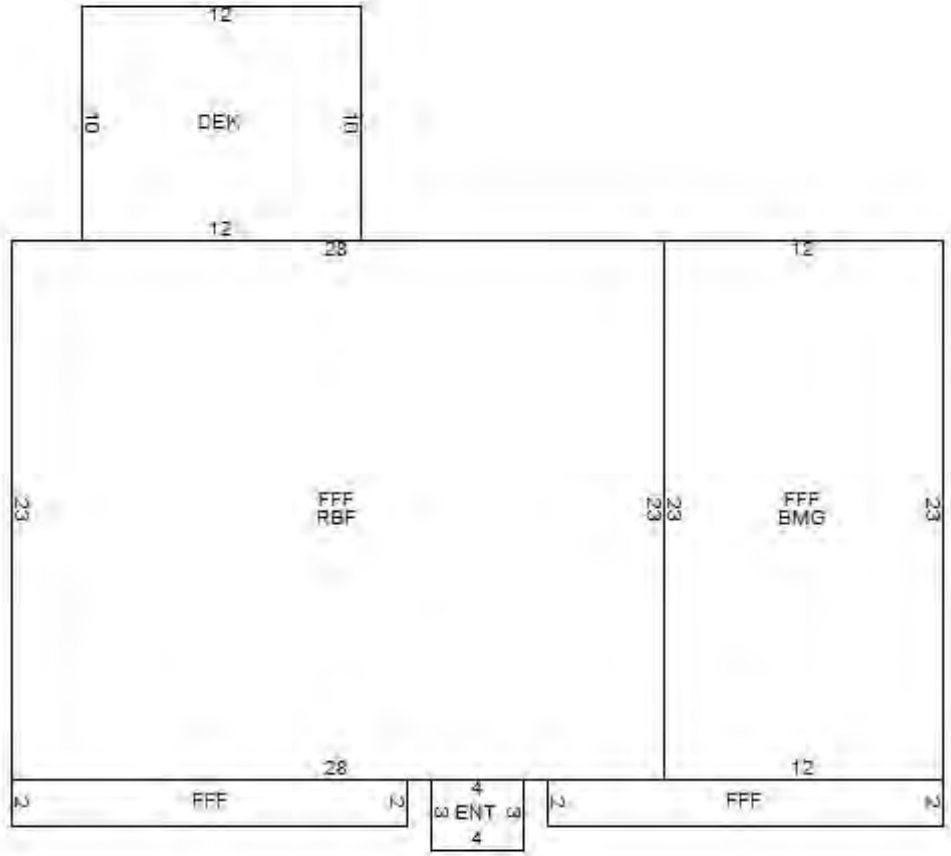
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/14/20		ALTERATION	3/4 BATH AND LAUNDRY

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0899** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1749**
Sq. Foot Cost: **$ 112.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BASEMENT	276	0.20	55
ENT	ENTRY WAY	12	0.10	1
FFF	FST FLR FIN	988	1.00	988
RBF	RAISED BSMNT	644	0.75	483
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**988**	**2,040**		**1,539**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 173,584**
Year Built:		**1967**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:	LOCATN	**5 %**
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 140,600**

OWNER INFORMATION

BIRD WILLIAM III
DONES MEGHAN
15 BRADFORD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/30/2020	9388	1074	Q I	340,000	HOSEY BRADLEY R &
11/02/2017	9023	0001	Q I	251,000	DERGARABEDIAN JENNIFER
07/01/2004	7269	2908	Q I	220,000	ARCHAMBAULT, BRYAN C.
11/03/1999	6177	434	Q I	123,900	EMMONS, KERRY L
10/23/1999	6014	0099	U I 38		EMMONS, KERRY L

PICTURE

LISTING HISTORY

07/16/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
10/10/08	MRUM	

NOTES

BROWN WOOD STOVE 2/21 PU LNTO SIDING COND GD SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
LEAN-TO	32	8 x 4	400	4.00	25	128	ATT SHED
						1,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,200	$ 1,200	$ 124,000
		Parcel Total:	$ 216,400
2020	$ 91,200	$ 1,200	$ 124,000
		Parcel Total:	$ 216,400
2021	**$ 148,400**	**$ 1,800**	**$ 173,700**
		Parcel Total:	**$ 323,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.344 ac	157,904	F	110	100	100	100	100 -- LEVEL	100	173,700	0	N	173,700	
	0.344 ac									173,700			**173,700**	

PICTURE

OWNER

BIRD WILLIAM III
DONES MEGHAN
15 BRADFORD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

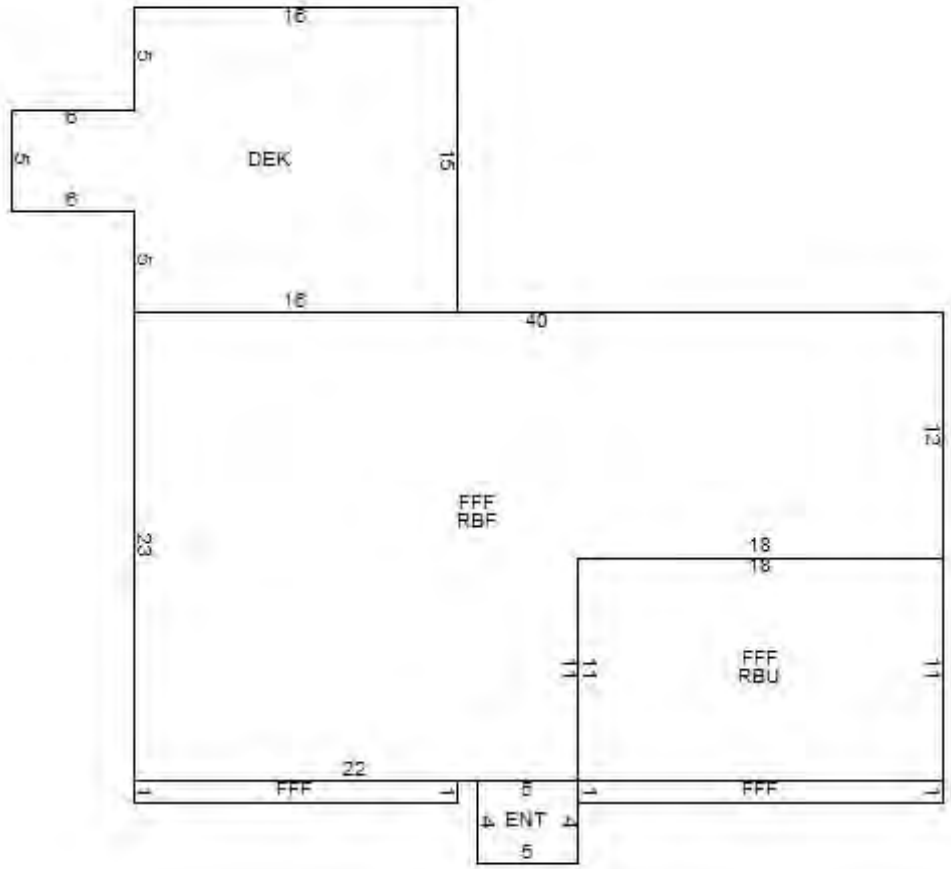
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **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: **1.0810** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1415**
Sq. Foot Cost: **$ 109.59**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	20	0.10	2
FFF	FST FLR FIN	954	1.00	954
RBF	RAISED BSMNT	722	0.75	542
DEK	DECK/ENTRANCE	270	0.10	27
RBU	RAISED BSMNT	198	0.25	50
GLA:	**954**	**2,164**		**1,575**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,604**
Year Built:		**1969**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 148,400**

OWNER INFORMATION

MAHONEY SEAN T
DIBATTISTA MICHAEL
37 DAVIS RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/12/2021	9438	2718	Q I	390,000	DICHARD DOUGLAS
10/26/2020	9369	2439	U I 13	257,400	HEIZER WILLIAM J &
09/16/2009	8134	2900	U I 99	1	HEIZER, WILLIAM
12/05/1976	2498	0425	U I 99	1	UNKNOWN

PICTURE

LISTING HISTORY

02/24/21	ERVM	
06/22/17	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
09/30/08	MRUM	

NOTES

BRICK 2/21 N O H PER MLS INT RENO'D GRANITE CTOPS INT COND >EXT OLDER WINS DNPU 2 ENT

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,600	$ 3,000	$ 135,000
		Parcel Total:	$ 240,600
2020	$ 102,600	$ 3,000	$ 135,000
		Parcel Total:	$ 240,600
2021	**$ 149,800**	**$ 3,000**	**$ 200,100**
		Parcel Total:	**$ 352,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.503 ac	181,869	F	110	100	100	100	100 -- LEVEL	100	200,100	0	N	200,100	
	0.503 ac									200,100			**200,100**	

PICTURE

OWNER

MAHONEY SEAN T
DIBATTISTA MICHAEL
37 DAVIS RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

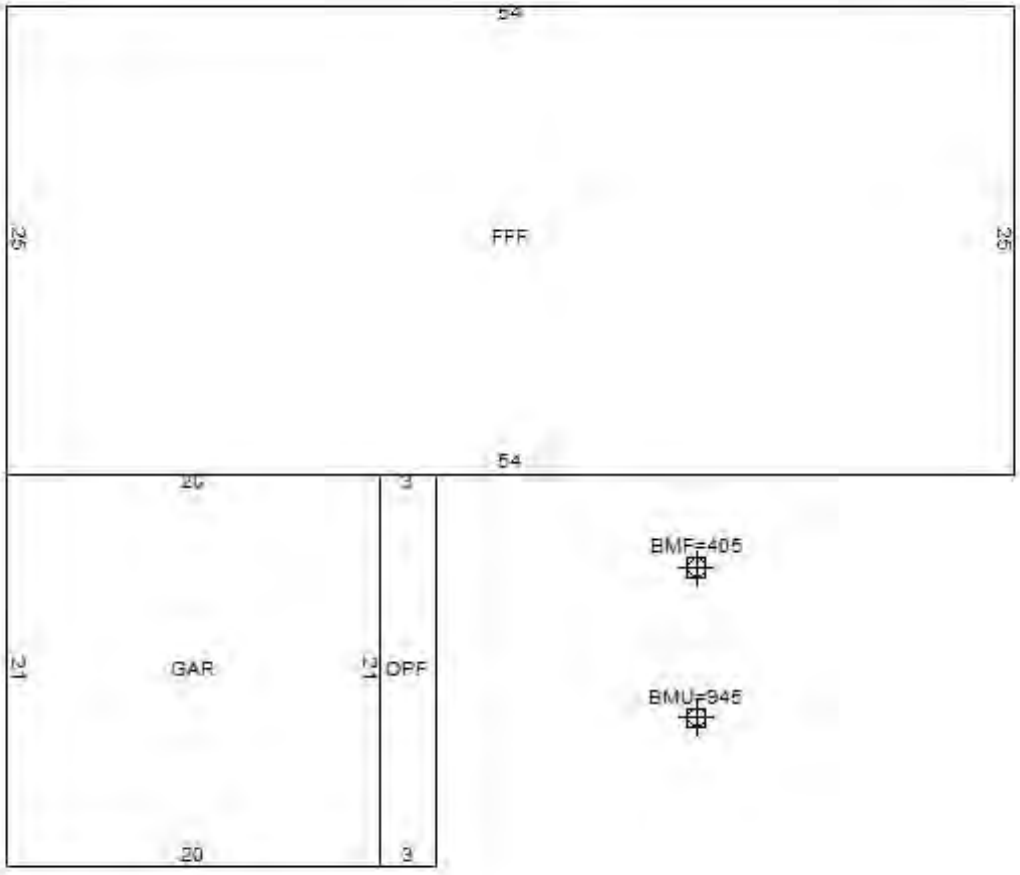
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0299** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0093**
Sq. Foot Cost: **$ 96.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	63	0.25	16
FFF	FST FLR FIN	1350	1.00	1350
GAR	GARAGE	420	0.45	189
BMF	BSMNT FINISHED	405	0.30	122
BMU	BSMNT	945	0.15	142
GLA:	**1,350**	**3,183**		**1,819**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,243**
Year Built:		**1962**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 149,800**

OWNER INFORMATION

LUTHER DANIEL P
LUTHER MEGAN M
10 MINISTERIAL DRIVE

MERRIMACK, NH 03054-3310

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2021	9431	1964	Q I	445,000	EISERMANN RALF
12/19/2005	7602	2898	U I 38	1	EISERMANN, RALF
03/29/2005	7432	1409	Q I	409,500	DAIGLE, DOUGLAS
04/08/1991	5247	1291	Q I	159,048	RUBIN, DAVID A.

PICTURE

LISTING HISTORY

03/25/21	ERVM	
06/29/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/24/08	MRUE	

NOTES

YELLOW; 2017 VINYL WINS, SKETCH 3/21 CORR DECK K & B DATED, NEW CARPETS, PLUMBING/APPLIANCE AFTER SALE PLANNING K & B UPDATES SCREEN HOUSE SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	192	12 x 16	143	10.00	40	1,098	ATT
SCREENHOUSE	100	10 x 10	220	14.00	25	770	ATT
						4,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 179,800	$ 7,200	$ 154,100
		Parcel Total:	$ 341,100
2020	$ 179,800	$ 7,200	$ 154,100
		Parcel Total:	$ 341,100
2021	**$ 232,000**	**$ 4,900**	**$ 220,100**
		Parcel Total:	**$ 457,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.026 ac	x 5,000	X	100				95 -- MILD	100	100	0	N	100	
	0.946 ac									220,100			**220,100**	

PICTURE

OWNER

LUTHER DANIEL P
LUTHER MEGAN M
10 MINISTERIAL DRIVE

MERRIMACK, NH 03054-3310

TAXABLE DISTRICTS

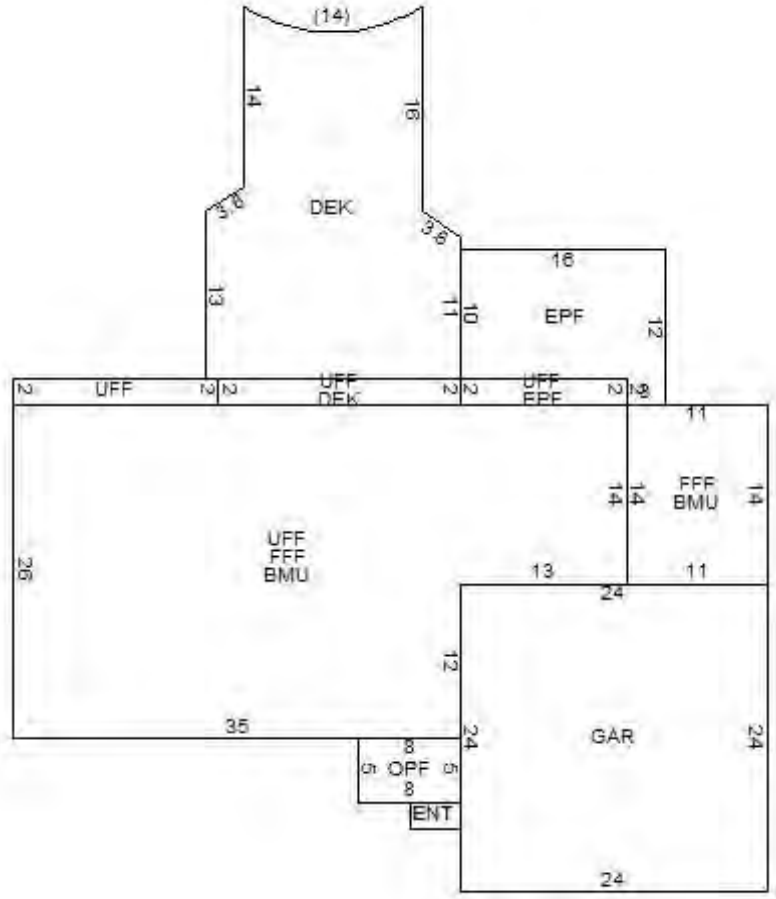
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8951** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9358**
Sq. Foot Cost: **$ 89.83**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	8	0.10	1
GAR	GARAGE	576	0.45	259
FFF	FST FLR FIN	1246	1.00	1246
BMU	BSMNT	1246	0.15	187
UFF	UPPER FLR FIN	1188	1.00	1188
OPF	OPEN PORCH	40	0.25	10
DEK	DECK/ENTRANCE	503	0.10	50
EPF	ENCLOSED	192	0.70	134
GLA:	**2,434**	**4,999**		**3,075**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 276,227**
Year Built:		**1978**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 232,000**

OWNER INFORMATION

SCIBILIA ROBIN M &
RILEY SEAN M
4 CARDINAL COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/15/2021	9483	2098	Q I	375,000	ALEXANDER JONATHAN S
10/29/2015	8803	0409	Q I	229,500	TUCKER BRIAN E
10/01/2013	8609	0616	Q I	227,000	DOW SUSAN L
04/28/2003	2003	872	U I 99	1	GAGNON, MARK R.
08/04/1986	3596	0108	Q I	120,000	DANA PATTERSON

PICTURE

LISTING HISTORY

03/11/16 MRUL
09/08/08 MRUL

NOTES

PEWTER; 3/16 MOD KIT-08;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	484	22 x 22	93	30.00	100	13,504	
RAVENCROFT	1		100	25,000.00	100	25,000	
						38,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 110,800	$ 9,900	$ 110,900
		Parcel Total:	$ 231,600
2020	$ 110,800	$ 9,900	$ 110,900
		Parcel Total:	$ 231,600
2021	**$ 144,900**	**$ 38,500**	**$ 134,500**
		Parcel Total:	**$ 317,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.117 ac	122,266	F	110	100	100	100	100 -- LEVEL	100	134,500	0	N	134,500	
	0.117 ac									134,500			**134,500**	

PICTURE

OWNER

SCIBILIA ROBIN M &
RILEY SEAN M
4 CARDINAL COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

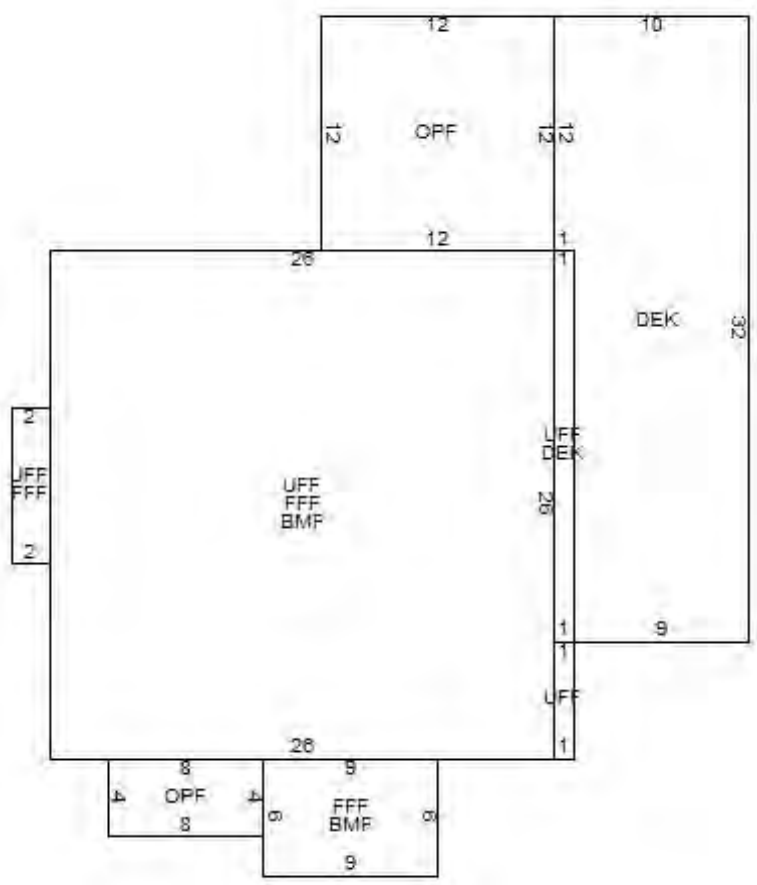
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0411** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0095**
Sq. Foot Cost: **$ 96.91**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	320	0.10	32
UFF	UPPER FLR FIN	718	1.00	718
OPF	OPEN PORCH	176	0.25	44
FFF	FST FLR FIN	746	1.00	746
BMF	BSMNT FINISHED	730	0.30	219
GLA:	**1,464**	**2,690**		**1,759**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 170,465**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 144,900**

OWNER INFORMATION

WALLACE STEVEN
WILLIAMS JENNIFER A
4 QUAILS WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9395	1262	Q I	331,000	STEWART LOGAN & BAILEY
01/17/2019	9140	2866	Q I	267,000	MCNIFF MARTHA
04/02/2015	8739	2647	Q I	217,000	CON-KULLING NERISSA
07/06/2010	8218	2117	Q I	197,000	BACHAND, DENISE
12/18/2000	6360	1752	U I 31	2,667	EASEMENT FROM B

PICTURE

LISTING HISTORY

02/24/21	ERVM	
03/22/16	MRUM	VERIFY SALE
09/20/10	MRUM	
09/22/08	MRUL	

NOTES

TAN; XFIXT=SINK; 7/10 REMODELED KIT-SOLID QUARTZ COUNTERS/HW FLRS; RAVENCROFT CONDO PLD; 2 GAS STOVES, NEW KIT; 3/16 PU SPLIT AC SYS; 2/21 KIT BATH UPDATED STATES SOME HDWD FLOORING HEAT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	288	12 x 24	116	30.00	60	6,013	SHARED W/#3
RAVENCROFT	1		100	25,000.00	100	25,000	
						31,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,400	$ 4,400	$ 111,700
		Parcel Total:	$ 224,500
2020	$ 108,400	$ 4,400	$ 111,700
		Parcel Total:	$ 224,500
2021	**$ 151,100**	**$ 31,000**	**$ 136,500**
		Parcel Total:	**$ 318,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.131 ac	124,133	F	110	100	100	100	100 -- LEVEL	100	136,500	0	N	136,500	
	0.131 ac									136,500			**136,500**	

PICTURE

OWNER

WALLACE STEVEN
WILLIAMS JENNIFER A
4 QUAILS WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

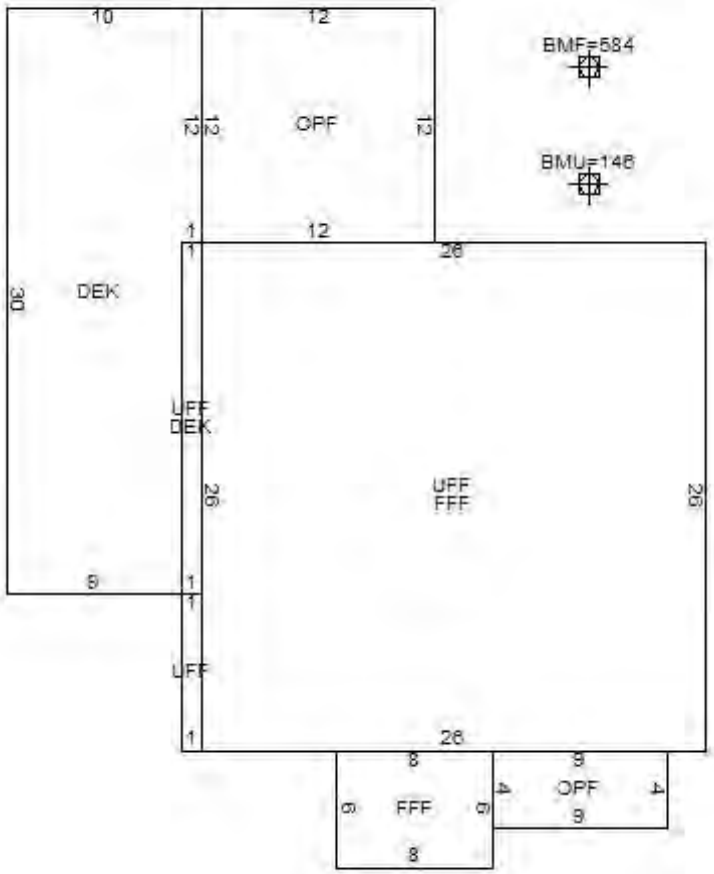
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/10/15		DECK	

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0534** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0416**
Sq. Foot Cost: **$ 99.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	702	1.00	702
FFF	FST FLR FIN	724	1.00	724
OPF	OPEN PORCH	180	0.25	45
DEK	DECK/ENTRANCE	300	0.10	30
BMF	BSMNT FINISHED	584	0.30	175
BMU	BSMNT	146	0.15	22
GLA:	**1,426**	**2,636**		**1,698**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,783**
Year Built:		**1986**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 151,100**

OWNER INFORMATION

RYDER GERIANNE
RYDER TIMOTHY
4 GROUSE LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	2342	Q I	275,000	MILHALICK STEPHEN G
09/05/2012	8467	0703	Q I	158,933	ROCCA, THEODORE D & SY
02/08/2000	6212	1005	Q I	128,900	CRONIN, ELIZABE
01/24/1994	5517	0907	Q I	99,500	AUCOIN, JOSEPH
10/01/1991	5286	0439	U I 99	1	FEDERAL HOME LO

PICTURE

LISTING HISTORY

02/24/21	ERVM	
07/09/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/04/08	MRUE	

NOTES

2018 KERO HT BMT, 2/21 N O H PU MINI SPLITS CORR MEAS, SKETCH, CORR MEAS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1 STY	308	14 x 22	112	30.00	100	10,349	
RAVENCROFT	1		100	25,000.00	100	25,000	
						38,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 88,400	$ 10,600	$ 107,700
		Parcel Total:	$ 206,700
2020	$ 88,400	$ 10,600	$ 107,700
		Parcel Total:	$ 206,700
2021	**$ 125,700**	**$ 38,300**	**$ 126,900**
		Parcel Total:	**$ 290,900**

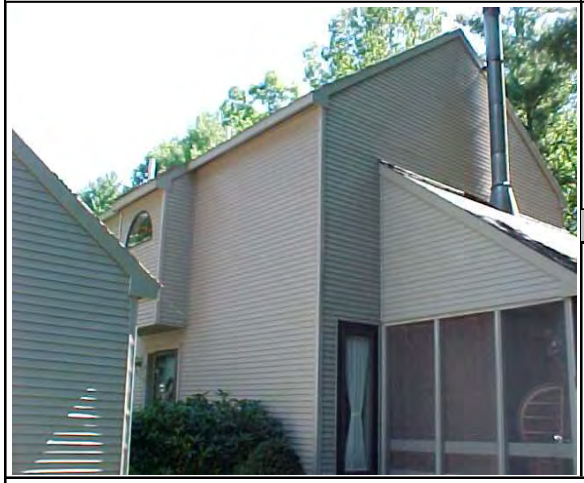
LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.079 ac	115,333	F	110	100	100	100	100 -- LEVEL	100	126,900	0	N	126,900	
	0.079 ac									126,900			**126,900**	

PICTURE



OWNER

RYDER GERIANNE
RYDER TIMOTHY
4 GROUSE LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

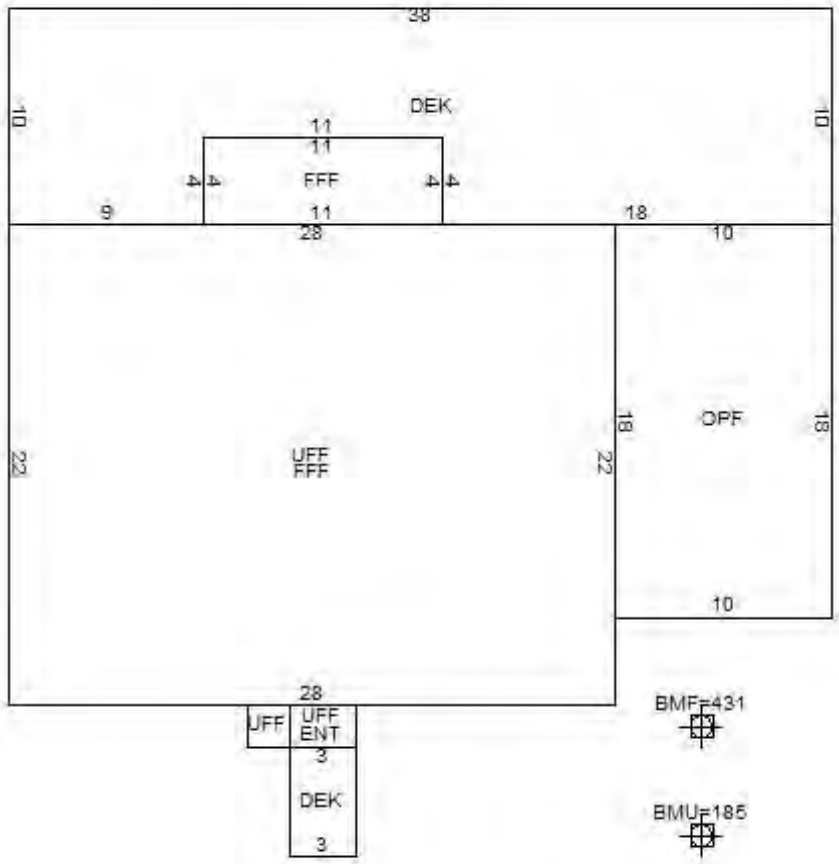
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0937** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0605**
Sq. Foot Cost: **$ 101.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	660	1.00	660
OPF	OPEN PORCH	180	0.25	45
UFF	UPPER FLR FIN	626	1.00	626
ENT	ENTRY WAY	6	0.10	1
BMF	BSMNT FINISHED	431	0.30	129
BMU	BSMNT	185	0.15	28
DEK	DECK/ENTRANCE	351	0.10	35
GLA:	**1,286**	**2,439**		**1,524**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,143**
Year Built:		**1985**
Condition For Age:	AVERAGE	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 125,700**

OWNER INFORMATION

FRY STEPHEN & ROSEMARIE REVOC TR

FRY STEPHEN A & ROSEMARIE TRUSTEES

5 MOCKINGBIRD COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2021	9469	2447	Q I	360,000	GILLIS JOHN J
04/13/1987	4070	0248	U I 99	1	CORRECTIVE WARR
08/16/1985	3361	0788	U I 99	1	DANA PATTERSON
03/28/1982	3006	0660	U I 99	1	DANA PATTERSON

PICTURE

LISTING HISTORY

07/21/21	LMHC	
07/09/18	MRUL	
05/17/18	INSP	MARKED FOR INSPECTION
04/10/14	MRPL	
09/05/08	MRUM	

NOTES

TAN, 2014 REVISE DECK 2018 MKB, GRANITE, SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
RAVENCROFT	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,600	$ 3,000	$ 110,800
		Parcel Total:	$ 223,400
2020	$ 109,600	$ 3,000	$ 110,800
		Parcel Total:	$ 223,400
2021	**$ 150,000**	**$ 28,000**	**$ 134,100**
		Parcel Total:	**$ 312,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.114 ac	121,866	F	110	100	100	100	100 -- LEVEL	100	134,100	0	N	134,100	
	0.114 ac									134,100			**134,100**	

PICTURE

OWNER

FRY STEPHEN & ROSEMARIE REVO
FRY STEPHEN A & ROSEMARIE TRUSTEES
5 MOCKINGBIRD COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

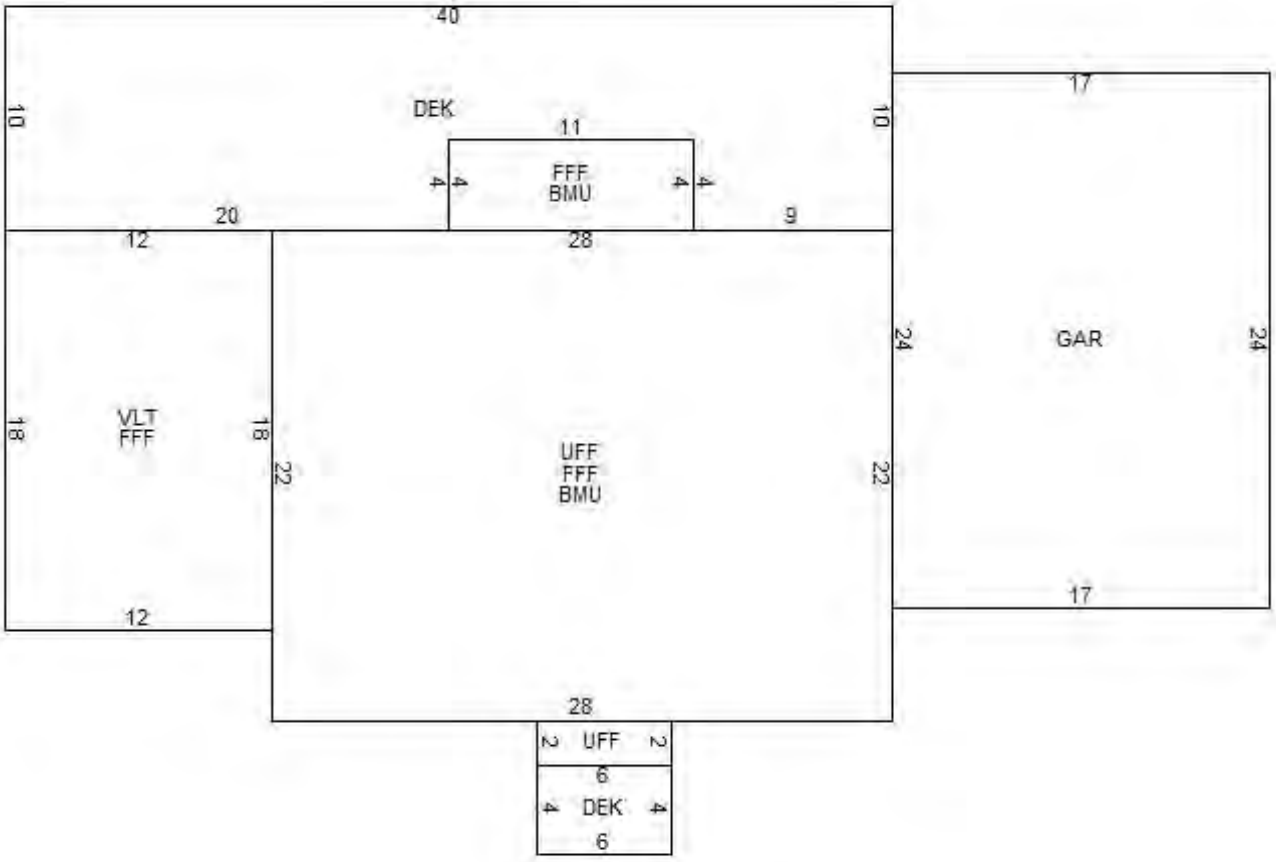
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/31/13		ALTERATION	REPLACE ENTRY STEPS

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0268** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9562**
Sq. Foot Cost: **$ 91.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	876	1.00	876
BMU	BSMNT	660	0.15	99
VLT	VAULTED	216	0.05	11
UFF	UPPER FLR FIN	628	1.00	628
DEK	DECK/ENTRANCE	380	0.10	38
GAR	GARAGE	408	0.45	184
GLA:	**1,504**	**3,168**		**1,836**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 168,526**
Year Built:		**1985**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 150,000**

OWNER INFORMATION

FAULHEFER MATTHEW JAMES
FAULHEFER TIFFANY THERESA
10 OWLS CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/06/2021	9493	1504	Q I	369,500	HANLON GARY J
10/18/2019	9222	422	U I 38	1	HANLON GARY J
06/03/2016	8862	0131	Q I	250,000	HARVEY ROBERT R &
09/09/1999	6155	0578	U I 31	2,700	EASEMENT FROM H
07/26/1999	6134	1909	Q I	129,000	TRAURIG, SCOTT

PICTURE

LISTING HISTORY

07/18/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	ERHC	
05/25/16	INSP	MARKED FOR INSPECTION
09/08/08	MRUM	

NOTES

TAN; WOB;7/16 PU FPL, GEN, EST FIX COUNT,OPF, FLOORING PER MLS;,EPF TO FFF=HEAT 2019 SKETCH NEW PIC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
RAVENCROFT	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 130,700	$ 3,000	$ 110,900
		Parcel Total:	$ 244,600
2020	$ 130,200	$ 3,000	$ 110,900
		Parcel Total:	$ 244,100
2021	**$ 169,600**	**$ 28,000**	**$ 134,300**
		Parcel Total:	**$ 331,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.116 ac	122,133	F	110	100	100	100	100 -- LEVEL	100	134,300	0	N	134,300	
	0.116 ac									134,300			**134,300**	

PICTURE

OWNER

FAULHEFER MATTHEW JAMES
FAULHEFER TIFFANY THERESA
10 OWLS CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

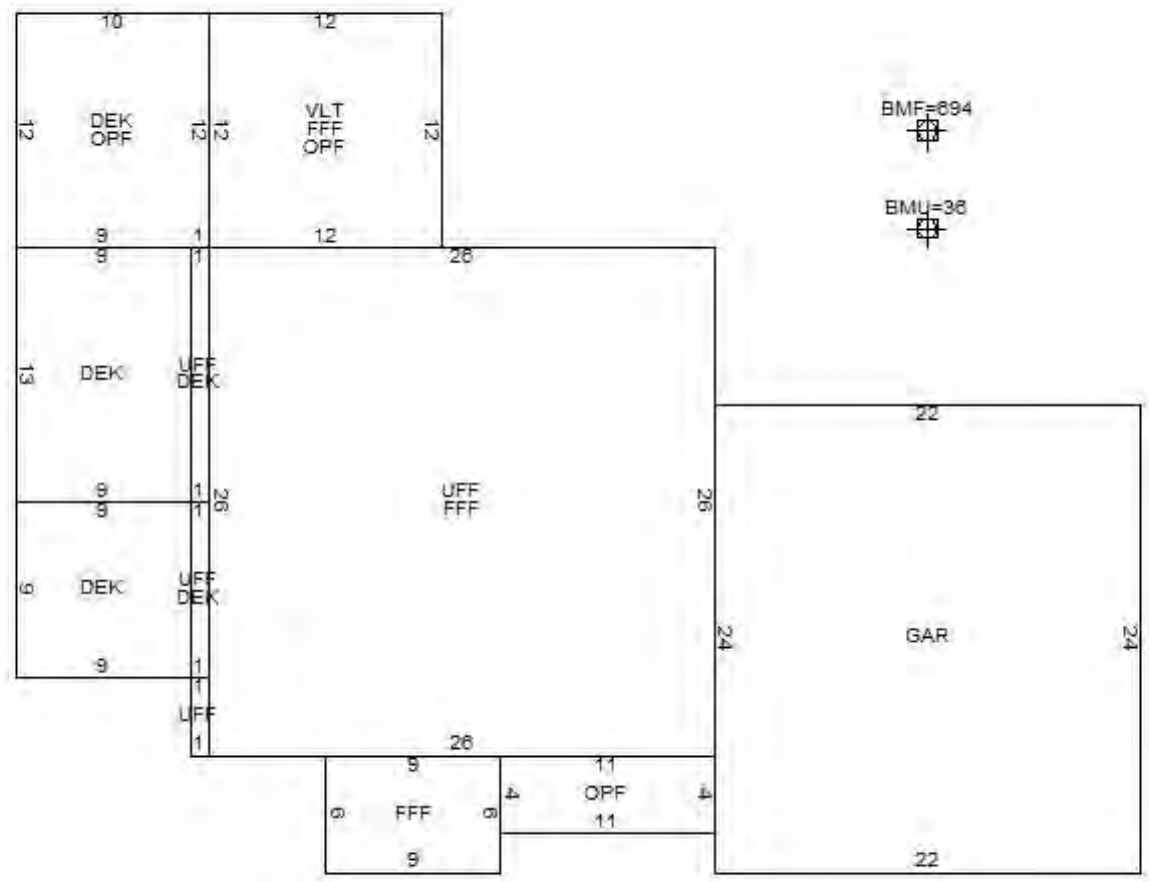
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **9**
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9797** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9687**
Sq. Foot Cost: **$ 93.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	694	0.30	208
BMU	BSMNT	36	0.15	5
FFF	FST FLR FIN	874	1.00	874
OPF	OPEN PORCH	308	0.25	77
VLT	VAULTED	144	0.05	7
DEK	DECK/ENTRANCE	340	0.10	34
GAR	GARAGE	528	0.45	238
UFF	UPPER FLR FIN	702	1.00	702
GLA:	**1,576**	**3,626**		**2,145**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 199,485**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 169,600**

OWNER INFORMATION

BYER NICOLE KRISTINE

3 PARTRIDGE LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/05/2021	9450	724	Q I	370,000	GRAHAM ROBERT F
04/04/2006	7653	2849	Q I	225,600	PROCTOR, BARBARA
01/30/2003	6854	1006	U I 38	1	PROCTOR, DONALD
10/01/1988	4988	0029	Q I	135,900	KILCOYNE, ROBER

PICTURE

LISTING HISTORY

07/16/21	LMHC	
07/18/19	MRUM	
04/17/19	MRPM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/08/08	MRUM	

NOTES

TAN; CATH-C//PU EPF, FPL 19 2019 EXTENSIVE RENOS 2017 CUSTOM FARMHOUSE KIT, QUARTZ COUNTERS, DESIGNER BACKSPLASH,W/ PENINSULA=A1/MODERN BATHS PU HW TILE 3 BDRM 3BATH AC NEW PIC SKETCH, NEWER ROOF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	484	22 x 22	93	30.00	100	13,504	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
RAVENCROFT	1		100	25,000.00	100	25,000	
						41,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 97,500	$ 12,300	$ 110,100
		Parcel Total:	$ 219,900
2020	$ 104,800	$ 12,900	$ 110,100
		Parcel Total:	$ 227,800
2021	**$ 156,700**	**$ 41,500**	**$ 132,100**
		Parcel Total:	**$ 330,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.101 ac	120,133	F	110	100	100	100	100 -- LEVEL	100	132,100	0	N	132,100	
	0.101 ac									132,100			**132,100**	

PICTURE

OWNER

BYER NICOLE KRISTINE

3 PARTRIDGE LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

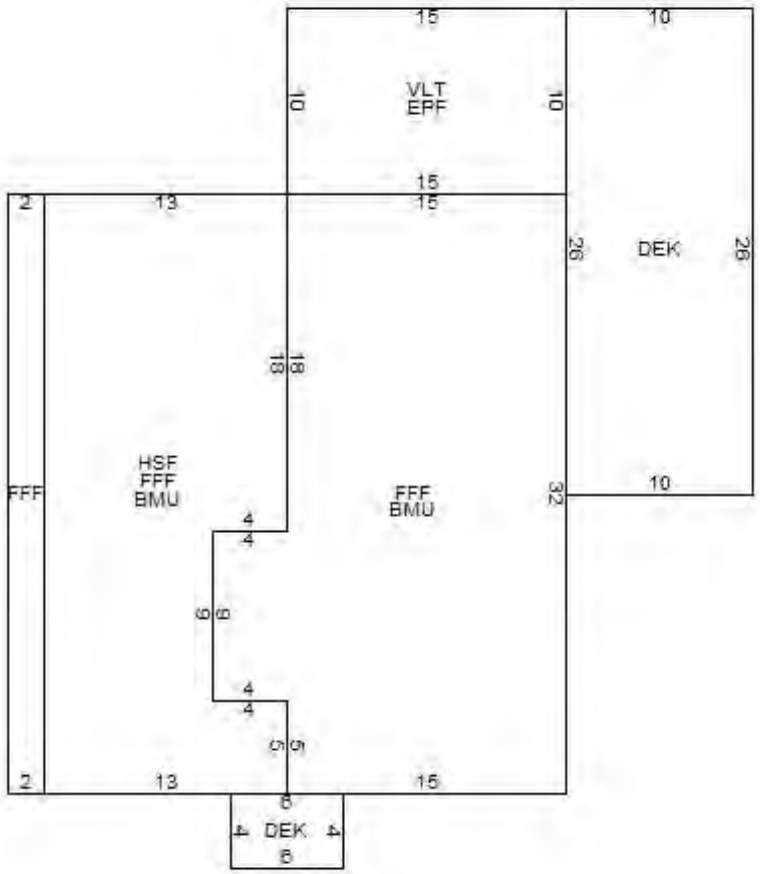
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/18		SUNROOM/MUDRM/E	10X15 THREE SEASON

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 50.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1211** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2448**
Sq. Foot Cost: **$ 119.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	896	0.15	134
HSF	1/2 STRY FIN	380	0.50	190
DEK	DECK/ENTRANCE	284	0.10	28
VLT	VAULTED	150	0.05	8
EPF	ENCLOSED	150	0.70	105
FFF	FST FLR FIN	960	1.00	960
GLA:	**1,150**	**2,820**		**1,425**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 170,288**
Year Built:		**1985**
Condition For Age:	EXCELLENT	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 156,700**

OWNER INFORMATION

FURTADO SHARON
FURTADO AMANDA
15 WINDING BROOK LANE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/03/2021	9420	477	Q I	310,000	RANKINS KEVIN &
06/22/2020	9309	2396	U I 40	1	SIESTA HOMES LLC
10/26/2016	8911	1017	U I 37	155,000	BANK OF NEW YORK
08/19/2016	8887	2536	U I 51	137,225	DALTON JONATHAN A
08/29/2003	7051	1449	Q I	196,000	KILROY, SANDRA M

PICTURE

LISTING HISTORY

03/25/21	ERVM	
06/10/15	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
09/08/08	MRVM	

NOTES

WD.STV.HK.UP 2016 MKB/HARD TILE AND BAMBOO FLOORS/RENOV
AFTER SALE 3/21 N O H NEWER WINS EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
WINDING BROOK	1		100	142,000.00	100	142,000	
						145,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 119,200	$ 78,000	$ 0
		Parcel Total: $ 197,200	
2020	$ 119,200	$ 78,000	$ 0
		Parcel Total: $ 197,200	
2021	**$ 161,000**	**$ 145,000**	**$ 0**
		Parcel Total: $ 306,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FURTADO SHARON
FURTADO AMANDA
15 WINDING BROOK LANE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

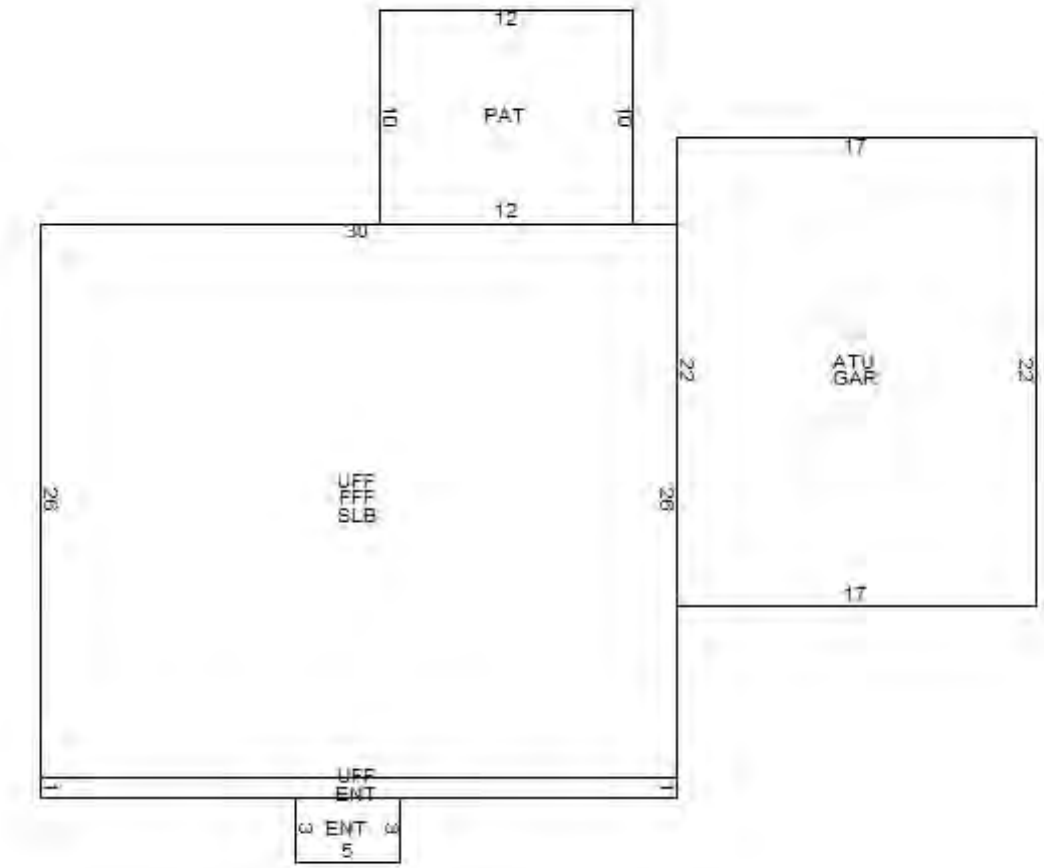
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0311** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0888**
Sq. Foot Cost: **$ 104.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	810	1.00	810
FFF	FST FLR FIN	780	1.00	780
SLB	SLB	780	0.00	0
ENT	ENTRY WAY	45	0.10	5
ATU	ATTIC	374	0.10	37
GAR	GARAGE	374	0.45	168
PAT	PATIO	120	0.10	12
GLA:	**1,590**	**3,283**		**1,812**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 189,408**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 161,000**

OWNER INFORMATION

YOUNG TREVOR L
YOUNG MEGAN C
53 MALLAD POINT RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/29/2021	9462	1064	Q I	530,000	BUREAU CHAD
06/19/2013	8573	0767	Q I	309,000	LOVETT JOHN M & KARA M
04/03/2007	7828	1217	Q I	368,000	SIRVA RELOCATION

PICTURE

LISTING HISTORY

06/19/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/30/07	MRVR	INFO AT DOOR

NOTES

GRY; 2017 NEW SIDING, IRRIGATION, LN TO, ENT, REAR PATIO EST FROM MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
LEAN-TO	48	12 x 4	393	4.00	80	604	
MALLARD POINT	1		100	75,000.00	100	75,000	
						80,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 178,500	$ 4,800	$ 135,000
		Parcel Total:	$ 318,300
2020	$ 178,500	$ 4,800	$ 135,000
		Parcel Total:	$ 318,300
2021	**$ 238,300**	**$ 80,300**	**$ 188,600**
		Parcel Total:	**$ 507,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.340 ac	157,142	G	120	100	100	100	100 -- LEVEL	100	188,600	0	N	188,600	
	0.340 ac									188,600			**188,600**	

PICTURE

OWNER

YOUNG TREVOR L
YOUNG MEGAN C
53 MALLAD POINT RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

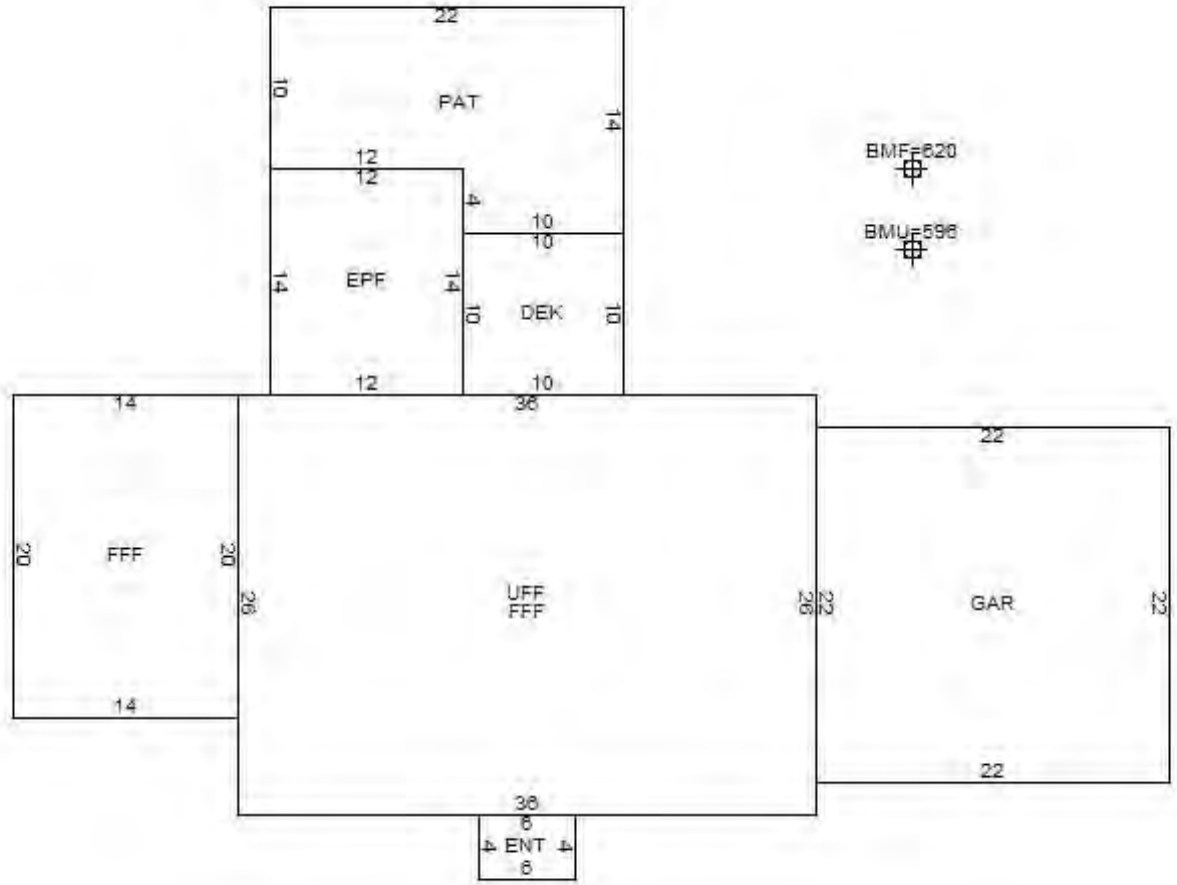
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9142** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9847**
Sq. Foot Cost: **$ 94.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	260	0.10	26
FFF	FST FLR FIN	1216	1.00	1216
GAR	GARAGE	484	0.45	218
EPF	ENCLOSED	168	0.70	118
DEK	DECK/ENTRANCE	100	0.10	10
BMF	BSMNT FINISHED	620	0.30	186
BMU	BSMNT	596	0.15	89
ENT	ENTRY WAY	24	0.10	2
UFF	UPPER FLR FIN	936	1.00	936
GLA:	**2,152**	**4,404**		**2,801**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 264,779**
Year Built:		**1996**
Condition For Age:	VERY GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 238,300**

OWNER INFORMATION

KULAHLIAN KRISTEN E
MACKEY ANDREW & MACKEY GEORGE F
36 WIRE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/24/2021	9444	117	Q I	425,000	WROBLEWSKI CAROL A
10/15/2009	8143	2299	U I 38	1	WROBLEWSKI, CAROL

PICTURE

LISTING HISTORY

06/14/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/19/07	MRVL	

NOTES

PEACH;ONE MONITOR, ONE FLUE, ONE NEW STACK; 2 WD.STV.HK.UPS, WHITE CABS/GRANITE COUNTERS/TILE BACKSPLASH IN KITCH, MODERN BATH, TILED SHOWER

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 136,400	$ 3,000	$ 135,000
		Parcel Total:	$ 274,400
2020	$ 136,400	$ 3,000	$ 135,000
		Parcel Total:	$ 274,400
2021	**$ 177,200**	**$ 3,000**	**$ 190,500**
		Parcel Total:	**$ 370,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.701 ac	190,478	E	100	100	100	100	100 -- LEVEL	100	190,500	0	N	190,500	
	0.701 ac									190,500			**190,500**	

PICTURE

OWNER

KULAHLIAN KRISTEN E
MACKEY ANDREW & MACKEY GEORGE F
36 WIRE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

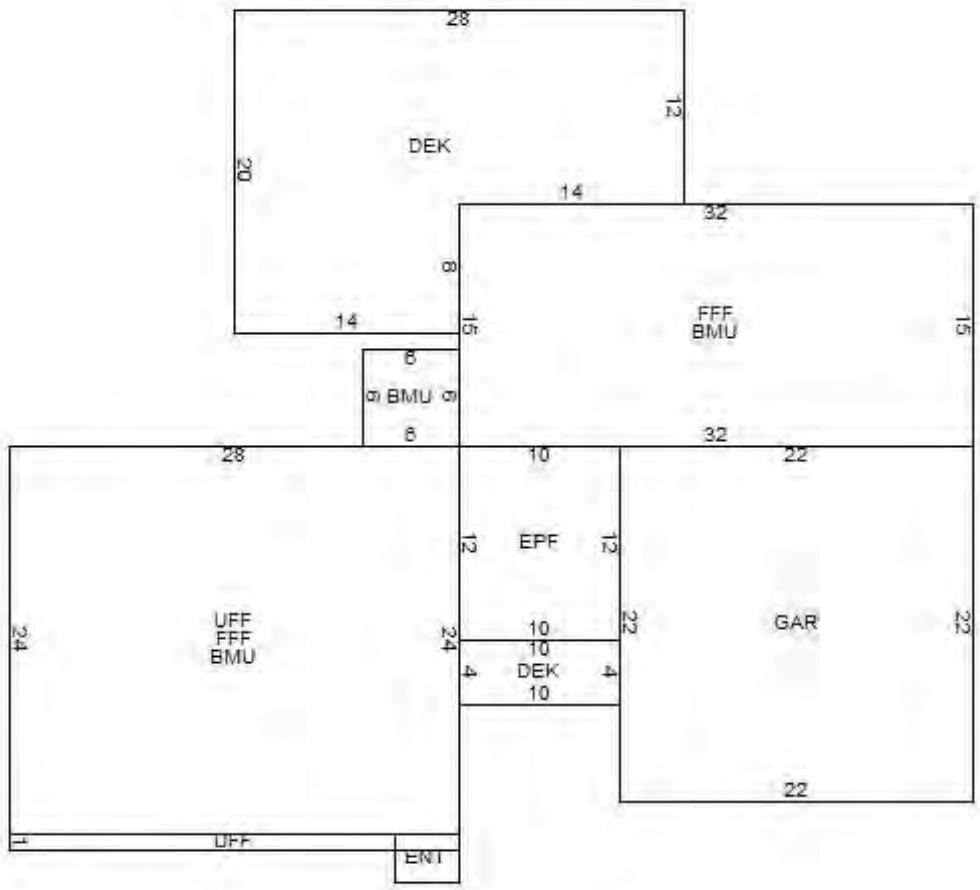
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GARRISON**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9519** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9449**
Sq. Foot Cost: **$ 90.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	700	1.00	700
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1188	0.15	178
EPF	ENCLOSED	120	0.70	84
GAR	GARAGE	484	0.45	218
DEK	DECK/ENTRANCE	488	0.10	49
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,852**	**4,144**		**2,382**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,071**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 177,200**

OWNER INFORMATION

ROTH DIANE
ROTH MICHAEL
11 COLLINS AVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	719	Q I	335,000	CARDILLO A & J 2011 TRUST
05/18/2011	8318	1767	U I 38	1	CARDILLO, ANTONIO + JO
08/27/1976	2477	305	Q I	1	??

PICTURE

LISTING HISTORY

06/15/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/09/07	MRVM	

NOTES

GRN;WD.STV.HK.UP, CANOPY ON OLD CARD EST.AS OPF 2017 SKETCH ADJ

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,700	$ 3,000	$ 131,700
		Parcel Total:	$ 226,400
2020	$ 91,700	$ 3,000	$ 131,700
		Parcel Total:	$ 226,400
2021	**$ 132,300**	**$ 3,000**	**$ 197,000**
		Parcel Total:	**$ 332,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.455 ac	179,047	F	110	100	100	100	100 -- LEVEL	100	197,000	0	N	197,000	
	0.455 ac									197,000			**197,000**	

PICTURE

OWNER

ROTH DIANE
ROTH MICHAEL
11 COLLINS AVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

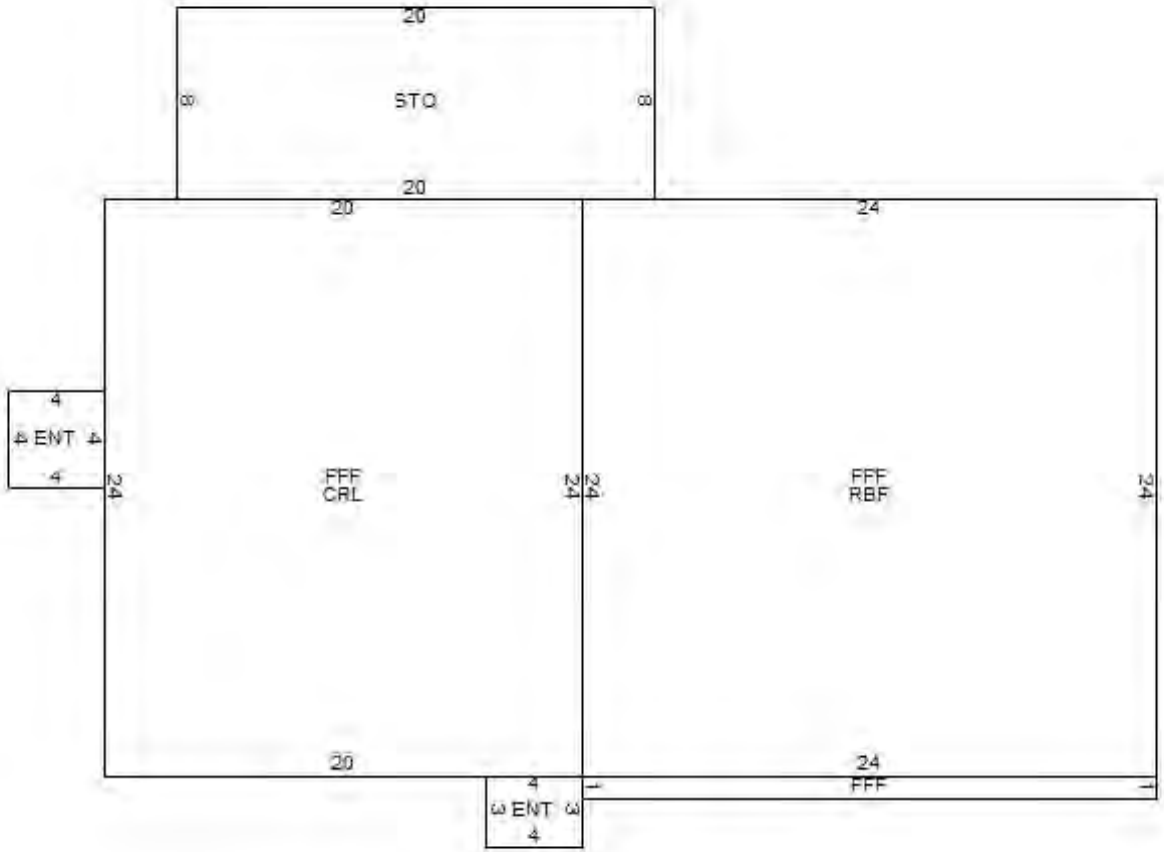
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0800** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1048**
Sq. Foot Cost: **$ 106.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1080	1.00	1080
RBF	RAISED BSMNT	576	0.75	432
CRL	CRAWL SPACE	480	0.05	24
STO	STORAGE AREA	160	0.25	40
ENT	ENTRY WAY	28	0.10	3
GLA:	**1,080**	**2,324**		**1,579**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 167,469**
Year Built:		**1973**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 132,300**

OWNER INFORMATION

RAYMOND GRANTHAM
BARNETT AMY
72 WOODWARD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/23/2020	9368	2866	Q I	485,000	CHANN BIEN &
12/16/2005	7602	0590	Q I	442,000	MCCALL, JONATHAN
11/14/2005	7583	0338	U I 99		MCCALL, JONATHAN
04/25/2005	7448	2000	U I 99		MCCALL, JONATHAN
03/03/2005	7418	0916	Q I	419,934	BUSCH PROPERTIES

PICTURE

LISTING HISTORY

03/03/21	ERVX	
08/25/15	MRUM	MARKED FOR INSPECTION
07/26/07	MRUM	
06/16/03	MRUR	
07/06/00	MRUL	

NOTES

GREY; CATH-C PELLET/GAS STOVE/POOL NV, DEL DECK ADD SKETCH, AVG COND 15//R-1 ZONING -250 FFX2-CHNGED FROM 600 TO 500 3/21 REFUSED Q'S AND MEAS LIST = DATA EST

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-ABOVE GROUND	452	1 x 452	95	6.00	0	0	24'-NV
						3,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 196,800	$ 3,000	$ 243,500
		Parcel Total:	$ 443,300
2020	$ 196,800	$ 3,000	$ 243,500
		Parcel Total:	$ 443,300
2021	**$ 255,800**	**$ 3,000**	**$ 306,200**
		Parcel Total:	**$ 565,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	5.580 ac	x 5,000	X	100				95 -- MILD	80	21,200	0	N	21,200	WET
1F RES	500.000 ff	x 200	X	100				95 -- MILD	80	76,000	0	N	76,000	WET/LTD
	6.500 ac									306,200			**306,200**	

PICTURE

OWNER

RAYMOND GRANTHAM
BARNETT AMY
72 WOODWARD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

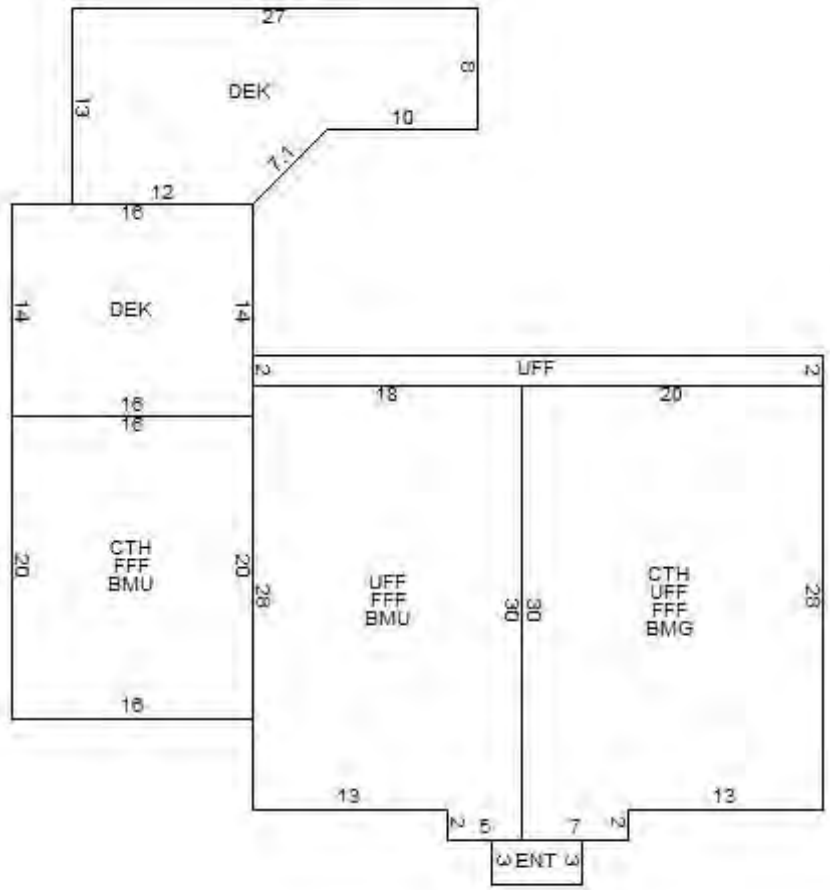
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9031** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0612**
Sq. Foot Cost: **$ 101.87**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	513	0.10	51
CTH	CATHEDRAL	894	0.10	89
FFF	FST FLR FIN	1408	1.00	1408
BMU	BSMNT	834	0.15	125
UFF	UPPER FLR FIN	1164	1.00	1164
BMG	BASEMENT	574	0.20	115
ENT	ENTRY WAY	18	0.10	2
GLA:	**2,572**	**5,405**		**2,954**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 300,924**
Year Built:		**1999**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 255,800**

OWNER INFORMATION

BAECHLE BORROTO ERICA R
BORROTO CLEMENTE F
75 LAWRENCE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/31/2021	9448	1621	Q I	450,000	TUOVILA ALICIA M
07/27/2015	8774	1409	U I 49	249,000	LOUKIDES RENEE C
08/11/2003	7030	2118	Q I	255,000	DUBE, FRANCIS H
06/12/2001	6437	1974	Q I	199,900	LAMBERT, RICHARD

PICTURE

LISTING HISTORY

07/16/21	LMHC	
10/07/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
04/07/11	MRPR	
07/07/00	LMUL	
06/30/00	LMUM	

NOTES

RED 2019 NEW PIC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
						4,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 155,800	$ 4,200	$ 135,000
		Parcel Total:	$ 295,000
2020	$ 155,900	$ 4,200	$ 135,000
		Parcel Total:	$ 295,100
2021	**$ 217,900**	**$ 4,700**	**$ 192,000**
		Parcel Total:	**$ 414,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES	0.395 ac	x 5,000	X	100				100 -- LEVEL	100	2,000	0	N	2,000	
	1.315 ac									192,000			**192,000**	

PICTURE

OWNER

BAECHLE BORROTO ERICA R
BORROTO CLEMENTE F
75 LAWRENCE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

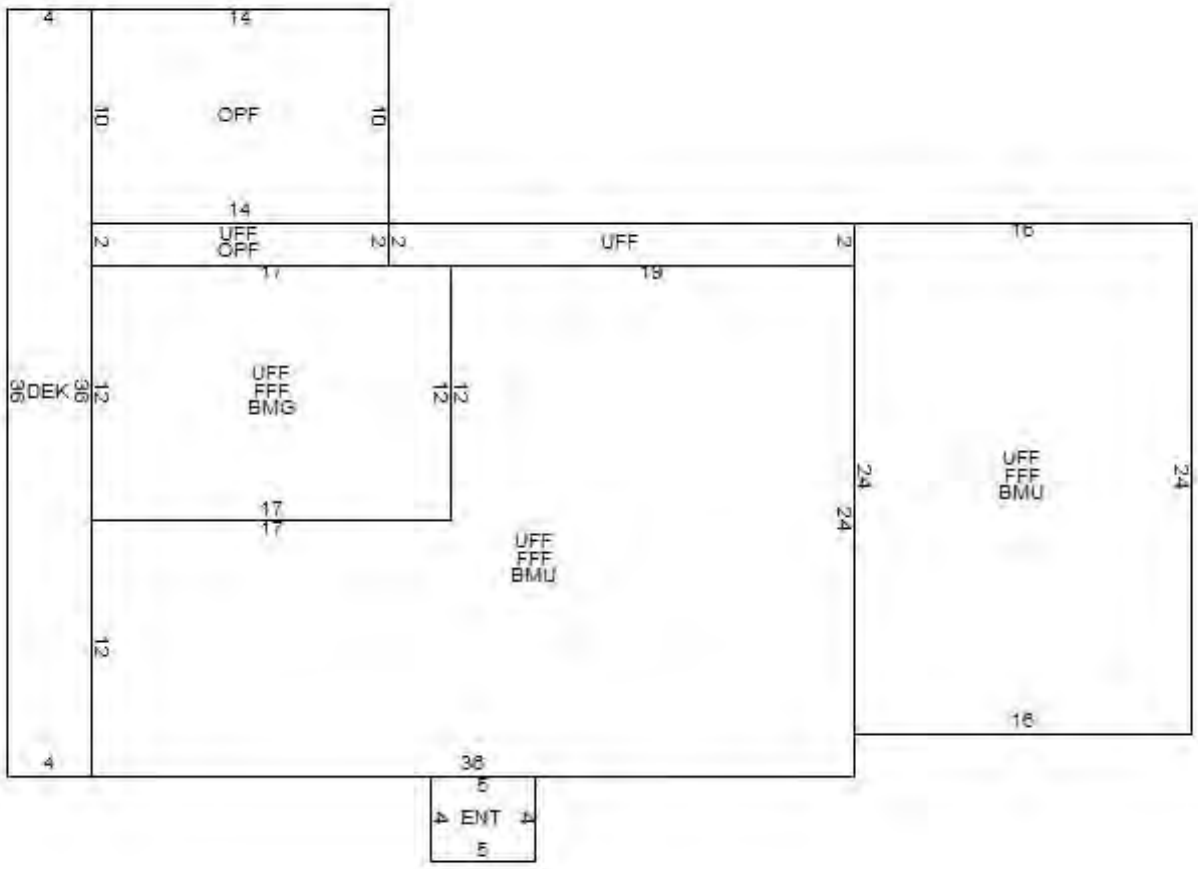
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY GAMBREL**
Roof: **GAMBREL/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9125** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9925**
Sq. Foot Cost: **$ 95.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	144	0.10	14
BMU	BSMNT	1044	0.15	157
UFF	UPPER FLR FIN	1320	1.00	1320
FFF	FST FLR FIN	1248	1.00	1248
BMG	BASEMENT	204	0.20	41
ENT	ENTRY WAY	20	0.10	2
OPF	OPEN PORCH	168	0.25	42
GLA:	**2,568**	**4,148**		**2,824**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 269,071**
Year Built:		**1973**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:	WH	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 217,900**

OWNER INFORMATION

MASTROLIA DENNIS J
MASTROLIA KATHLEEN A
18 POWERS CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	924	Q I	595,000	NUNEZ ROBERT J
08/22/2005	7529	1509	Q I	490,000	COUSINEAU, STEPH
11/22/2004	7362	2872	U I 99	493,275	BUILD SAVVY, LLC
05/28/2004	7246	676	U V 99	145,000	DESPATHY, ROBERT
06/13/2003	7005	2876	U V 99		DESPATHY, ROBERT

PICTURE

LISTING HISTORY

03/03/21	ERVM	
10/04/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
05/03/16	MRPM	
03/25/10	MRUR	
02/08/07	MRUR	

NOTES

WHITE; PLAN#1225/LOT 5// 39662 SF INBEDFORD//ADD 1350 SF FIN BMT FOR 4/10//FOR 4/09 DRYWALL JUST STARTING 4/1/09//OWNER SAID FIN ALL OF BMT EXCEPT FOR BOILER ROOM AND CLOSET AREAS ETC; 5/11 4-SALE AP $538,900; 2019 EPF RADON SYS , 8/20 ADDED FIN BMT BACK AS ENTIRE BASEMENT WAS REMOVED IN ERROR DURING DATA ENTRY IN 2019, 7/20 FOR SALE AP $649,900 3/21 N O H EXT GD SKETCH ADJ

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1.5 STY	676	26 x 26	84	34.00	100	19,307	STO LOFT ABV
						22,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 290,500	$ 17,800	$ 186,600
		Parcel Total:	$ 494,900
2020	$ 297,600	$ 17,800	$ 195,700
		Parcel Total:	$ 511,100
2021	**$ 355,400**	**$ 22,300**	**$ 251,600**
		Parcel Total:	**$ 629,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	H	130	100	100	100	95 -- MILD	100	247,000	0	N	247,000	
1F RES	1.077 ac	x 5,000	X	100				95 -- MILD	90	4,600	0	N	4,600	WET
	1.997 ac									251,600			**251,600**	

PICTURE

OWNER

MASTROLIA DENNIS J
MASTROLIA KATHLEEN A
18 POWERS CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

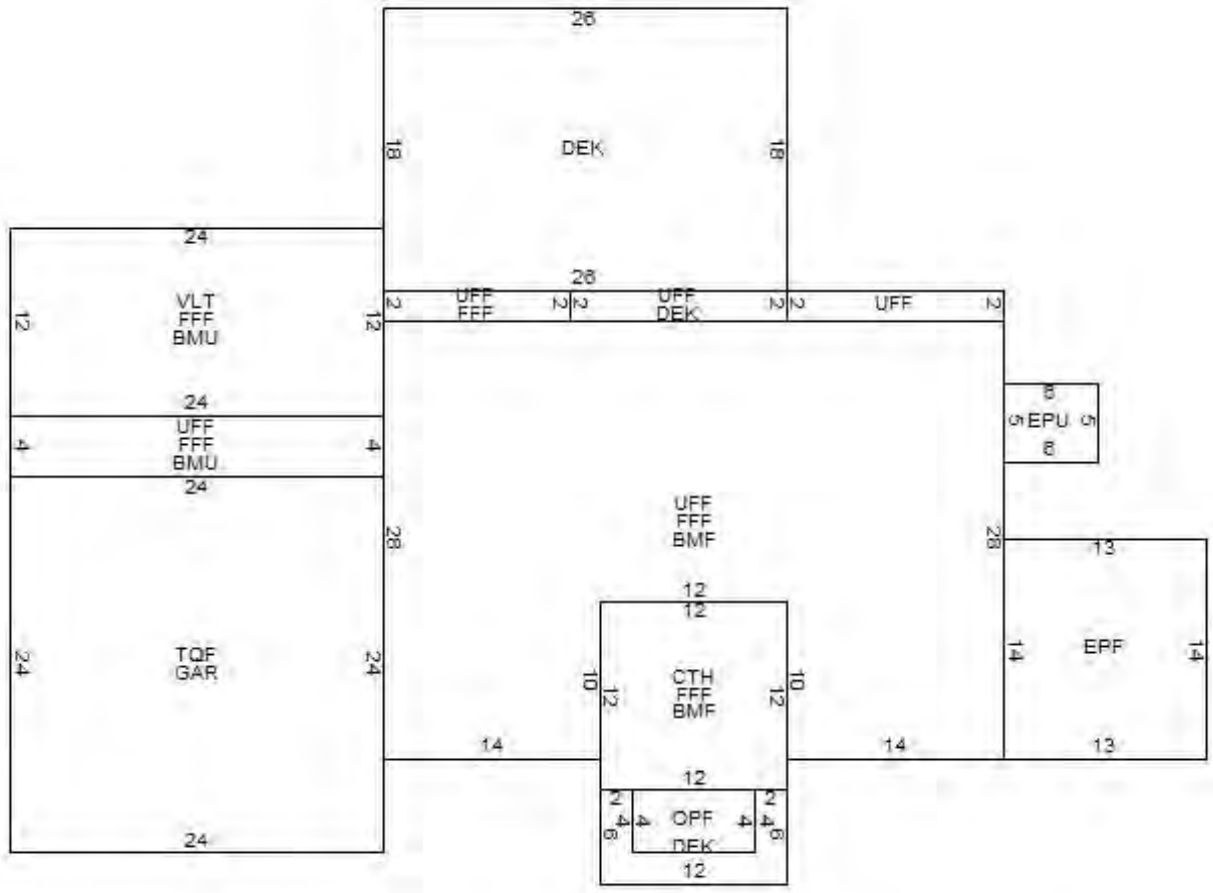
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/05/17		SEPTIC	
05/05/15		GARAGE	2 CAR DETACHED

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8482** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0162**
Sq. Foot Cost: **$ 97.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	144	0.10	14
DEK	DECK/ENTRANCE	536	0.10	54
EPF	ENCLOSED	182	0.70	127
VLT	VAULTED	288	0.05	14
EPU	COVERED BSMNT	30	0.35	11
TQF	3/4 STRY FIN	576	0.75	432
GAR	GARAGE	576	0.45	259
BMF	BSMNT FINISHED	1144	0.30	343
OPF	OPEN PORCH	32	0.25	8
UFF	UPPER FLR FIN	1176	1.00	1176
FFF	FST FLR FIN	1552	1.00	1552
BMU	BSMNT	384	0.15	58
GLA:	**3,160**	**6,620**		**4,048**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 394,923**
Year Built:		**2004**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 355,400**

OWNER INFORMATION

WOJTKIEWICZ DANIEL
PETERSON CHRISTINA L
1 HARVEST CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/22/2020	9399	2880	Q I	549,500	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL

PICTURE

LISTING HISTORY

02/11/21 IKVM
05/04/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20; FNDTN WAS PUT IN AFTER 4/1/20; 2/21 INT VBO; HSE COMPLETE; PU ATU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 118,500
		Parcel Total:	$ 118,500
2020	$ 0	$ 0	$ 131,700
		Parcel Total:	$ 131,700
2021	**$ 348,400**	**$ 28,000**	**$ 179,100**
		Parcel Total:	**$ 555,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.233 ac	137,733	H	130	100	100	100	100 -- LEVEL	100	179,100	0	N	179,100	
	0.233 ac									179,100			**179,100**	

PICTURE

OWNER

WOJTKIEWICZ DANIEL
PETERSON CHRISTINA L
1 HARVEST CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

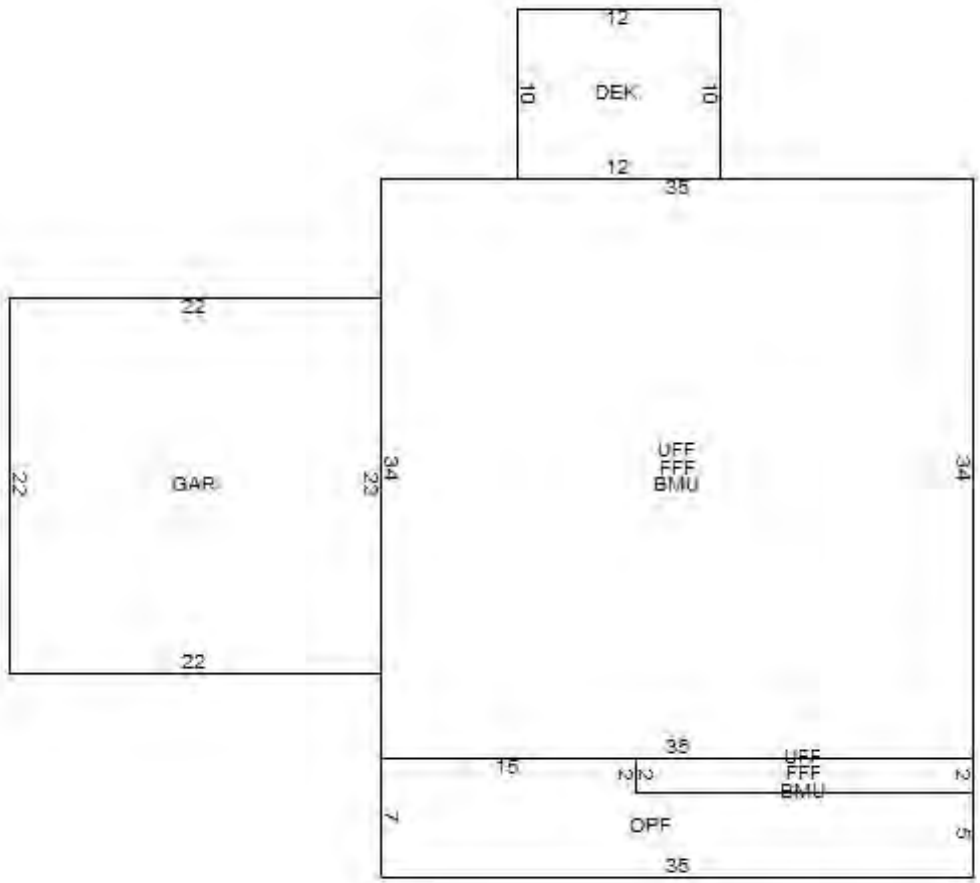
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/20/21		FINISH BASEMENT	35X32 TO OPN FMLY RM, C
03/30/20		NEW HOUSE	SFR 3BDRM 2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.9051** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2529**
Sq. Foot Cost: **$ 120.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1230	1.00	1230
FFF	FST FLR FIN	1230	1.00	1230
BMU	BSMNT	1230	0.15	185
OPF	OPEN PORCH	205	0.25	51
DEK	DECK/ENTRANCE	120	0.10	12
GAR	GARAGE	484	0.45	218
GLA:	**2,460**	**4,499**		**2,926**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 351,939**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 348,400**

OWNER INFORMATION

BROWN BRANDON C.
BROWN MEAGAN E.
5 BUSHEL CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9403	1865	Q I	563,933	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL

PICTURE

LISTING HISTORY

02/24/21 IKVM
05/04/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20; SITE WORK DONE; 2/21 - PU HSE; INT VBO; CK '22 FOR AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 70,700
		Parcel Total:	$ 70,700
2020	$ 0	$ 0	$ 134,300
		Parcel Total:	$ 134,300
2021	**$ 323,900**	**$ 28,000**	**$ 178,800**
		Parcel Total:	**$ 530,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.275 ac	144,761	H	130	95	100	100	100 -- LEVEL	100	178,800	0	N	178,800	
	0.275 ac									178,800			**178,800**	

PICTURE

OWNER

BROWN BRANDON C.
BROWN MEAGAN E.
5 BUSHEL CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

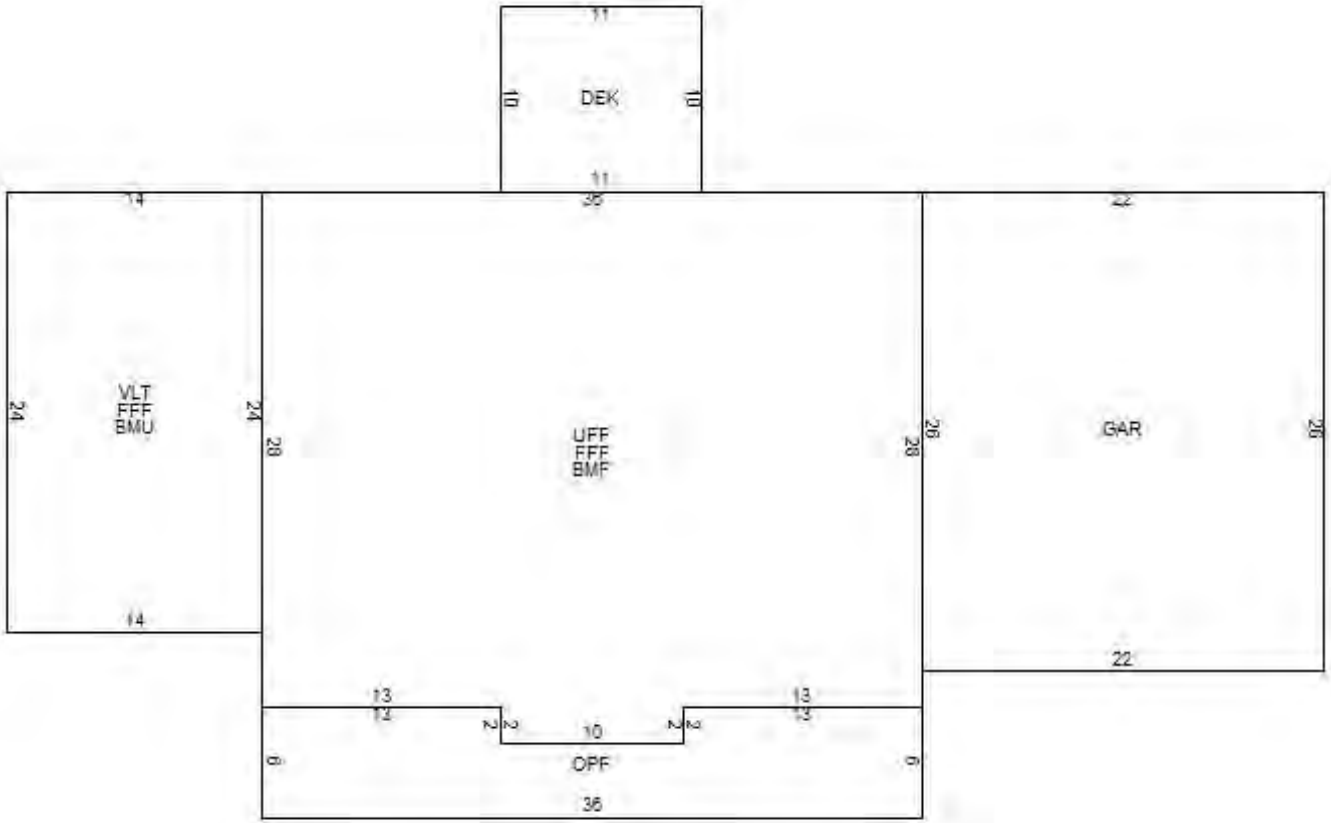
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/27/20		NEW HOUSE	3 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8946** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0941**
Sq. Foot Cost: **$ 105.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	110	0.10	11
VLT	VAULTED	336	0.05	17
FFF	FST FLR FIN	1364	1.00	1364
BMU	BSMNT	336	0.15	50
UFF	UPPER FLR FIN	1028	1.00	1028
BMF	BSMNT FINISHED	1028	0.30	308
OPF	OPEN PORCH	196	0.25	49
GAR	GARAGE	572	0.45	257
GLA:	**2,392**	**4,970**		**3,084**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 323,943**
Year Built: **2021**
Condition For Age: AVERAGE
Physical:
Functional:
Economic:
Temporary:
Total Depreciation:

Building Value: **$ 323,900**

OWNER INFORMATION

KANNAN RAJA SESHADRI
GOVINDACHARI GAYATHRI
17 ORCHARD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9395	461	Q I	522,600	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/08/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20; SITE WORK IS DONE; CHNGD RD TO PVD; 3/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 69,700
		Parcel Total:	$ 69,700
2020	$ 0	$ 0	$ 139,500
		Parcel Total:	$ 139,500
2021	**$ 338,500**	**$ 28,000**	**$ 181,300**
		Parcel Total:	**$ 547,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.246 ac	139,466	H	130	100	100	100	100 -- LEVEL	100	181,300	0	N	181,300	
	0.246 ac									181,300			**181,300**	

PICTURE

OWNER

KANNAN RAJA SESHADRI
GOVINDACHARI GAYATHRI
17 ORCHARD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

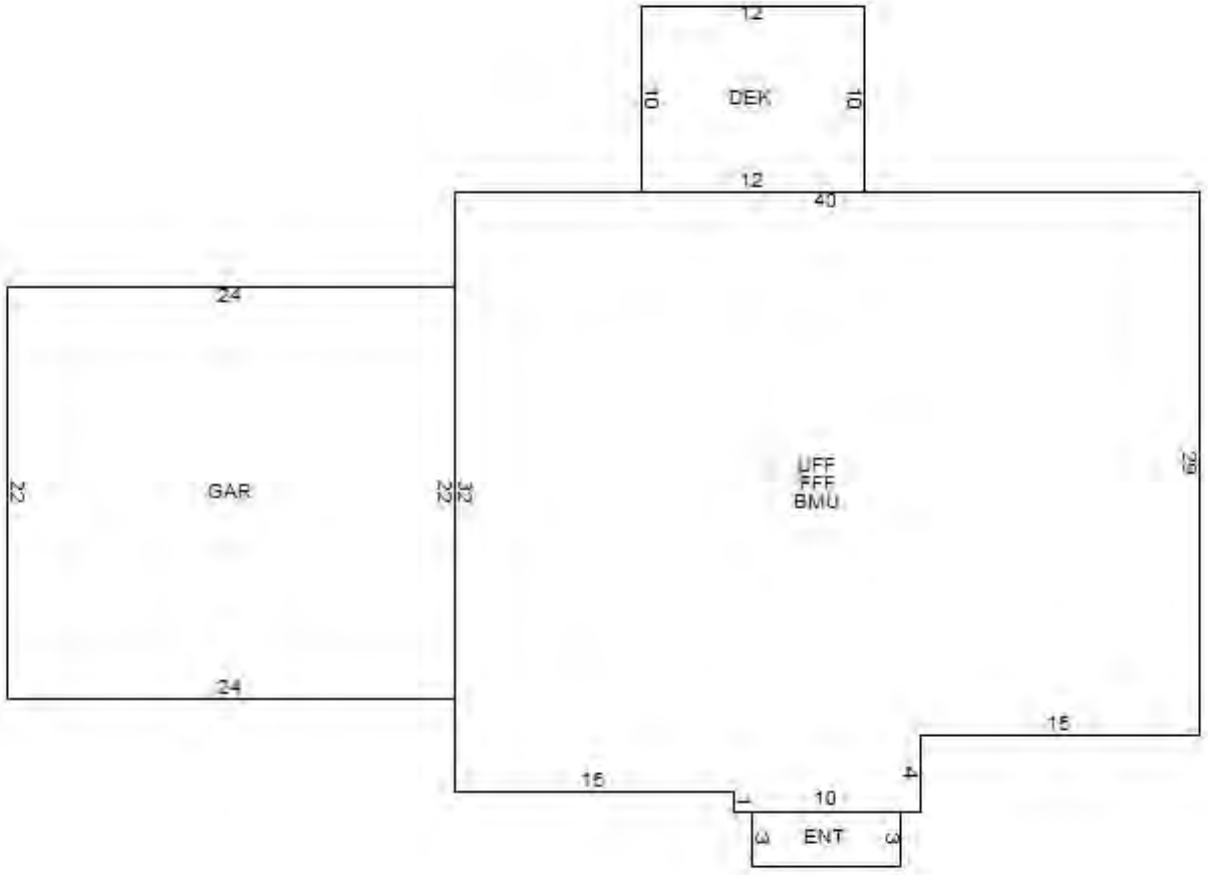
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/07/20		NEW HOUSE	3 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.9048** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2161**
Sq. Foot Cost: **$ 116.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1245	0.15	187
GAR	GARAGE	528	0.45	238
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	24	0.10	2
UFF	UPPER FLR FIN	1245	1.00	1245
FFF	FST FLR FIN	1245	1.00	1245
GLA:	**2,490**	**4,407**		**2,929**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 341,931**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 338,500**

OWNER INFORMATION

VARDHA ASHWINI SHANKER
JETPOLURU HARIKA
20 ORCHARD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/24/2020	9401	50	Q I	512,400	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL

PICTURE

LISTING HISTORY

03/08/21	IKVM
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; P/O VILLENEUVE LOT LUCT ISSUED 11/18; 3/21 - INT VBO; HSE COMPLETE; 4/21- CHK '22 PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 70,500
		Parcel Total:	$ 70,500
2020	$ 0	$ 0	$ 141,000
		Parcel Total:	$ 141,000
2021	**$ 340,100**	**$ 28,000**	**$ 186,700**
		Parcel Total:	**$ 554,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.269 ac	143,619	H	130	100	100	100	100 -- LEVEL	100	186,700	0	N	186,700	/CU FROM 7C/40
	0.269 ac									186,700			**186,700**	

PICTURE

OWNER

VARDHA ASHWINI SHANKER
JETPOLURU HARIKA
20 ORCHARD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

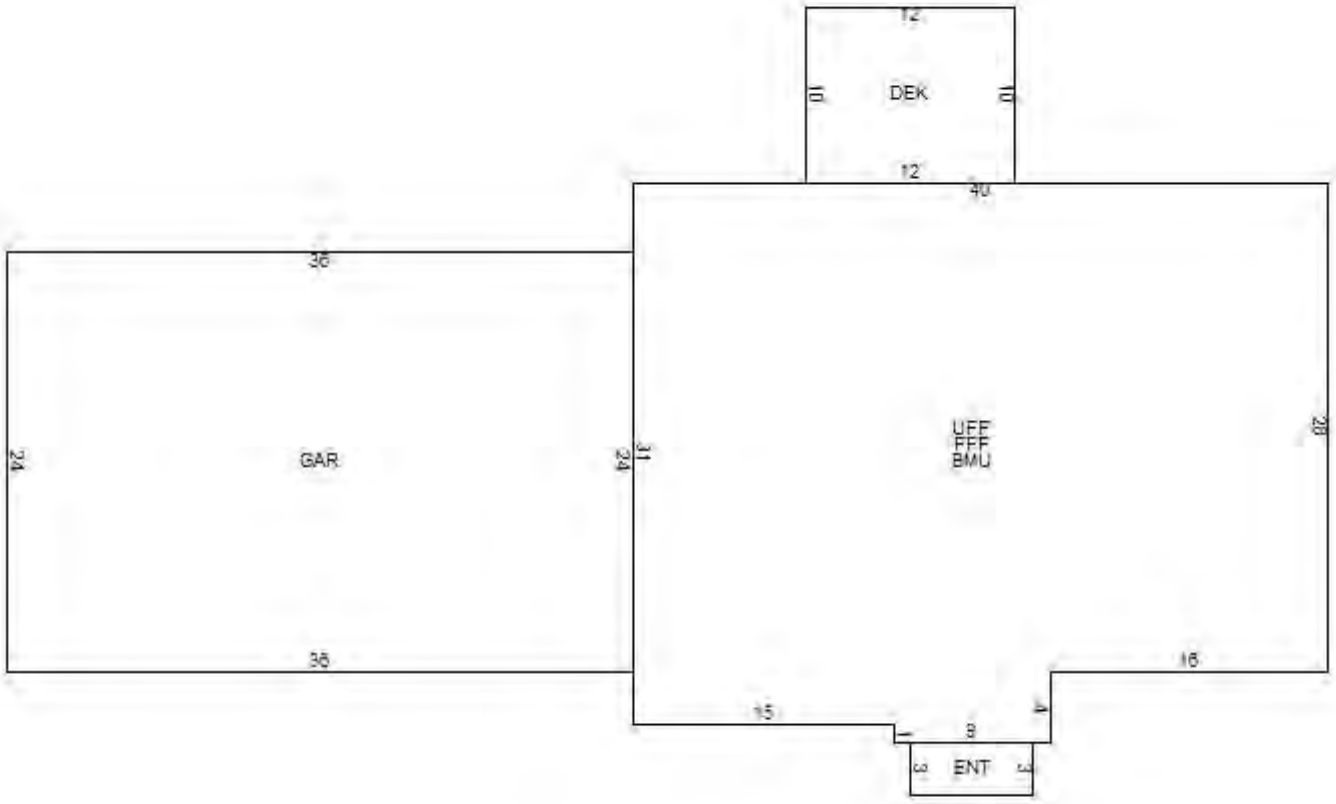
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/27/20		NEW HOUSE	4 BDRM SFR W/ 3 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.9010** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1988**
Sq. Foot Cost: **$ 115.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1201	1.00	1201
FFF	FST FLR FIN	1201	1.00	1201
BMU	BSMNT	1201	0.15	180
ENT	ENTRY WAY	21	0.10	2
GAR	GARAGE	864	0.45	389
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**2,402**	**4,608**		**2,985**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 343,544**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 340,100**

OWNER INFORMATION

RACKETT ERIC A
RACKETT MELISSA M
18 ORCHARD DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	1467	Q I	483,700	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/08/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018;5/20 ROAD PUT IN ; 3/21 - INT VBO; HSE COMPLETE; 4/21- CHK '22 SOLAR/SHED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 70,200
		Parcel Total:	$ 70,200
2020	$ 0	$ 0	$ 140,500
		Parcel Total:	$ 140,500
2021	**$ 276,400**	**$ 28,000**	**$ 175,700**
		Parcel Total:	**$ 480,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.262 ac	142,285	H	130	95	100	100	100 -- LEVEL	100	175,700	0	N	175,700	
	0.262 ac									175,700			**175,700**	

PICTURE

OWNER

RACKETT ERIC A
RACKETT MELISSA M
18 ORCHARD DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

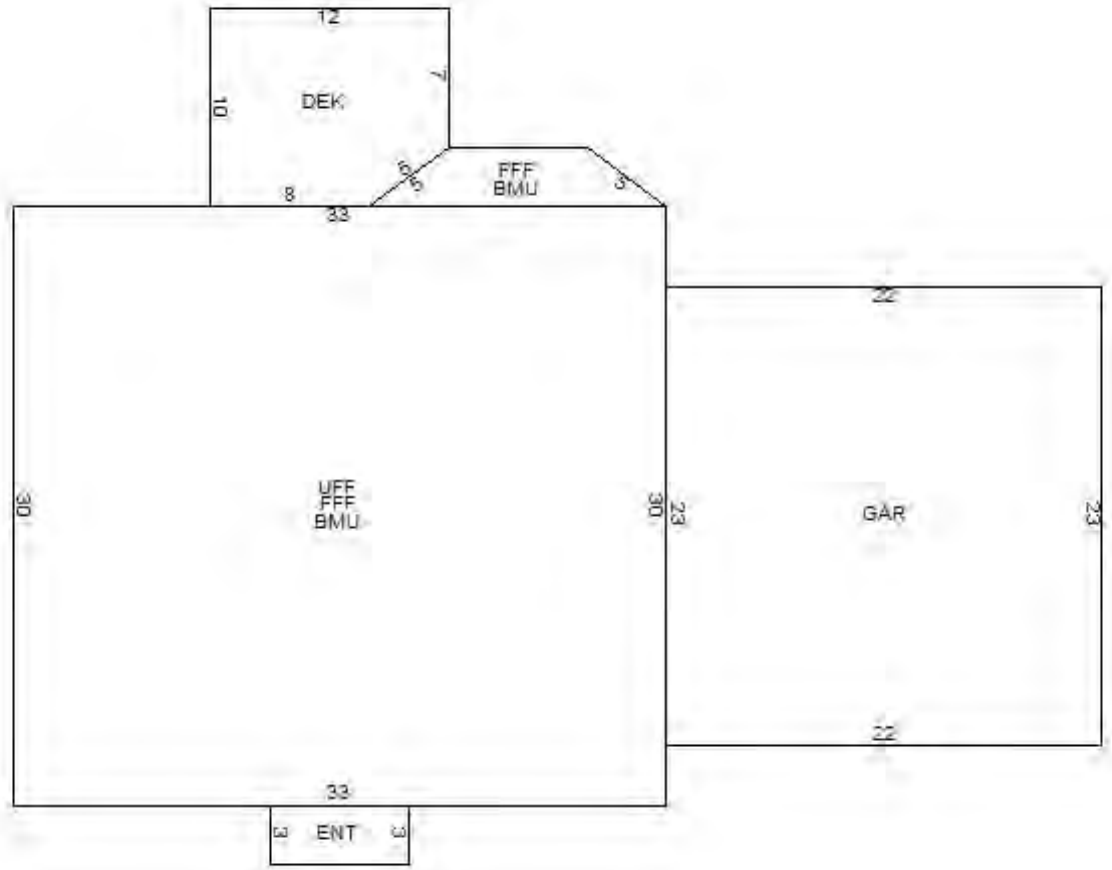
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/16/20		NEW HOUSE	3 BDRM SFR W/2CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9493** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2084**
Sq. Foot Cost: **$ 116.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	990	1.00	990
FFF	FST FLR FIN	1023	1.00	1023
BMU	BSMNT	1023	0.15	153
ENT	ENTRY WAY	21	0.10	2
DEK	DECK/ENTRANCE	114	0.10	11
GAR	GARAGE	506	0.45	228
GLA:	**2,013**	**3,677**		**2,407**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 279,236**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 276,400**

OWNER INFORMATION

KADARIYA SANJAY
KADARIYA NUTAN
1 MCINTOSH COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/26/2021	9431	351	Q I	651,400	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

02/26/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 ROAD PUT IN; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 70,900
		Parcel Total:	$ 70,900
2020	$ 0	$ 0	$ 141,800
		Parcel Total:	$ 141,800
2021	**$ 419,400**	**$ 28,000**	**$ 180,400**
		Parcel Total:	**$ 627,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.282 ac	146,095	H	130	95	100	100	100 -- LEVEL	100	180,400	0	N	180,400	
	0.282 ac									180,400			**180,400**	

PICTURE

OWNER

KADARIYA SANJAY
KADARIYA NUTAN
1 MCINTOSH COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

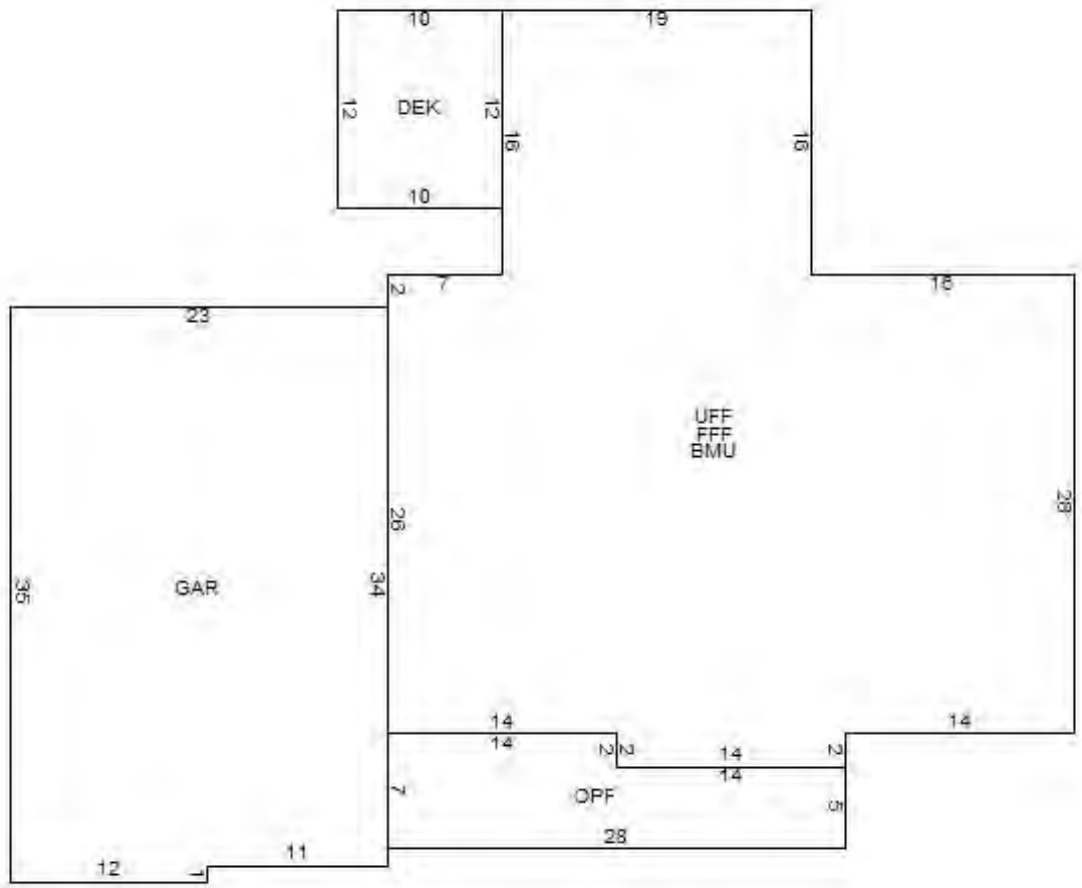
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
09/14/20		NEW HOUSE	5 BDRM SFR W/3 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8642** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2079**
Sq. Foot Cost: **$ 115.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	794	0.45	357
UFF	UPPER FLR FIN	1508	1.00	1508
FFF	FST FLR FIN	1508	1.00	1508
BMU	BSMNT	1508	0.15	226
OPF	OPEN PORCH	168	0.25	42
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**3,016**	**5,606**		**3,653**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 423,602**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 419,400**

OWNER INFORMATION

KELLEY DAVID ALLAN
KELLEY JENNIFER LEE
3 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	2496	Q I	561,100	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

02/26/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018;5/20SITE WORK DONE, NO FNDTN , RD PUT IN; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 26,400
		Parcel Total:	$ 26,400
2020	$ 0	$ 0	$ 143,000
		Parcel Total:	$ 143,000
2021	**$ 361,600**	**$ 28,000**	**$ 194,400**
		Parcel Total:	**$ 584,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.300 ac	149,523	H	130	100	100	100	100 -- LEVEL	100	194,400	0	N	194,400	
	0.300 ac									194,400			**194,400**	

PICTURE

OWNER

KELLEY DAVID ALLAN
KELLEY JENNIFER LEE
3 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

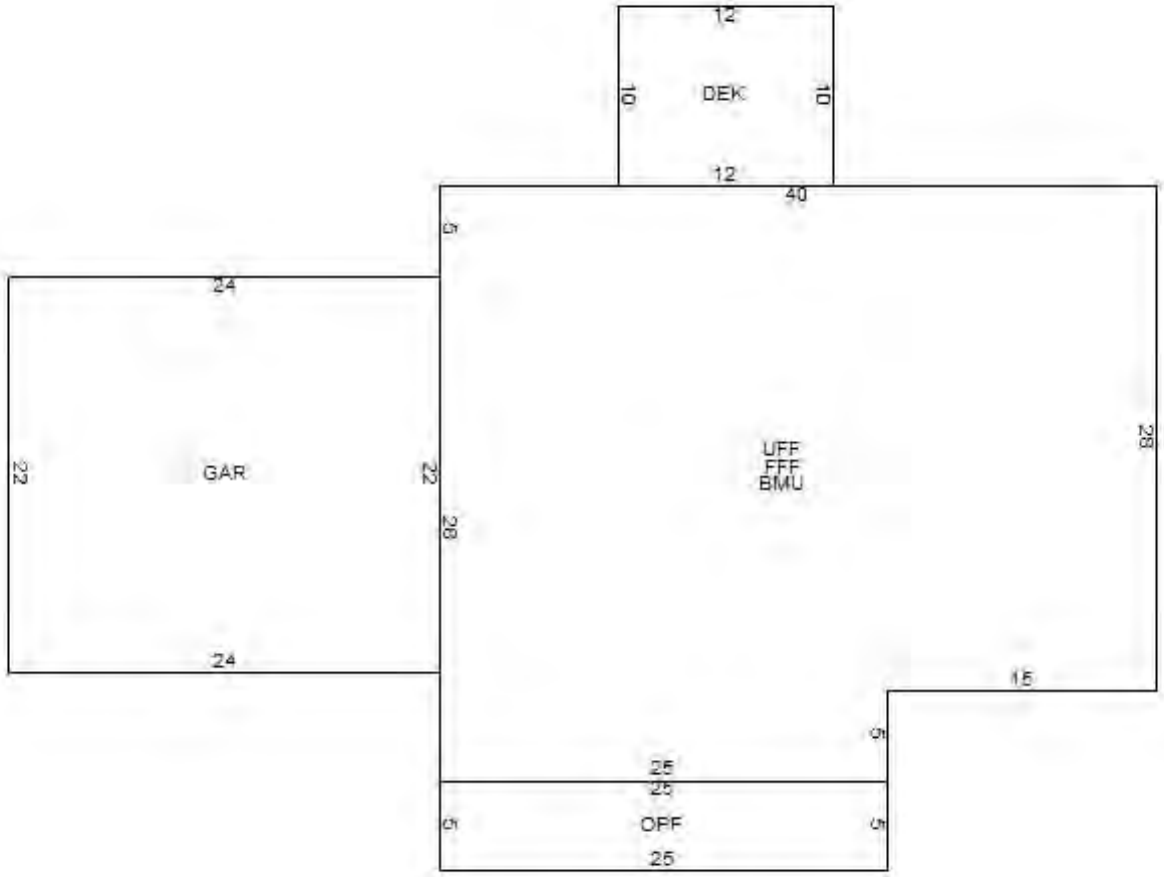
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/16/20		NEW HOUSE	4 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.9028** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2862**
Sq. Foot Cost: **$ 123.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	528	0.45	238
UFF	UPPER FLR FIN	1245	1.00	1245
FFF	FST FLR FIN	1245	1.00	1245
BMU	BSMNT	1245	0.15	187
DEK	DECK/ENTRANCE	120	0.10	12
OPF	OPEN PORCH	125	0.25	31
GLA:	**2,490**	**4,508**		**2,958**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 365,224**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 361,600**

OWNER INFORMATION

FORMAN KEVIN L
FORMAN ABBEY P
5 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/17/2020	9381	1755	Q I	572,000	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

02/26/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,900
		Parcel Total:	$ 27,900
2020	$ 0	$ 0	$ 151,000
		Parcel Total:	$ 151,000
2021	**$ 364,500**	**$ 28,000**	**$ 218,600**
		Parcel Total:	**$ 611,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.398 ac	168,190	H	130	100	100	100	100 -- LEVEL	100	218,600	0	N	218,600	
	0.398 ac									218,600			**218,600**	

PICTURE

OWNER

FORMAN KEVIN L
FORMAN ABBEY P
5 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

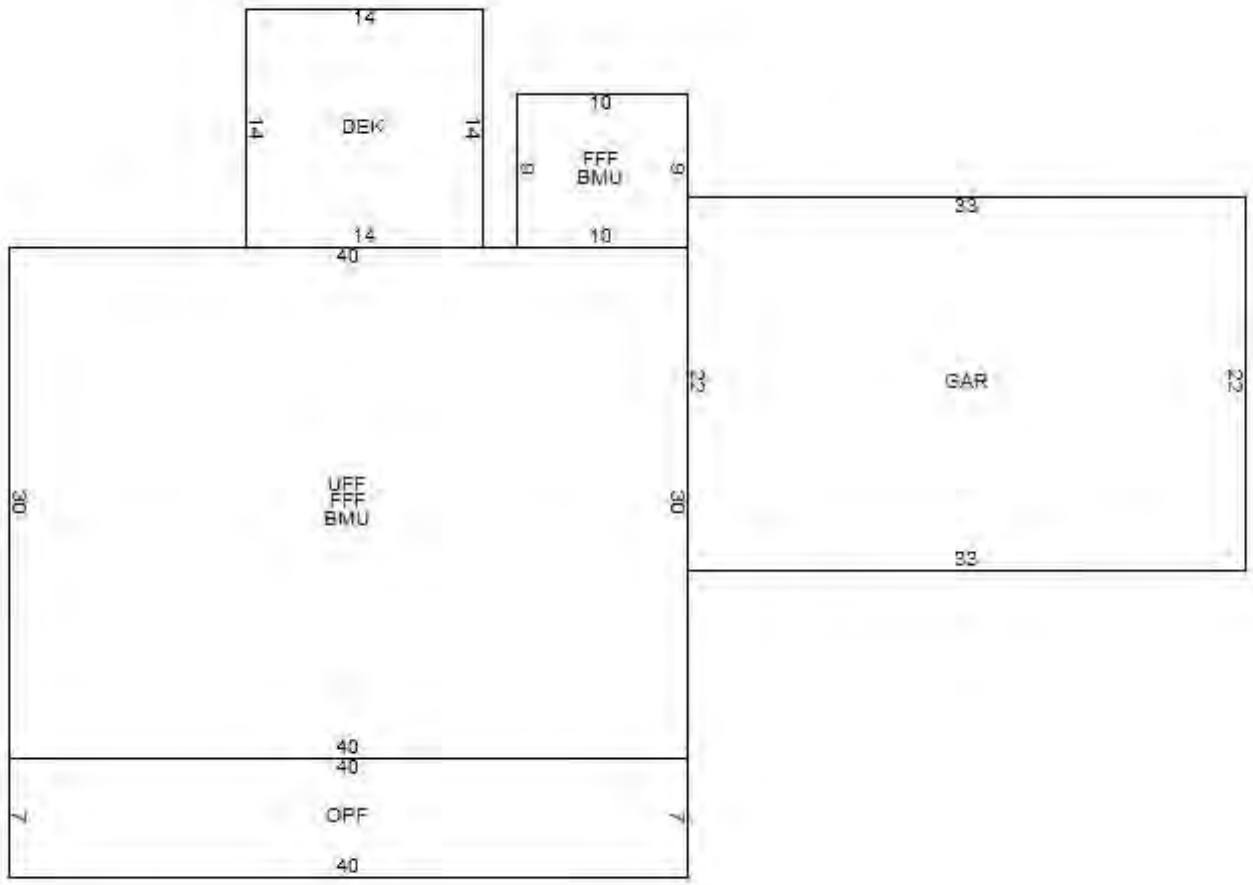
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/23/20		NEW HOUSE	4 BRM SFR W/3 CAR GAR, 6

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/LINOLEUM OR SIM**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces: **1**
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8935** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2369**
Sq. Foot Cost: **$ 118.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	726	0.45	327
FFF	FST FLR FIN	1290	1.00	1290
BMU	BSMNT	1290	0.15	194
UFF	UPPER FLR FIN	1200	1.00	1200
OPF	OPEN PORCH	280	0.25	70
DEK	DECK/ENTRANCE	196	0.10	20
GLA:	**2,490**	**4,982**		**3,101**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 368,213**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 364,500**

OWNER INFORMATION

WEST FAMILY REVOCABLE TRUST
WEST SEAN & COLLEEN TRUSTEES
7 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	1736	U I 38	1	WEST SEAN P
11/17/2020	9381	1877	Q I	551,600	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL

PICTURE

LISTING HISTORY

02/26/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK DONE, ROAD PUT IN; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,600
		Parcel Total:	$ 27,600
2020	$ 0	$ 0	$ 149,500
		Parcel Total:	$ 149,500
2021	**$ 326,900**	**$ 28,000**	**$ 214,200**
		Parcel Total:	**$ 569,100**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.380 ac	164,761	H	130	100	100	100	100 -- LEVEL	100	214,200	0	N	214,200	
	0.380 ac									214,200			**214,200**	

PICTURE

OWNER

WEST FAMILY REVOCABLE TRUST
WEST SEAN & COLLEEN TRUSTEES
7 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

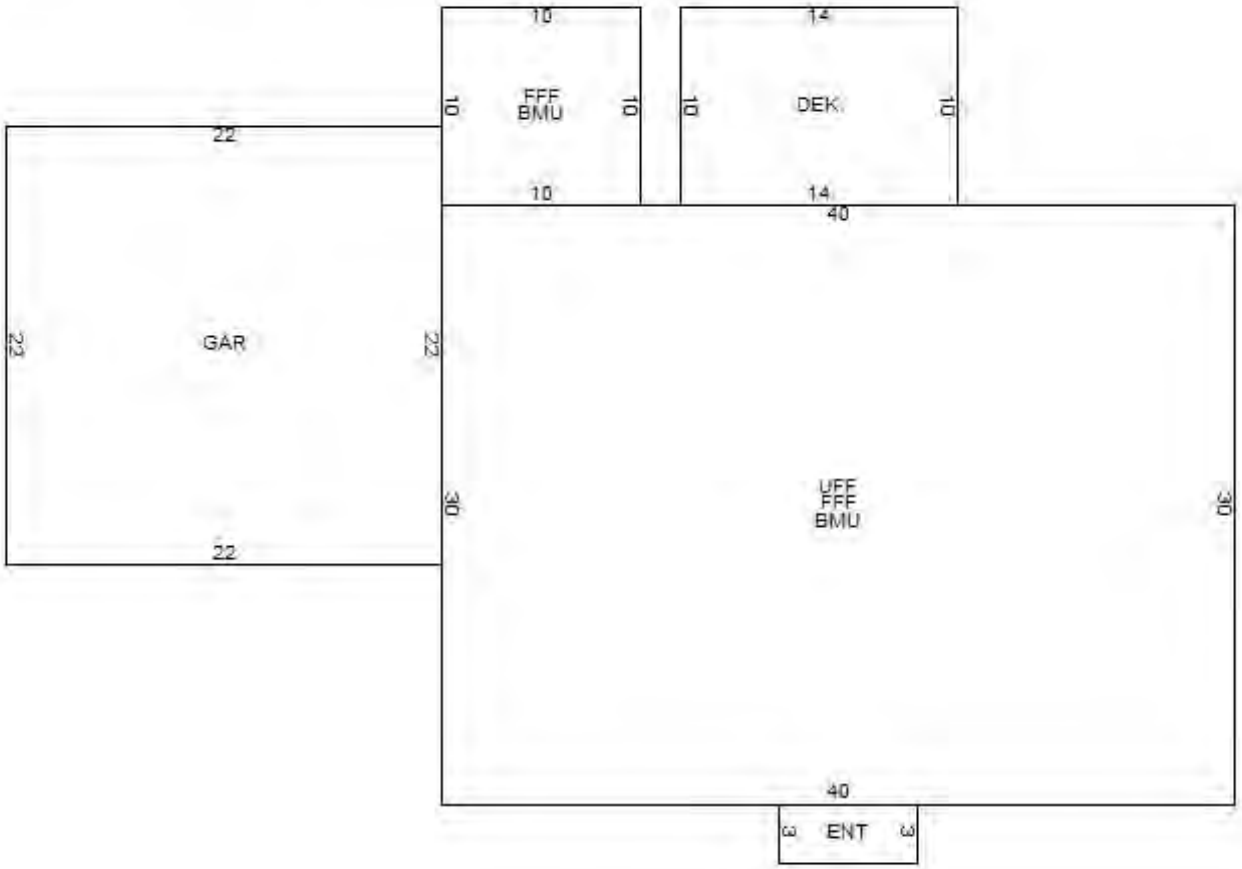
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/06/20		NEW HOUSE	4 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9048** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1744**
Sq. Foot Cost: **$ 112.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	484	0.45	218
FFF	FST FLR FIN	1300	1.00	1300
BMU	BSMNT	1300	0.15	195
UFF	UPPER FLR FIN	1200	1.00	1200
DEK	DECK/ENTRANCE	140	0.10	14
ENT	ENTRY WAY	21	0.10	2
GLA:	**2,500**	**4,445**		**2,929**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 330,215**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 326,900**

OWNER INFORMATION

RALPH JACOB A
RALPH BROGAN N
9 MCINTOSH COURT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	1922	Q I	552,200	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

02/26/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018;5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 2/21 - NOH; INT = EST; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,900
		Parcel Total:	$ 27,900
2020	$ 0	$ 0	$ 151,000
		Parcel Total:	$ 151,000
2021	**$ 337,000**	**$ 28,000**	**$ 218,900**
		Parcel Total:	**$ 583,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.399 ac	168,380	H	130	100	100	100	100 -- LEVEL	100	218,900	0	N	218,900	
	0.399 ac									218,900			**218,900**	

PICTURE

OWNER

RALPH JACOB A
RALPH BROGAN N
9 MCINTOSH COURT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

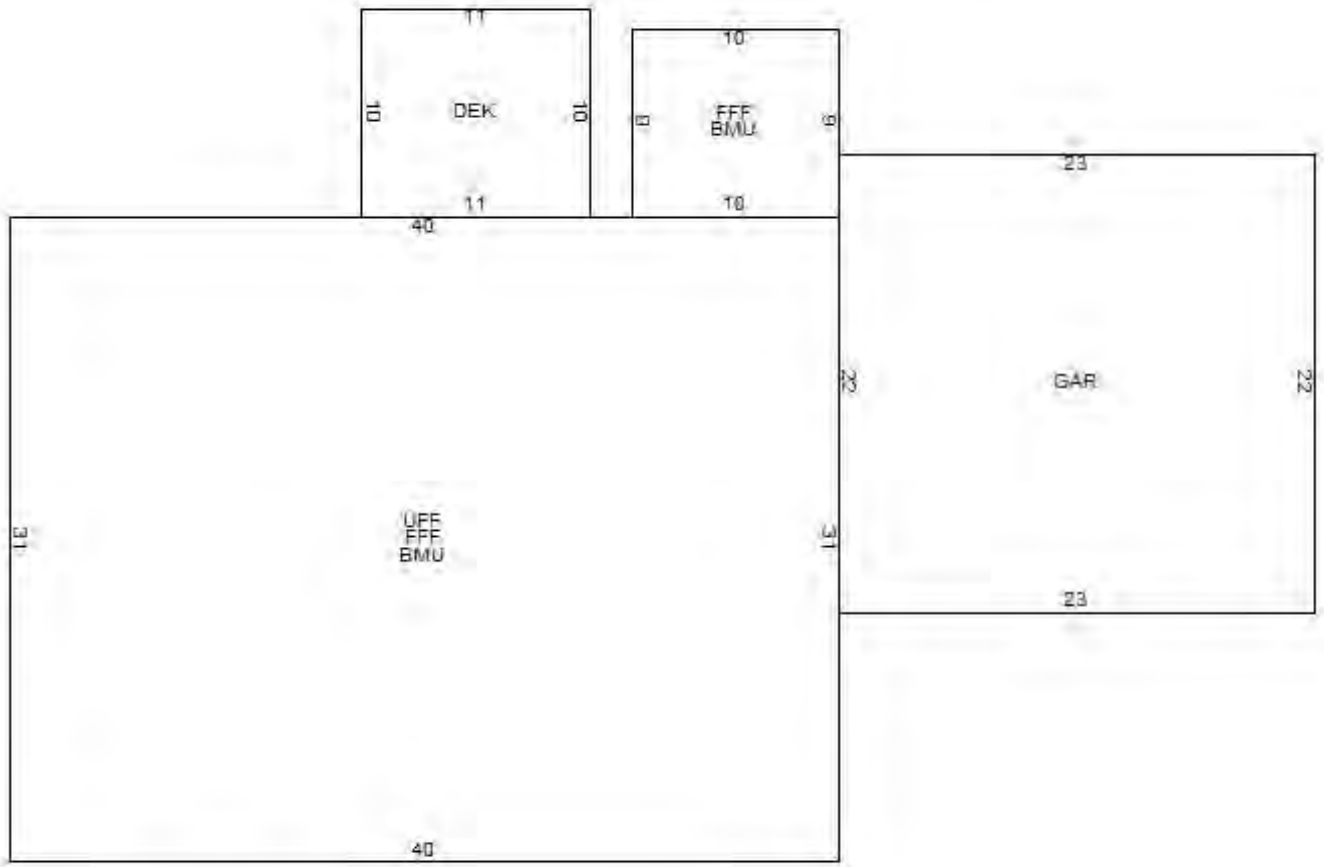
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/23/20		NEW HOUSE	4 BDRM SFR W/2 CAR GAR.

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8994** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1786**
Sq. Foot Cost: **$ 113.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	110	0.10	11
GAR	GARAGE	506	0.45	228
FFF	FST FLR FIN	1330	1.00	1330
BMU	BSMNT	1330	0.15	200
UFF	UPPER FLR FIN	1240	1.00	1240
GLA:	**2,570**	**4,516**		**3,009**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 340,438**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 337,000**

OWNER INFORMATION

MORELLI DONALD F
MORELLI KERRY A
11 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/12/2020	9379	945	Q I	603,200	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

07/28/21	LMHC
03/04/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018;5/20 SITE WORK HAS BEEN DONE, ROAD HAS PUT IN,; 3/21 - INT VBO; HSE COMPLETE; EST FIN BMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 26,500
		Parcel Total:	$ 26,500
2020	$ 0	$ 0	$ 143,600
		Parcel Total:	$ 143,600
2021	**$ 356,300**	**$ 28,000**	**$ 196,100**
		Parcel Total:	**$ 580,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.307 ac	150,857	H	130	100	100	100	100 -- LEVEL	100	196,100	0	N	196,100	
	0.307 ac									196,100			**196,100**	

PICTURE

OWNER

MORELLI DONALD F
MORELLI KERRY A
11 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

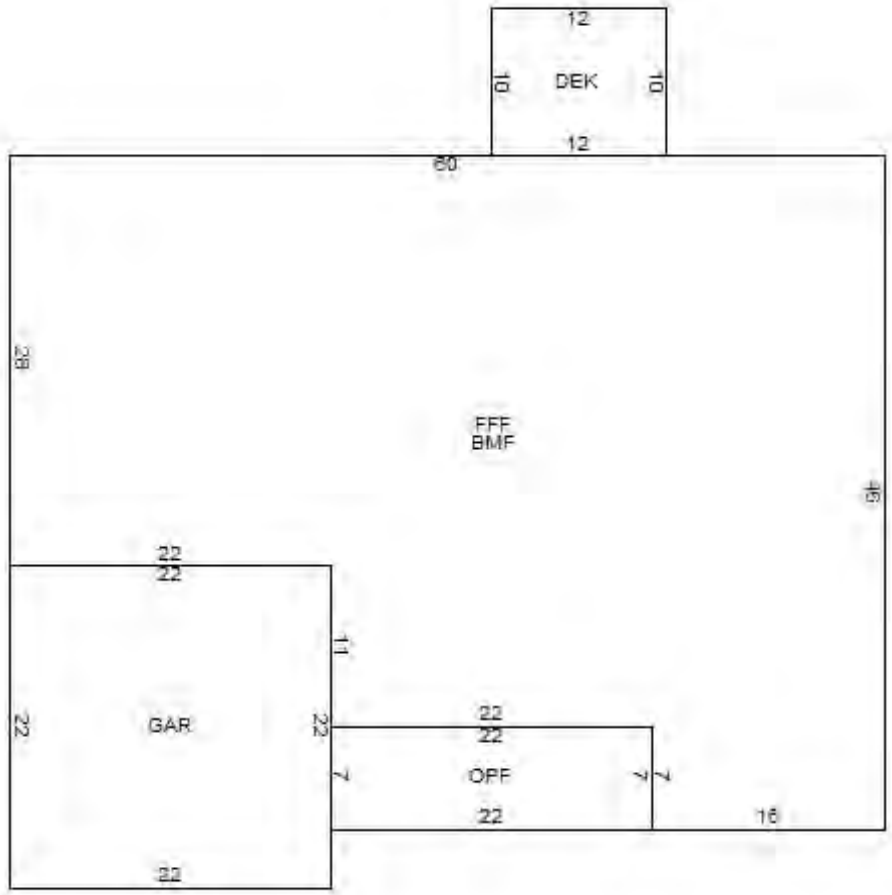
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/02/20		NEW HOUSE	NEW SFR 3 BDRM W/2 CAR

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8910** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1930**
Sq. Foot Cost: **$ 114.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2210	1.00	2210
BMF	BSMNT FINISHED	2210	0.30	663
DEK	DECK/ENTRANCE	120	0.10	12
GAR	GARAGE	484	0.45	218
OPF	OPEN PORCH	154	0.25	39
GLA:	**2,210**	**5,178**		**3,142**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 359,853**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 356,300**

OWNER INFORMATION

MCCORD STEPHEN JR
MCCORD KATE
13 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/12/2020	9379	725	Q I	615,000	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

02/26/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK DONE, ROAD PUT IN; 2/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 26,400
		Parcel Total:	$ 26,400
2020	$ 0	$ 0	$ 142,700
		Parcel Total:	$ 142,700
2021	**$ 398,200**	**$ 28,000**	**$ 193,400**
		Parcel Total:	**$ 619,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.296 ac	148,761	H	130	100	100	100	100 -- LEVEL	100	193,400	0	N	193,400	
	0.296 ac									193,400			**193,400**	

PICTURE

OWNER

MCCORD STEPHEN JR
MCCORD KATE
13 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

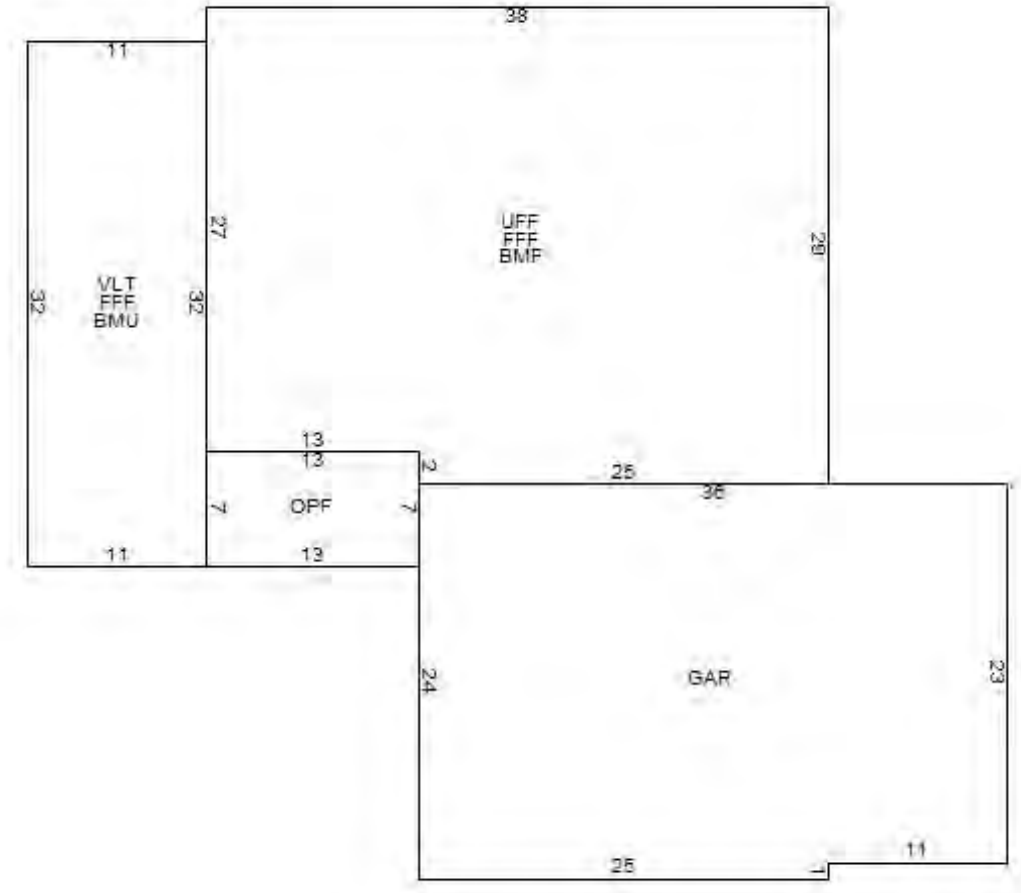
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/02/20		NEW HOUSE	SFR 3 BDRM 3 CAR GRG 6X

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators: **1**
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8815** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2677**
Sq. Foot Cost: **$ 121.70**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	352	0.05	18
FFF	FST FLR FIN	1428	1.00	1428
BMU	BSMNT	352	0.15	53
OPF	OPEN PORCH	91	0.25	23
UFF	UPPER FLR FIN	1076	1.00	1076
BMF	BSMNT FINISHED	1076	0.30	323
GAR	GARAGE	853	0.45	384
GLA:	**2,504**	**5,228**		**3,305**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 402,219**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 398,200**

OWNER INFORMATION

LUCCARELLI CHRISTOPHER
LUCCARELLI STACEY
12 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/12/2021	9453	2075	Q I	559,100	HAMPSHIRE VENTURES INC
01/17/2019	9140	2614	U V 31	1	HAMPSHIRE VENTURES INC
01/17/2019	9140	2606	U V 31	1	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/03/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 3/3 - PU NEW HSE; CK '22 FOR AC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 25,700
		Parcel Total:	$ 25,700
2020	$ 0	$ 0	$ 139,400
		Parcel Total:	$ 139,400
2021	**$ 285,800**	**$ 28,000**	**$ 171,900**
		Parcel Total:	**$ 485,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.244 ac	139,200	H	130	95	100	100	100 -- LEVEL	100	171,900	0	N	171,900	
	0.244 ac									171,900			**171,900**	

PICTURE

OWNER

LUCCARELLI CHRISTOPHER
LUCCARELLI STACEY
12 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

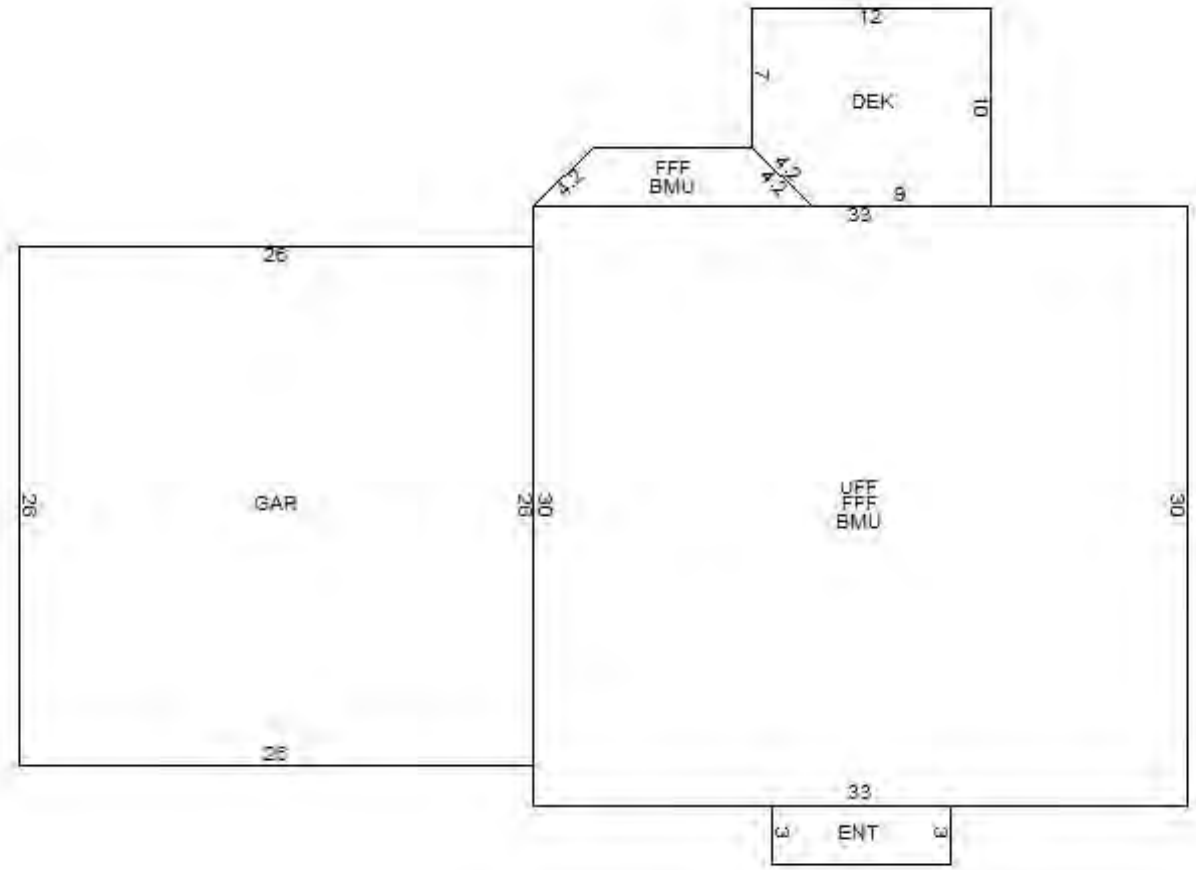
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/04/20		NEW HOUSE	3 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9414** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2101**
Sq. Foot Cost: **$ 116.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1023	0.15	153
ENT	ENTRY WAY	27	0.10	3
DEK	DECK/ENTRANCE	116	0.10	12
UFF	UPPER FLR FIN	990	1.00	990
FFF	FST FLR FIN	1023	1.00	1023
GAR	GARAGE	676	0.45	304
GLA:	**2,013**	**3,855**		**2,485**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 288,682**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 285,800**

OWNER INFORMATION

CONNEARNEY RICHARD P SR
CONNEARNEY CHERYL A
10 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/12/2021	9438	2231	Q I	588,300	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

07/28/21	LMHC
03/03/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 3/21 - PU NEW HSE; EST FIN BMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,500
		Parcel Total:	$ 27,500
2020	$ 0	$ 0	$ 149,000
		Parcel Total:	$ 149,000
2021	**$ 342,400**	**$ 28,000**	**$ 202,100**
		Parcel Total:	**$ 572,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** FAIR **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.374 ac	163,619	H	130	95	100	100	100 -- LEVEL	100	202,100	0	N	202,100	
	0.374 ac									202,100			**202,100**	

PICTURE

OWNER

CONNEARNEY RICHARD P SR
CONNEARNEY CHERYL A
10 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

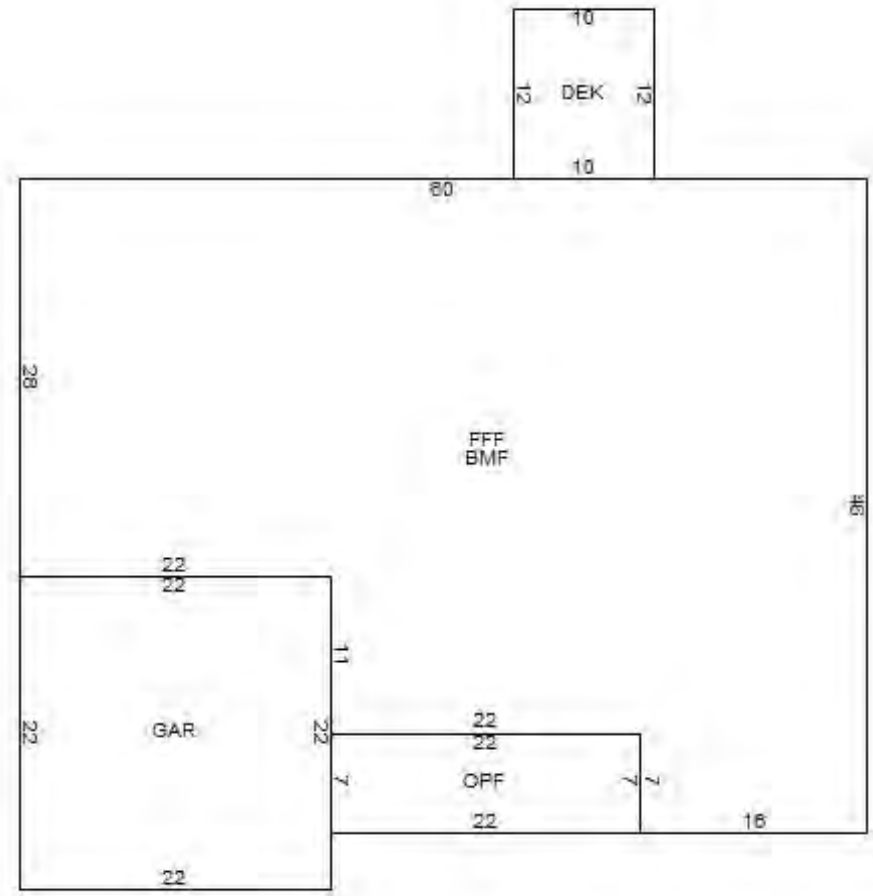
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/26/21		INGROUND POOL	16X32 IN-GRND POOL
10/16/20		NEW HOUSE	3 BDRM SFR W/2 CAR GAR

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8910** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1467**
Sq. Foot Cost: **$ 110.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2210	1.00	2210
BMF	BSMNT FINISHED	2210	0.30	663
GAR	GARAGE	484	0.45	218
OPF	OPEN PORCH	154	0.25	39
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**2,210**	**5,178**		**3,142**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 345,871**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 342,400**

OWNER INFORMATION

BIAGIONI NICHOLAS
BIAGIONI SEDA
8 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/29/2021	9418	377	Q I	531,200	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/03/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 3/21 - NOH; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,600
		Parcel Total:	$ 27,600
2020	$ 0	$ 0	$ 149,700
		Parcel Total:	$ 149,700
2021	**$ 281,400**	**$ 28,000**	**$ 214,900**
		Parcel Total:	**$ 524,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.383 ac	165,333	H	130	100	100	100	100 -- LEVEL	100	214,900	0	N	214,900	
	0.383 ac									214,900			**214,900**	

PICTURE

OWNER

BIAGIONI NICHOLAS
BIAGIONI SEDA
8 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

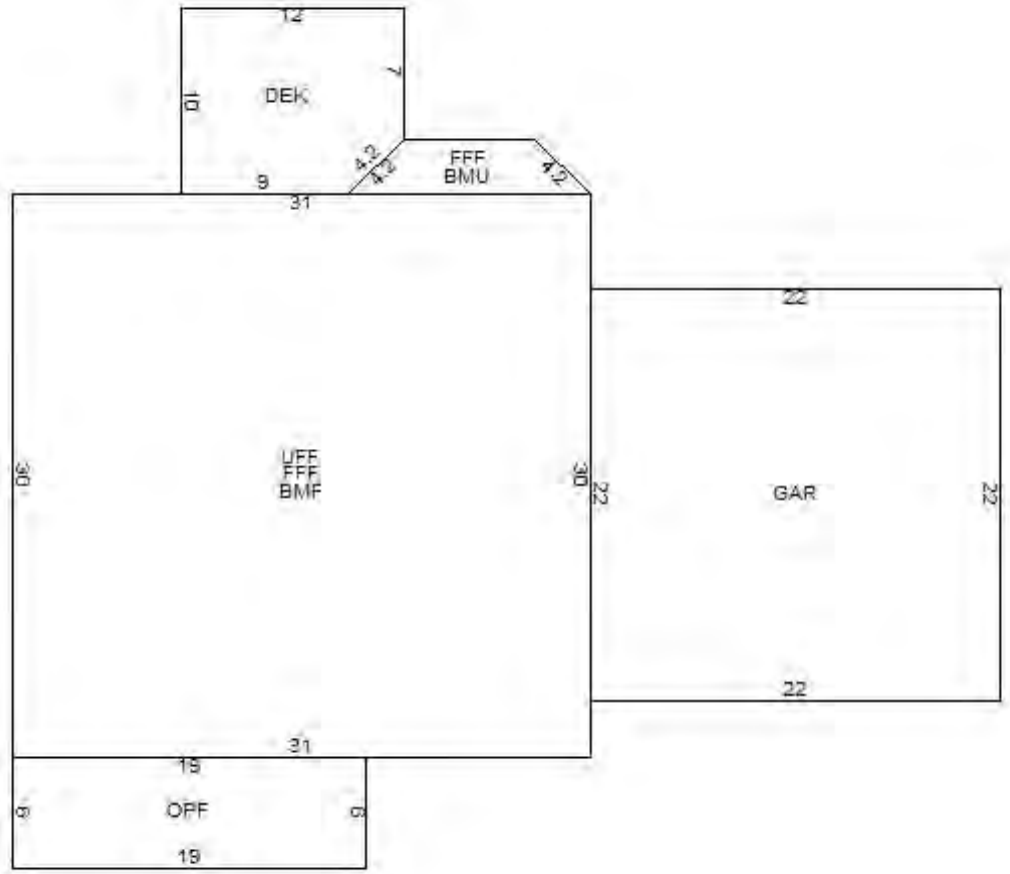
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/02/20		NEW HOUSE	3 BDRM SRF W/2 CAR GAR

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9466** Base Rate: **RSA 96.00**
Bldg. Rate: **1.2168**
Sq. Foot Cost: **$ 116.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	114	0.25	29
UFF	UPPER FLR FIN	930	1.00	930
FFF	FST FLR FIN	960	1.00	960
BMF	BSMNT FINISHED	930	0.30	279
BMU	BSMNT	30	0.15	5
DEK	DECK/ENTRANCE	116	0.10	12
GAR	GARAGE	484	0.45	218
GLA:	**1,890**	**3,564**		**2,433**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 284,199**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 281,400**

OWNER INFORMATION

SMITH MATTHEW
SMIT CHRISTEL
6 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/16/2020	9381	1365	Q I	657,700	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/03/21 IKVM
05/05/20 DMVL
04/01/18 MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 3/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 27,400
		Parcel Total:	$ 27,400
2020	$ 0	$ 0	$ 148,200
		Parcel Total:	$ 148,200
2021	**$ 458,000**	**$ 28,000**	**$ 210,200**
		Parcel Total:	**$ 696,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.364 ac	161,714	H	130	100	100	100	100 -- LEVEL	100	210,200	0	N	210,200	
	0.364 ac									210,200			**210,200**	

PICTURE

OWNER

SMITH MATTHEW
SMIT CHRISTEL
6 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

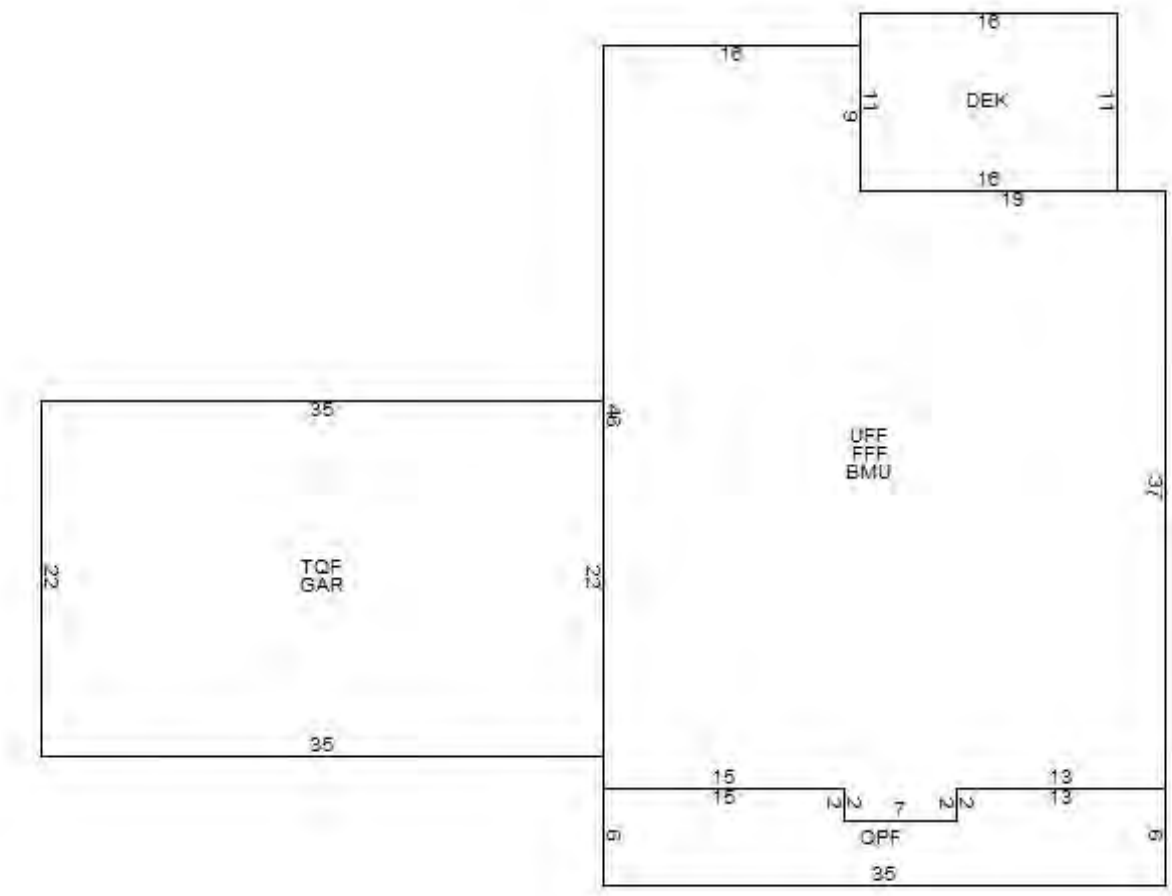
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/08/20		NEW HOUSE	3 BDRM W/3CAR GRG 6X36

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8458** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1709**
Sq. Foot Cost: **$ 112.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	196	0.25	49
UFF	UPPER FLR FIN	1453	1.00	1453
FFF	FST FLR FIN	1453	1.00	1453
BMU	BSMNT	1453	0.15	218
DEK	DECK/ENTRANCE	176	0.10	18
TQF	3/4 STRY FIN	770	0.75	578
GAR	GARAGE	770	0.45	347
GLA:	**3,484**	**6,271**		**4,116**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 462,638**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 458,000**

OWNER INFORMATION

PEDDLE MATTHEW STEVEN
PEDDLE KRISTA JANEL
4 MCINTOSH CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9399	1179	Q I	566,400	HAMPSHIRE VENTURES INC
08/30/2018	9104	2085	U V 21	1,351,000	SWENSON, ALLAN M REAL
08/30/2018	9104	2091	U V 21	15,000	BROOK HOLLOW

PICTURE

LISTING HISTORY

03/03/21	IKVM
05/05/20	DMVL
04/01/18	MRSL

NOTES

HRCD 39492 SUBDV FOR 4/1/2018; 5/20 SITE WORK HAS BEEN DONE, ROAD PUT IN; 3/21 - INT VBO; HSE COMPLETE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
GREENFIELD FARMS	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 0	$ 26,600
		Parcel Total:	$ 26,600
2020	$ 0	$ 0	$ 144,300
		Parcel Total:	$ 144,300
2021	**$ 342,100**	**$ 28,000**	**$ 198,300**
		Parcel Total:	**$ 568,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.316 ac	152,571	H	130	100	100	100	100 -- LEVEL	100	198,300	0	N	198,300	
	0.316 ac									198,300			**198,300**	

PICTURE

OWNER

PEDDLE MATTHEW STEVEN
PEDDLE KRISTA JANEL
4 MCINTOSH CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

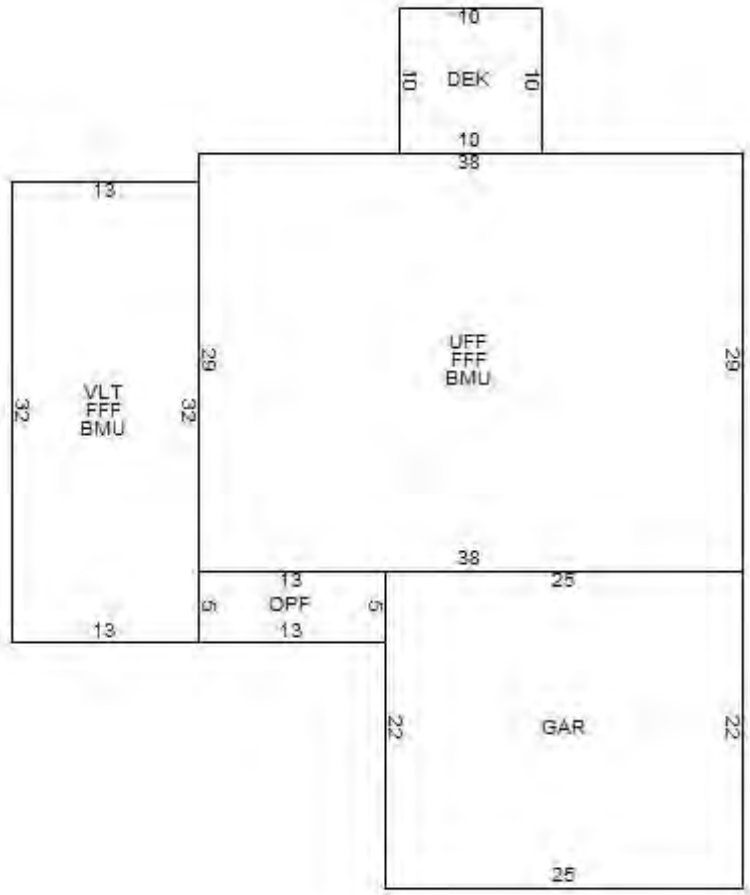
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/27/20		NEW HOUSE	3 BDRM SFR W/2 CAR GAR.

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8909** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1452**
Sq. Foot Cost: **$ 109.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	416	0.05	21
FFF	FST FLR FIN	1518	1.00	1518
BMU	BSMNT	1518	0.15	228
OPF	OPEN PORCH	65	0.25	16
UFF	UPPER FLR FIN	1102	1.00	1102
GAR	GARAGE	550	0.45	248
DEK	DECK/ENTRANCE	100	0.10	10
GLA:	**2,620**	**5,269**		**3,143**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 345,541**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 342,100**

OWNER INFORMATION

RIBEIRO WELLINGTON
RIBEIRO VIVIANE
59 PEARSON RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/13/2020	9363	552	Q I	825,000	DESANTIS SCOTT
08/17/2011	8341	2477	U I 90	925,000	MHW 2008 REVOCABLE TRU
05/12/1996	3521	579	U I 99		MICHAEL, WENDY
10/19/1988	5008	184	Q I	125,000	MICHAEL, WENDY H
05/16/1986	3526	57	U I 99		MICHAEL, GREGOR

PICTURE

LISTING HISTORY

02/24/21	ERVM
04/20/17	MRPM
05/31/16	MRPL
10/22/12	MRUM
07/08/08	MRUM

NOTES

BRICK; 90 % A/C'D; OTH FIXT=VANITY WET BAR, SPA TUB, OIL + ELEC HOUSE PLUMBED FOR CENT VACNO ACTUAL UNIT NO AC POOL AREA; '17 REAR DEK, START OF DW DIRT, REST PAVED; NOT DOING PANELS; 2/21 LARGE CHEF KIT SOME OF EXT EST PER SNOW

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	5		100	3,000.00	100	15,000	
GARAGE-1 STY/ATTIC	1,176	28 x 42	74	33.00	125	35,897	BRICK/QUALITY
POOL-INGRND-GUNITE	392	14 x 28	101	33.00	80	10,452	IN SFA
BARN-1STRY/LOFT	768	24 x 32	81	22.00	20	2,737	@RD, ROTTED/PR
						64,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 506,800	$ 55,300	$ 149,910
		Parcel Total:	$ 712,010
2020	$ 506,800	$ 55,300	$ 149,798
		Parcel Total:	$ 711,898
2021	**$ 658,900**	**$ 64,100**	**$ 209,590**
		Parcel Total:	**$ 932,590**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	105	100	100	100 -- LEVEL	95	199,500	0	N	199,500	SHRD DW
1F RES	1.744 ac	x 5,000	X	90				95 -- MILD	100	7,500	0	N	7,500	
FARM LAND	2.500 ac	x 5,000	X	90				95 -- MILD	100	10,700	100	Y	850	
UNMNGD PINE	10.246 ac	x 5,000	X	90				95 -- MILD	100	43,800	100	Y	1,500	
UNPRODUCTIVE	12.500 ac	x 5,000	X	90				95 -- MILD	15	8,000	100	Y	240	WET
	27.910 ac									269,500			**209,590**	

PICTURE

OWNER

RIBEIRO WELLINGTON
RIBEIRO VIVIANE
59 PEARSON RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

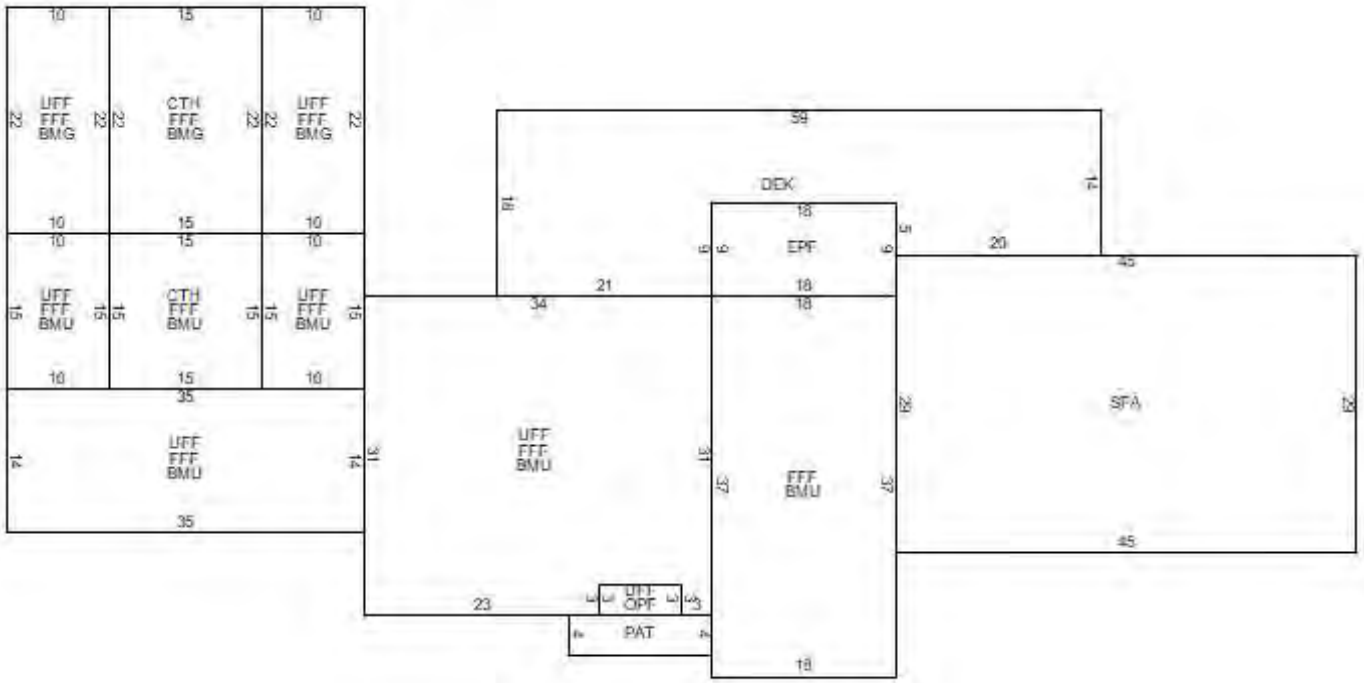
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/04/15		ALTERATION	SOLAR PANELS

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BR ON MASONRY**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **5** Baths: **5.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.7793** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0795**
Sq. Foot Cost: **$ 103.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	2711	0.15	407
EPF	ENCLOSED	162	0.70	113
UFF	UPPER FLR FIN	2284	1.00	2284
OPF	OPEN PORCH	24	0.25	6
PAT	PATIO	56	0.10	6
FFF	FST FLR FIN	3481	1.00	3481
SFA	SEMI-FINISH	1305	0.75	979
CTH	CATHEDRAL	555	0.10	56
BMG	BASEMENT	770	0.20	154
DEK	DECK/ENTRANCE	820	0.10	82
GLA:	**5,765**	**12,168**		**7,568**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 784,348**
Year Built:		**1981**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 658,900**

OWNER INFORMATION

FAZLIC SEMIR
FAZLIC AMINA
63 PEARSON RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/11/2021	9482	960	Q I	476,000	MCCASLIN TYLER
07/02/2018	9087	1255	Q I	365,000	61-65 PEARSON ROAD
01/13/2016	8822	1756	U V 18	1	JAMES ALAN
11/05/2014	8705	0807	U V 31	1	JAMES ALAN
03/03/2014	8643	2124	U V 18	210,000	MONOGRAM BLDG &

PICTURE

LISTING HISTORY

04/11/18 MRPM
04/27/17 MRPL
04/01/16 MRUL VAC
04/01/12 LMSL

NOTES

BLUE//EFF 04/12 NEW LOT-SUBDIV PLAN#37171;17 NEW HSE;FR, ROOF, SIDING REMOVE UC=50 FOR 4/18//

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 180,500	$ 3,000	$ 127,600
		Parcel Total:	$ 311,100
2020	$ 180,500	$ 3,000	$ 127,600
		Parcel Total:	$ 311,100
2021	**$ 238,200**	**$ 3,000**	**$ 181,700**
		Parcel Total:	**$ 422,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	95	180,500	0	N	180,500	SD
1F RES	0.340 ac	x 5,000	X	100				95 -- MILD	75	1,200	0	N	1,200	WET
	1.260 ac									181,700			**181,700**	

PICTURE

OWNER

FAZLIC SEMIR
FAZLIC AMINA
63 PEARSON RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

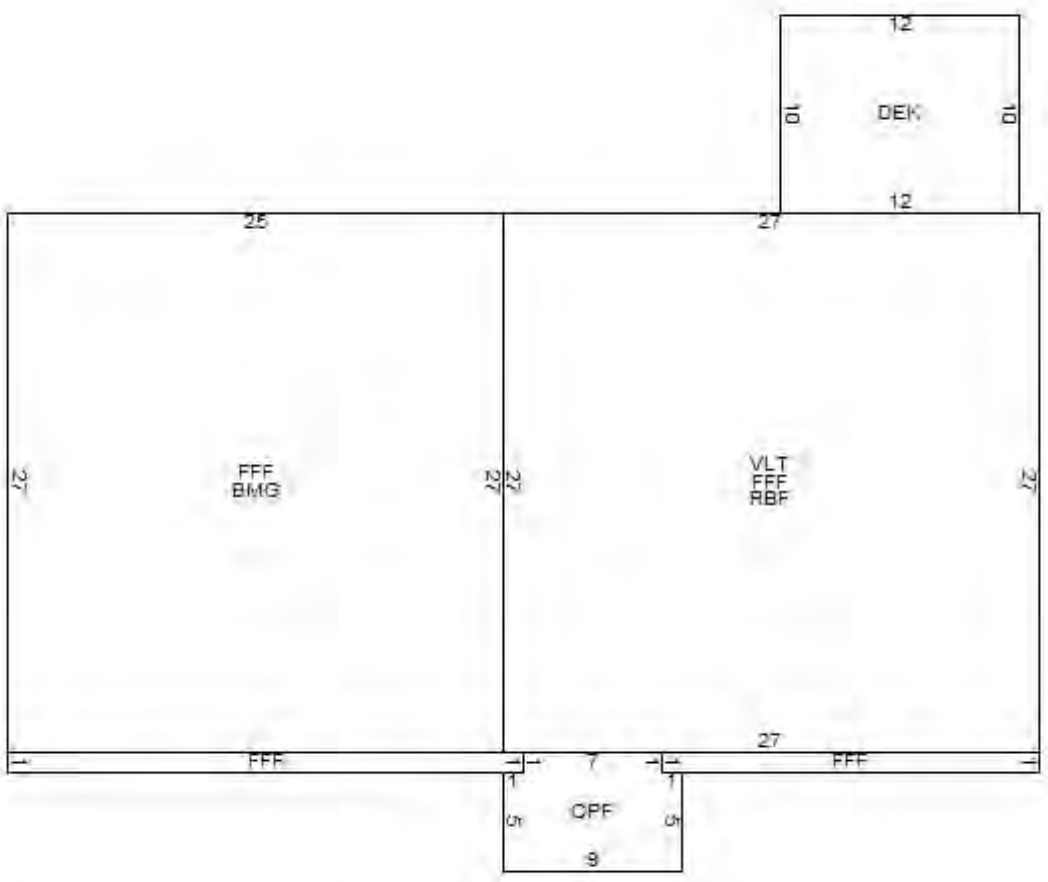
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/22/16		NEW HOUSE	SFR WITH ATTACHED GAR

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9737** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1918**
Sq. Foot Cost: **$ 114.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1449	1.00	1449
BMG	BASEMENT	675	0.20	135
VLT	VAULTED	729	0.05	36
RBF	RAISED BSMNT	729	0.75	547
OPF	OPEN PORCH	52	0.25	13
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,449**	**3,754**		**2,192**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 250,787**
Year Built:		**2017**
Condition For Age:	AVERAGE	**5 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 238,200**

OWNER INFORMATION

CARDIN MICHAEL JOHN
CARDIN ASHLEY ROSE
15 PAIGE DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/05/2021	9450	2100	Q I	391,900	GREGORICH JAMES
08/21/2020	9337	2362	U I 38	1	GREGORICH JAMES
08/18/2020	9336	834	U I 38	1	GREGORICH FAMILY TRUST
12/11/2001	6546	0771	U I 38	2,667	GREGORICH, JAMES
10/01/1972	2253	0078	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

07/06/17	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
07/16/08	MRUL	

NOTES

RUST; GENERATOR 2017 BMF=NV, OLDER KIT WINS, ROOF IN 13 SKETCH ADJ

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	112	8 x 14	203	10.00	80	1,819	
						4,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 142,200	$ 4,300	$ 136,000
		Parcel Total:	$ 282,500
2020	$ 142,300	$ 4,300	$ 136,000
		Parcel Total:	$ 282,600
2021	**$ 188,300**	**$ 4,800**	**$ 200,800**
		Parcel Total:	**$ 393,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.518 ac	182,521	F	110	100	100	100	100 -- LEVEL	100	200,800	0	N	200,800	
	0.518 ac									200,800			**200,800**	

PICTURE

OWNER

CARDIN MICHAEL JOHN
CARDIN ASHLEY ROSE
15 PAIGE DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

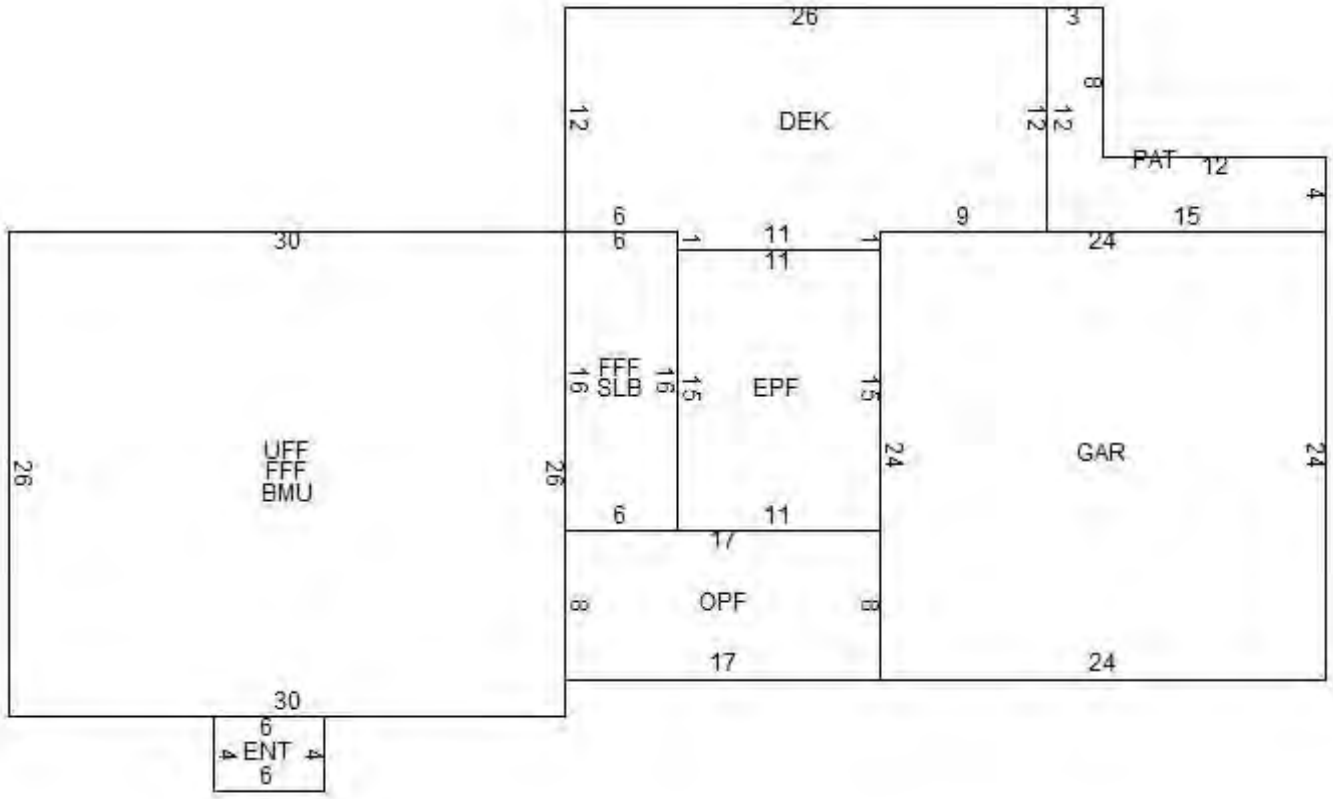
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9698** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0753**
Sq. Foot Cost: **$ 103.23**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
GAR	GARAGE	576	0.45	259
OPF	OPEN PORCH	136	0.25	34
EPF	ENCLOSED	165	0.70	116
FFF	FST FLR FIN	876	1.00	876
SLB	SLB	96	0.00	0
UFF	UPPER FLR FIN	780	1.00	780
BMU	BSMNT	780	0.15	117
DEK	DECK/ENTRANCE	323	0.10	32
PAT	PATIO	84	0.10	8
GLA:	**1,656**	**3,840**		**2,224**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 229,584**
Year Built:		**1972**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 188,300**

OWNER INFORMATION

GOODINE DENNIS
GOODINE CHRISTINE
5 PAIGE DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/09/2020	9393	427	Q I	380,000	BOUCHER JEFFREY M
06/01/1993	5438	1176	Q I	96,571	CASS, RICHARD J
07/18/1985	3344	0161	U I 99		MAHONEY, FRANCI
03/01/1971	2200	0263	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

02/24/21	ERVM	
07/06/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
07/15/08	MRUE	
11/21/02	MRUL	

NOTES

TAN; SINK IN GARAGE 2017 OKB, SKETCH ADJ 2021 REAR DORMER SKETCH DNVI PER H O KIT 2006 2 BATHS ORIG ADD BATH EST 2000 PU OPF

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 153,000	$ 3,000	$ 147,700
		Parcel Total:	$ 303,700
2020	$ 153,000	$ 3,000	$ 147,700
		Parcel Total:	$ 303,700
2021	**$ 214,200**	**$ 3,000**	**$ 209,000**
		Parcel Total:	**$ 426,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.689 ac	189,956	F	110	100	100	100	100 -- LEVEL	100	209,000	0	N	209,000	
	0.689 ac									209,000			**209,000**	

PICTURE

OWNER

GOODINE DENNIS
GOODINE CHRISTINE
5 PAIGE DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

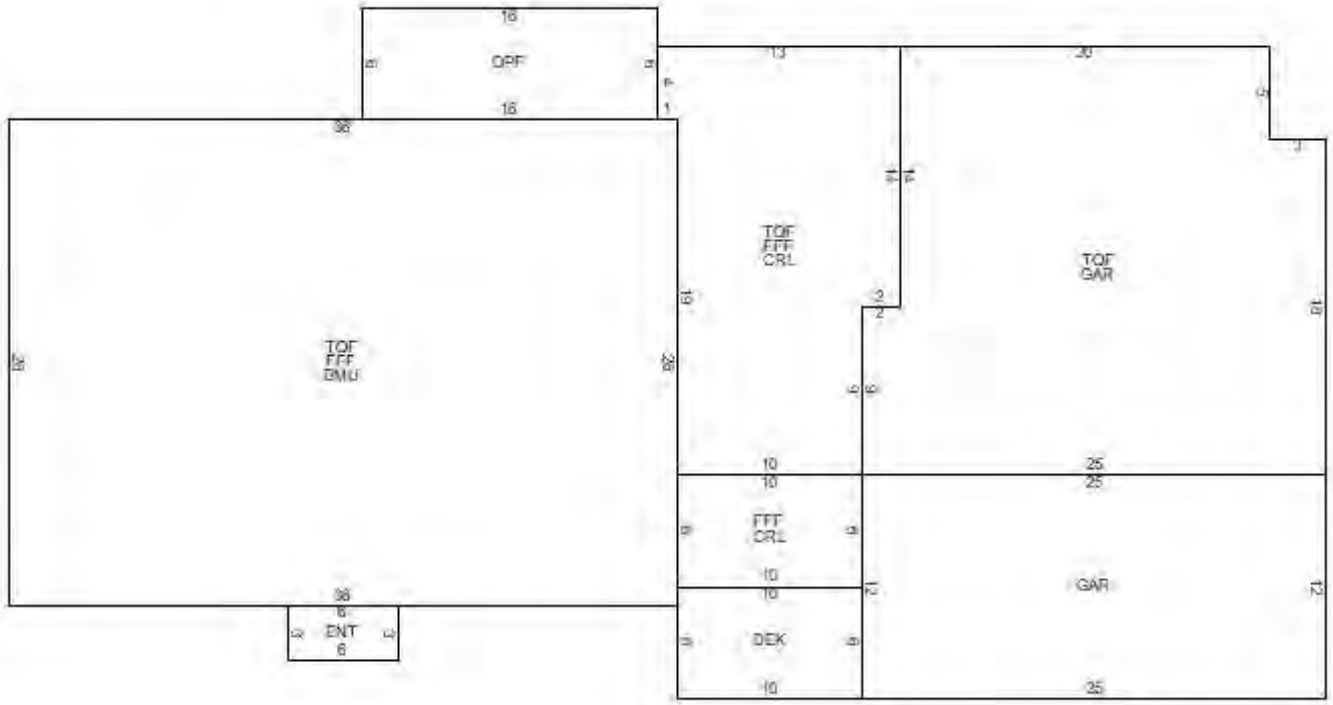
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/CLAP BOARD**
Int: **DRYWALL**
Floor: **PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8924** Base Rate: **RSA 96.00**
Bldg. Rate: **0.8833**
Sq. Foot Cost: **$ 84.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	936	0.15	140
OPF	OPEN PORCH	96	0.25	24
ENT	ENTRY WAY	18	0.10	2
GAR	GARAGE	832	0.45	374
FFF	FST FLR FIN	1258	1.00	1258
CRL	CRAWL SPACE	322	0.05	16
DEK	DECK/ENTRANCE	60	0.10	6
TQF	3/4 STRY FIN	1730	0.75	1298
GLA:	**2,556**	**5,252**		**3,118**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 264,406**
Year Built:		**1967**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 214,200**

OWNER INFORMATION

ORTIZ ROGER

26 WATERVILLE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2021	9410	1303	Q I	326,000	BOLLEN TAMARA A
05/19/2003	6936	2110	U I 39	1	BLAIKLOCK, NEAL
11/14/1990	5223	0877	Q I	112,476	THOMPSON, BRENT
06/27/1986	3562	0329	U I 99		TINKER, ROBERT

PICTURE

LISTING HISTORY

03/25/21	ERVM	
07/12/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/09/09	MRUL	

NOTES

TAN; BELOW AVG= MASONITE; 2017 HEAT, SKETCH 3/21 N O H MISC SIDING ROT OLD WINS APPEARS NC TO COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 121,900	$ 1,300	$ 138,400
		Parcel Total:	$ 261,600
2020	$ 121,900	$ 1,300	$ 138,400
		Parcel Total:	$ 261,600
2021	**$ 171,100**	**$ 1,400**	**$ 197,100**
		Parcel Total:	**$ 369,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.659 ac	188,652	F	110	100	100	100	95 -- MILD	100	197,100	0	N	197,100	
	0.659 ac									197,100			**197,100**	

PICTURE

OWNER

ORTIZ ROGER

26 WATERVILLE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

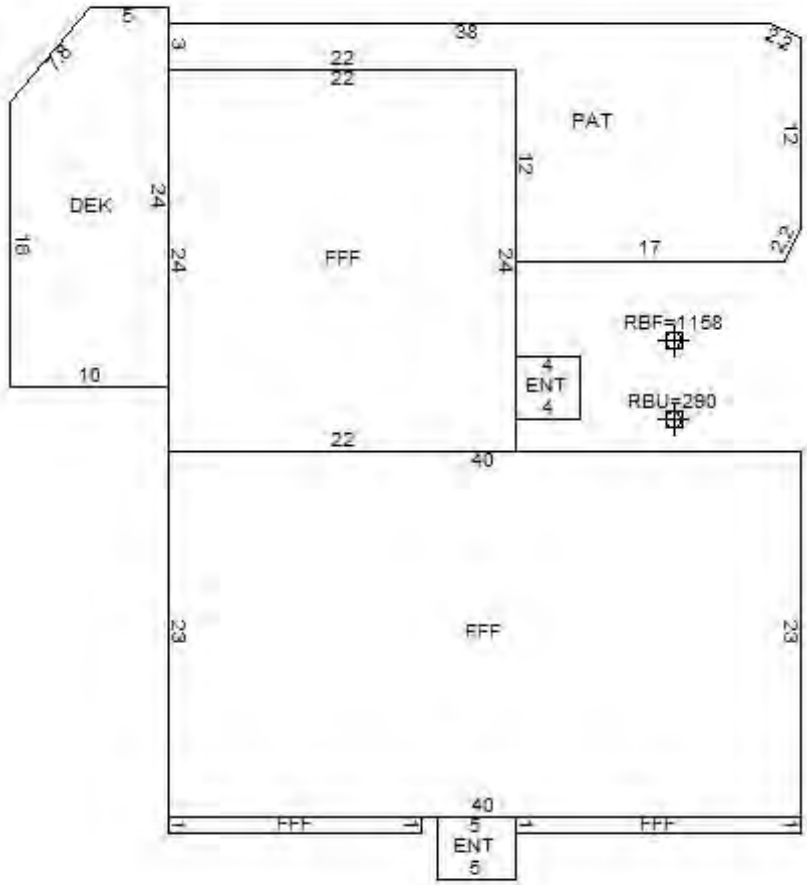
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BELOW AVG/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9415** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9321**
Sq. Foot Cost: **$ 89.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	225	0.10	23
FFF	FST FLR FIN	1482	1.00	1482
RBF	RAISED BSMNT	1158	0.75	869
RBU	RAISED BSMNT	290	0.25	73
ENT	ENTRY WAY	36	0.10	4
PAT	PATIO	334	0.10	33
GLA:	**1,482**	**3,525**		**2,484**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 222,268**
Year Built:		**1971**
Condition For Age:	AVERAGE	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 171,100**

OWNER INFORMATION

CABRAL STEPHANIE ANNE
CABRAL ERIC
37 WATERVILLE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/04/2020	9391	773	Q I	342,000	RIVERA-AGUSTILIANO
07/01/2019	9184	0250	U I 38	1	RIVERA MELISSA I
05/26/2017	8971	1963	U I 81	287,000	HORGAN MARY J ESTATE
07/07/2004	7274	640	Q I	244,500	CARTER, PAUL A &
08/30/2000	6284	0678	Q I	149,000	KOCH, RICHARD R

PICTURE

LISTING HISTORY

02/24/21	ERVM	
08/29/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
03/30/15	MRPM	
09/09/09	MRUL	

NOTES

GREY; NEWER KIT 2015 SKETCH 2019 DEL SHED NEW PIC 2/21 N O H
CORR CRL TO PRS EXT GD, ADJ XFFOBS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	10 x 8	260	10.00	40	832	BKYD
SHED-METAL	70	10 x 7	289	6.00	10	121	
SHED-WOOD	60	10 x 6	327	10.00	50	981	@DW
						1,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 126,400	$ 2,400	$ 139,400
		Parcel Total:	$ 268,200
2020	$ 126,400	$ 1,200	$ 139,400
		Parcel Total:	$ 267,000
2021	**$ 177,800**	**$ 1,900**	**$ 203,200**
		Parcel Total:	**$ 382,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.568 ac	184,695	F	110	100	100	100	100 -- LEVEL	100	203,200	0	N	203,200	
	0.568 ac									203,200			**203,200**	

PICTURE

OWNER

CABRAL STEPHANIE ANNE
CABRAL ERIC
37 WATERVILLE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

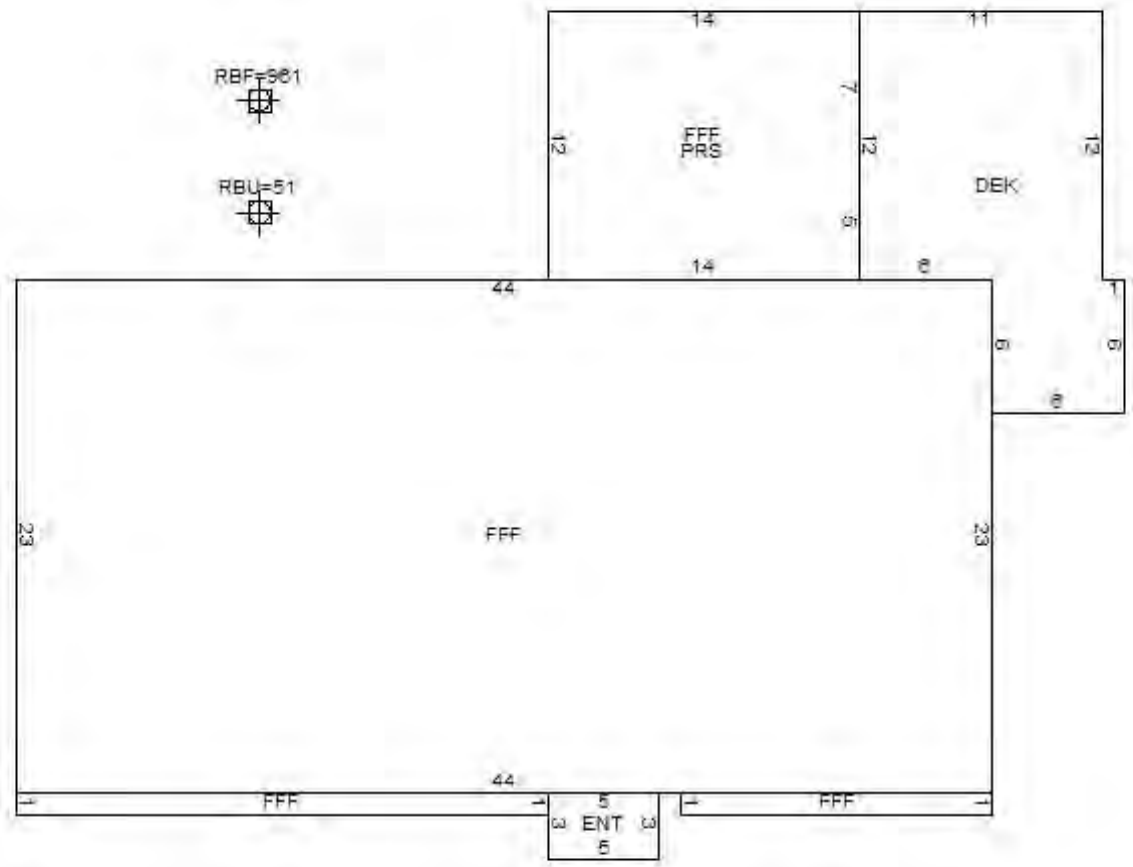
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/23/14		PORCH/SCREEN ROO	3 SEASON PORCH AND DE(

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0057** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1505**
Sq. Foot Cost: **$ 110.45**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	15	0.10	2
FFF	FST FLR FIN	1218	1.00	1218
PRS	PIERS	168	-0.05	-8
RBF	RAISED BSMNT	961	0.75	721
RBU	RAISED BSMNT	51	0.25	13
DEK	DECK/ENTRANCE	168	0.10	17
GLA:	**1,218**	**2,581**		**1,963**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 216,813**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 177,800**

OWNER INFORMATION

MURPHY RYAN LEE

42 COUNTRY CLUB LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/04/2021	9478	2528	Q I	350,000	PAUL JEFFREY A
06/01/2020	9300	2813	Q I	279,900	WHITE MARIA G
03/23/2017	8953	1654	U I 38	1	WHITE MARIA G
03/25/2014	8648	0198	U I 99	96,000	GOUVALARIS, THOMAS +
11/16/1971	2178	0176	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

09/15/15 MRUM INFO
09/29/09 MRUL

NOTES

TAN, PU SIDING, SKETCH 15 MKB-IKEA CABS, DELUXE LINO

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,300	$ 0	$ 145,700
		Parcel Total:	$ 237,000
2020	$ 91,300	$ 0	$ 145,700
		Parcel Total:	$ 237,000
2021	**$ 118,700**	**$ 0**	**$ 207,800**
		Parcel Total:	**$ 326,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.894 ac	198,869	F	110	100	100	100	95 -- MILD	100	207,800	0	N	207,800	
	0.894 ac									207,800			**207,800**	

PICTURE

OWNER

MURPHY RYAN LEE

42 COUNTRY CLUB LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

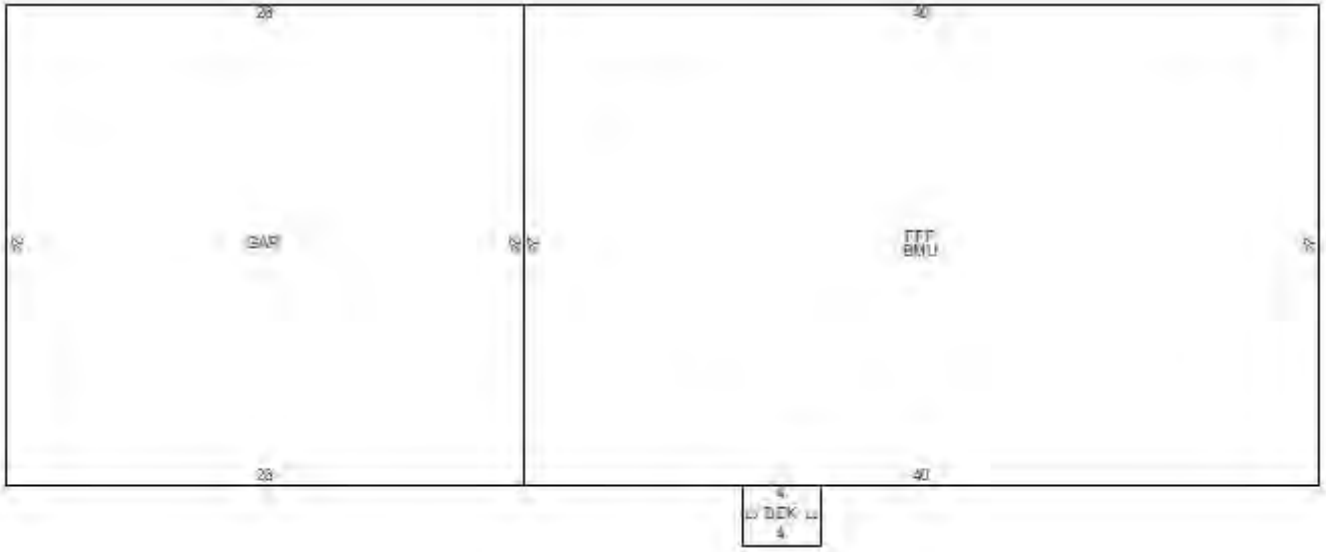
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**1 STORY RANCH**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL/PLYWOOD PANEL**		
Floor:	**HARDWOOD**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**3**	Baths: **1.0**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A0 AVG**		
Com. Wall:			
Size Adj:	**1.1329**	Base Rate:	**RSA 96.00**
		Bldg. Rate:	**1.0876**
		Sq. Foot Cost:	**$ 104.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	960	1.00	960
BMU	BSMNT	960	0.15	144
GAR	GARAGE	624	0.45	281
DEK	DECK/ENTRANCE	12	0.10	1
GLA:	**960**	**2,556**		**1,386**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,712**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 118,700**

OWNER INFORMATION

SHACKELFORD ODA
ALCORN TORI
51 COUNTRY CLUB LANE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/16/2021	9456	679	Q I	430,000	EJR HOMES INC
11/04/2020	9375	1541	U I 13	263,000	MANSPERGER ROBERT &
10/04/1978	2644	0081	U I 99	1	KLINECT TERRY & BONNIE
01/11/1977	2504	0388	U I 99	1	JONES WAYNE & ELISE

PICTURE

LISTING HISTORY

02/24/21	ERVM	
07/12/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/28/09	MRUM	

NOTES

GREY; 2017 DECK, NEWER WINS ROOF, PU CRL 2/21 SPOKE W. WORKER AT DOOR AFTER 11/20 SALE RENOVATING INT PU DECK SHED COND, MKB, ALL NEW FLOORS, PAINT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	1 x 96	227	10.00	40	872	
						900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,600	$ 1,200	$ 126,500
		Parcel Total:	$ 231,300
2020	$ 103,600	$ 1,200	$ 126,500
		Parcel Total:	$ 231,300
2021	**$ 162,900**	**$ 900**	**$ 188,900**
		Parcel Total:	**$ 352,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.477 ac	180,739	F	110	100	100	100	95 -- MILD	100	188,900	0	N	188,900	
	0.477 ac									188,900			**188,900**	

PICTURE

OWNER

SHACKELFORD ODA
ALCORN TORI
51 COUNTRY CLUB LANE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

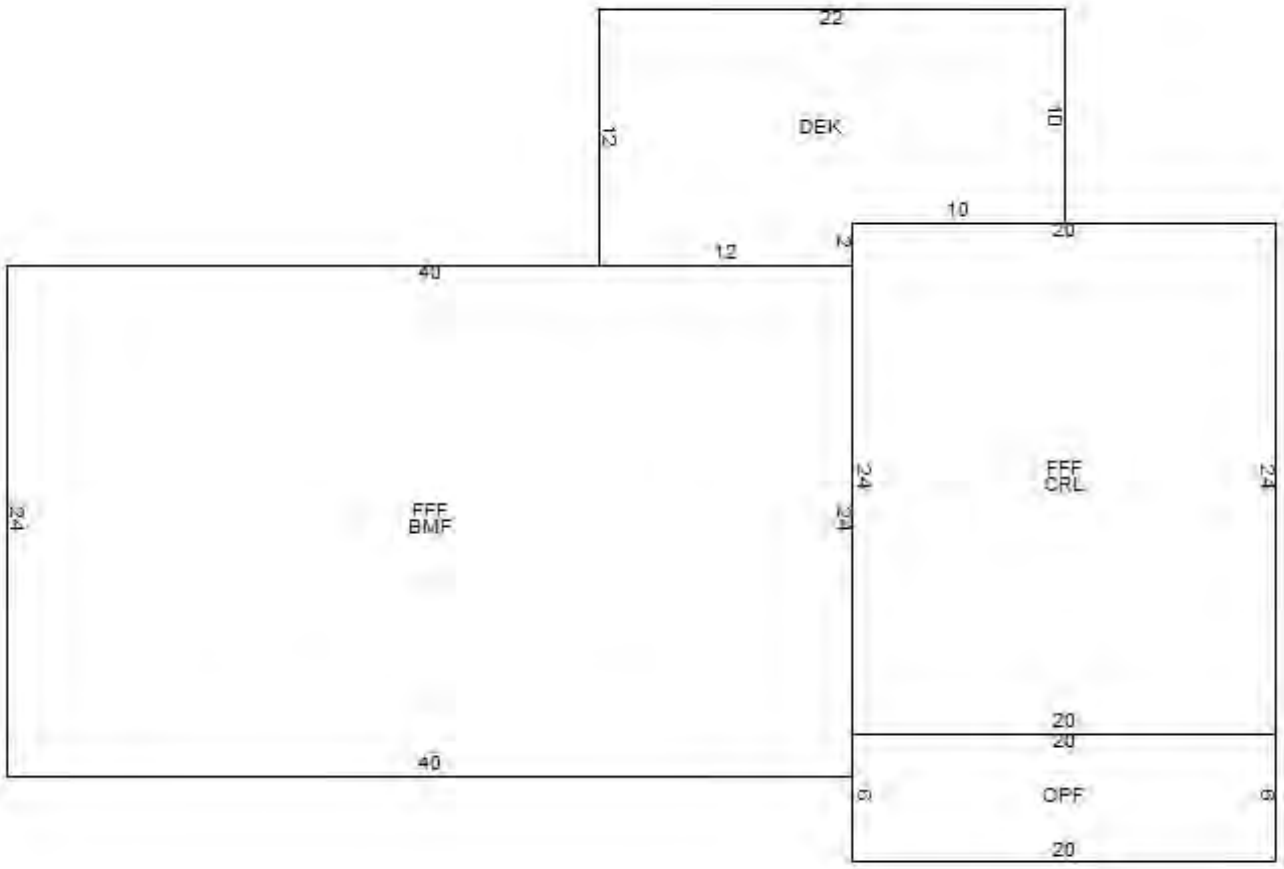
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/03/21		ALTERATION	RMV 8FT WALL & RENO KI

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0322** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0322**
Sq. Foot Cost: **$ 99.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1440	1.00	1440
CRL	CRAWL SPACE	480	0.05	24
OPF	OPEN PORCH	120	0.25	30
BMF	BSMNT FINISHED	960	0.30	288
DEK	DECK/ENTRANCE	244	0.10	24
GLA:	**1,440**	**3,244**		**1,806**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,957**
Year Built:		**1971**
Condition For Age:	EXCELLENT	**9 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**9 %**
Building Value:		**$ 162,900**

OWNER INFORMATION

YOUNG MADISON A

1 ASPEN LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	736	Q I	265,000	VARNUM GEORGE E &
01/21/2010	8172	1908	Q I	179,933	PELLETIER, GREGO
01/20/2004	7154	2516	Q I	185,000	WARHOLA, MICHAEL
02/21/2003	6847	0284	U I 38	1	WARHOLA, MICHAEL

PICTURE

LISTING HISTORY

08/03/17 MRUM
09/14/10 MRUE
08/17/00 LMUL

NOTES

TAN; MARBLEHEAD//-TFL= LOFT UNIT WALKOUT BMT //1509 SF// ELECT BB HEAT ALSO 2017 SKETCH,DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						104,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,300	$ 65,000	$ 0
		Parcel Total: $ 176,300	
2020	$ 111,300	$ 65,000	$ 0
		Parcel Total: $ 176,300	
2021	**$ 150,000**	**$ 104,000**	**$ 0**
		Parcel Total: $ 254,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

YOUNG MADISON A

1 ASPEN LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

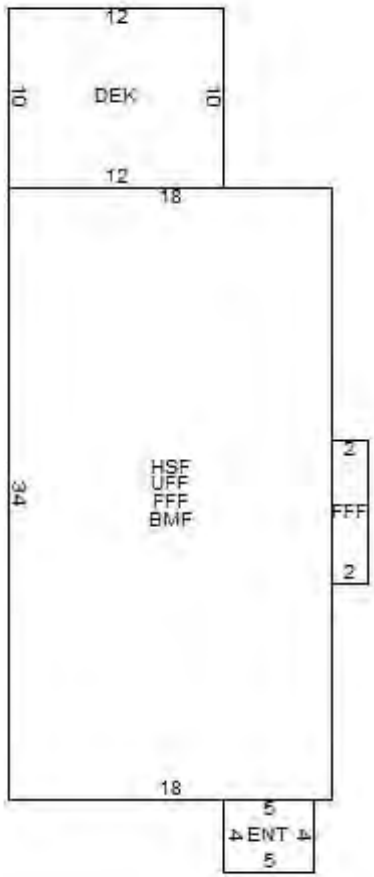
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0440** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0795**
Sq. Foot Cost: **$ 103.63**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	612	0.50	306
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	628	1.00	628
BMF	BSMNT FINISHED	612	0.30	184
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,546**	**2,604**		**1,744**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 180,731**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 150,000**

OWNER INFORMATION

KEIRAN RYAN

6 CHESTNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2020	9397	798	Q I	240,000	POIRIER PHILIP D
12/10/2013	8627	1655	Q I	141,000	FITZ JASON & DIANE
10/27/2011	8362	2162	U I 52	135,200	HAMMOND, FREDERICK R
02/27/2009	8059	2196	U I 99	141,000	HARMS, ANDREW &
10/16/2006	7753	1824	Q I	180,000	PETERS, THOMAS

PICTURE

LISTING HISTORY

02/24/21	ERVM
10/02/14	MRUM INFO
10/24/12	MRUM
09/28/00	LMUM

NOTES

NANTUCKET II ELECTRIC HEAT ALSO/ON SLAB/LOFT/1469 SF; INT UNIT; 10/12 SIDING UPDATED/BATH MOD UP//FIXED SKETCH 14 2/21 NO RECENT UPDATES, STATES KIT BATH ORIG PATIO EST PER SNOW

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,100	$ 68,000	$ 0
		Parcel Total: $ 168,100	
2020	$ 100,100	$ 68,000	$ 0
		Parcel Total: $ 168,100	
2021	**$ 132,800**	**$ 107,000**	**$ 0**
		Parcel Total: $ 239,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KEIRAN RYAN

6 CHESTNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

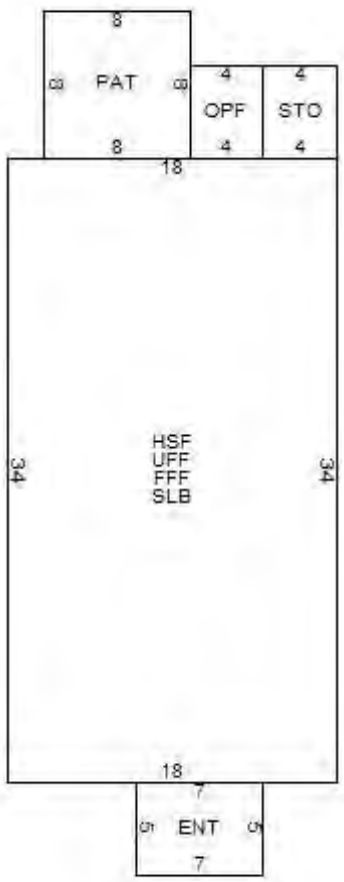
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARD**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0871** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1016**
Sq. Foot Cost: **$ 105.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	612	0.50	306
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	612	1.00	612
SLB	SLB	612	0.00	0
ENT	ENTRY WAY	35	0.10	4
STO	STORAGE AREA	20	0.25	5
OPF	OPEN PORCH	20	0.25	5
PAT	PATIO	64	0.10	6
GLA:	**1,530**	**2,587**		**1,550**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,913**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 132,800**

OWNER INFORMATION

AZOTEA KATHRYN L

7 CHESTNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/01/2021	9418	2793	Q I	250,000	THOMPSON RICK & SHERRY
08/06/2020	9330	2559	U I 39	1	THOMPSON RICK L
09/21/2017	9009	0634	Q I	189,400	LEONARD BRITTANIE
03/16/2016	8838	0157	Q I	162,500	RENNIE CARL T REVOC
09/18/2015	8791	0032	U I 37	105,000	BANK OF NEW YORK

PICTURE

LISTING HISTORY

03/23/21	ERVM	
04/05/16	MRUR	
10/02/14	MRUM	MARKED FOR INSPECTION
09/29/00	MRCL	
09/28/00	LMUM	

NOTES

MARBLEHEAD/TAN/ INSTALLED PROPANE HEATING ELECTRIC STILL AVAILABLE//ON SLAB/LOFT//1509 SF// MONITORS/PU SIDING, SKETCH 14; 4/16 NOH; 3/21 N O H DNPU BAY WINS EXT GD PU PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
PATIO	130	13 x 10	183	7.00	25	416	BKYD
						107,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,200	$ 68,000	$ 0
		Parcel Total: $ 168,200	
2020	$ 100,200	$ 68,000	$ 0
		Parcel Total: $ 168,200	
2021	**$ 129,800**	**$ 107,400**	**$ 0**
		Parcel Total: $ 237,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

AZOTEA KATHRYN L

7 CHESTNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

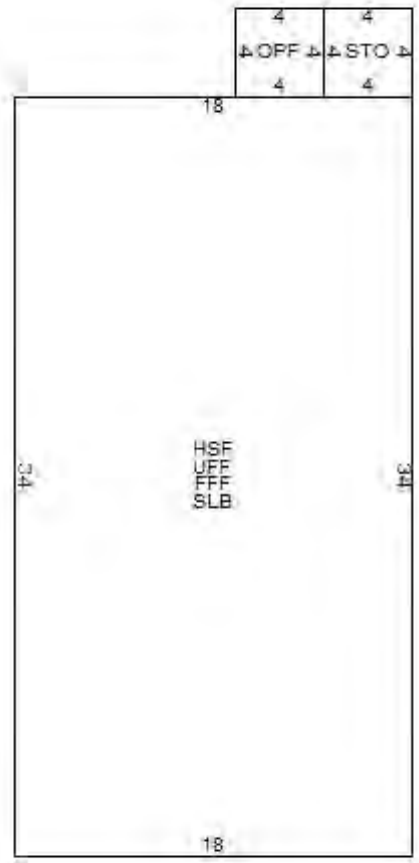
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0901** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0595**
Sq. Foot Cost: **$ 101.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	612	0.50	306
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	612	1.00	612
SLB	SLB	612	0.00	0
STO	STORAGE AREA	16	0.25	4
OPF	OPEN PORCH	16	0.25	4
GLA:	**1,530**	**2,480**		**1,538**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,445**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 129,800**

OWNER INFORMATION

PLOFKIN TYLER J
WASLICK MADELINE A
8 CHESTNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	68	Q I	272,000	TRETHEWAY EDWARD D
02/08/2005	7405	0851	Q I	175,000	MOORE, DAVID A
05/26/1999	6109	1222	Q I	87,300	CURRAN, MICHAEL
09/26/1986	3682	0029	Q I	97,800	BRADFORD WOODS

PICTURE

LISTING HISTORY

07/21/21	LMHC	
10/02/14	MRUM	MARKED FOR INSPECTION
09/28/00	LMUM	

NOTES

MARBLEHEAD/ON SLAB/LOFT/1509 SF/END UNIT//UPDATED SKETCH 14;
7/21 MODERN GRANITE KITCH, UPDATED BATHS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						104,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,400	$ 65,000	$ 0
		Parcel Total: $ 165,400	
2020	$ 100,400	$ 65,000	$ 0
		Parcel Total: $ 165,400	
2021	**$ 138,000**	**$ 104,000**	**$ 0**
		Parcel Total: $ 242,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PLOFKIN TYLER J
WASLICK MADELINE A
8 CHESTNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

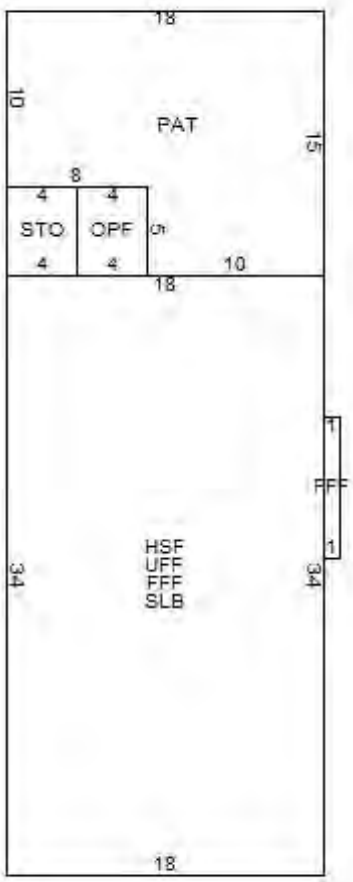
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0819** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0516**
Sq. Foot Cost: **$ 100.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	612	0.50	306
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	620	1.00	620
SLB	SLB	612	0.00	0
PAT	PATIO	230	0.10	23
STO	STORAGE AREA	20	0.25	5
OPF	OPEN PORCH	20	0.25	5
GLA:	**1,538**	**2,726**		**1,571**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 158,592**
Year Built:		**1986**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 138,000**

OWNER INFORMATION

LA INVESTMENT GROUP LLC

83 MALLARD POINT RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/28/2021	9461	2320	Q I	295,000	MACDONALD BRUCE E
08/10/2017	8996	0939	Q I	203,000	PETRIN RONALD L REVOC
03/28/2016	8840	2804	Q I	177,000	STORY JEAN M
09/28/2009	8136	0616	Q I	172,000	KERSHAW, THOMAS
06/16/2003	6966	2481	U I 38	1	KERSHAW, THOMAS

PICTURE

LISTING HISTORY

07/16/21	LMHC	
04/05/16	MRUM	
10/08/14	MRUM	MARKED FOR INSPECTION
06/03/95	AAUL	

NOTES

MARBLEHEAD, BSMT GARAGE, LOFT, FPL, END UNIT, 1,509 SF\NEW GENERATOR, SKETCH DECK 14; 7/21 UPDATED KITCH WITH QUARTZ COUNTERS, BACKSPLASH, UNDER CAB LIGHTING, MODERN BATHS WITH GRANITE, PU HW FLOORS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 116,400	$ 68,000	$ 0
		Parcel Total: $ 184,400	
2020	$ 116,400	$ 68,000	$ 0
		Parcel Total: $ 184,400	
2021	**$ 164,300**	**$ 107,000**	**$ 0**
		Parcel Total: $ 271,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

LA INVESTMENT GROUP LLC

83 MALLARD POINT RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

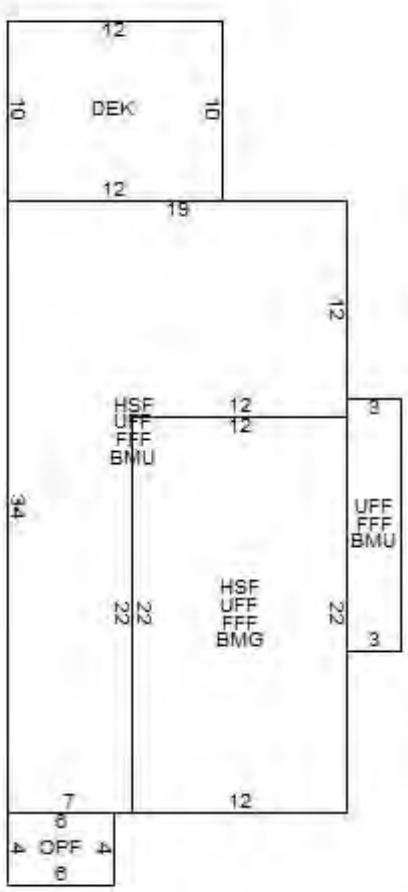
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0272** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0727**
Sq. Foot Cost: **$ 102.98**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	646	0.50	323
UFF	UPPER FLR FIN	688	1.00	688
FFF	FST FLR FIN	688	1.00	688
BMG	BASEMENT	264	0.20	53
BMU	BSMNT	424	0.15	64
OPF	OPEN PORCH	24	0.25	6
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,699**	**2,854**		**1,834**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 188,865**
Year Built:		**1987**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 164,300**

OWNER INFORMATION

SERGI PAMELA

19 ROCKY LEDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/04/2020	9353	2453	Q I	265,000	CIRRONE ANDREW M &
06/22/2018	9083	2933	Q I	210,000	MANKINS WENDELL G JR
09/04/2015	8787	1275	Q I	184,500	BURT MICHAEL P
11/04/2004	7351	2436	Q I	200,000	WEST, LISA M
10/06/1998	6008	1019	U I 99	4,000	BRANDER COURT P

PICTURE

LISTING HISTORY

02/24/21	ERVM	
10/08/14	MRUM	MARKED FOR INSPECTION
03/22/95	AAUL	

NOTES

NANTUCKET/ GREEN//NC60 REMOVE FOR 4/99 FOR 100% COMPLETE BMT GAR 1154 SF//ADDED DECK, AC, FIXED SKETCH 14 2/21 SPOKE W/ H O @DOOR EXT AV COND NEEDS PAINT OLD WINS KIT 2018 1 BATH 2018 2 BATHS IN 2021 AFTER SALE DNPU OPF EST BMF PER H.O.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 116,800	$ 68,000	$ 0
		Parcel Total: $ 184,800	
2020	$ 116,800	$ 68,000	$ 0
		Parcel Total: $ 184,800	
2021	**$ 155,700**	**$ 107,000**	**$ 0**
		Parcel Total: $ 262,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SERGI PAMELA

19 ROCKY LEDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

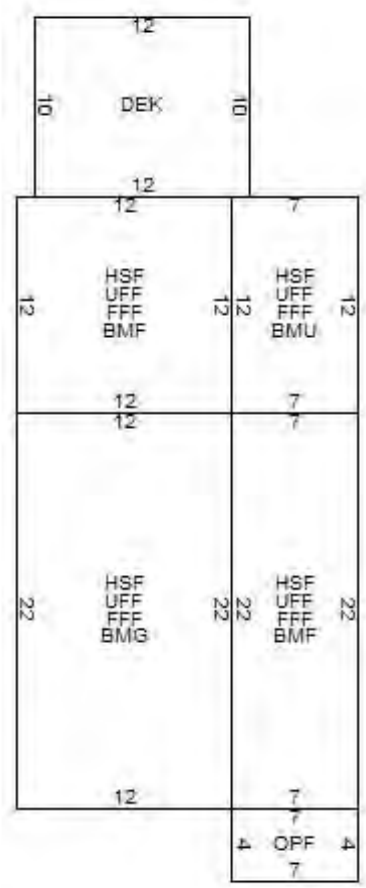
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **GAS/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: **1.0354** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0920**
Sq. Foot Cost: **$ 104.83**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	28	0.25	7
BMF	BSMNT FINISHED	298	0.30	89
UFF	UPPER FLR FIN	646	1.00	646
FFF	FST FLR FIN	646	1.00	646
BMG	BASEMENT	264	0.20	53
DEK	DECK/ENTRANCE	120	0.10	12
HSF	1/2 STRY FIN	646	0.50	323
BMU	BSMNT	84	0.15	13
GLA:	**1,615**	**2,732**		**1,789**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 187,541**
Year Built:		**1998**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 155,700**

OWNER INFORMATION

GRANEY KARA

20 ROCKY LEDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/10/2020	9393	2414	Q I	258,000	LAMAN KERI J TRUST
02/06/2009	8052	1104	U I 38	1	LAMAN, KERI
11/24/1997	5875	1025	U I 40	4,000	BRANDER COURT P
11/24/1997	5875	1028	Q I	76,300	ASHWOOD DEVELOP

PICTURE

LISTING HISTORY

02/24/21	ERVM	
10/03/14	MRUM	MARKED FOR INSPECTION
12/15/97	LMUE	

NOTES

GRN INT UNIT NANTUCKET/WALK OUT BMT/1154 SF/ INT/EST FBM 14, PU SKETCH 14 2/21 N O H EXT AV ALL ORIG PU ENT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 101,600	$ 68,000	$ 0
		Parcel Total: $ 169,600	
2020	$ 101,600	$ 68,000	$ 0
		Parcel Total: $ 169,600	
2021	**$ 134,700**	**$ 107,000**	**$ 0**
		Parcel Total: $ 241,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GRANEY KARA

20 ROCKY LEDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

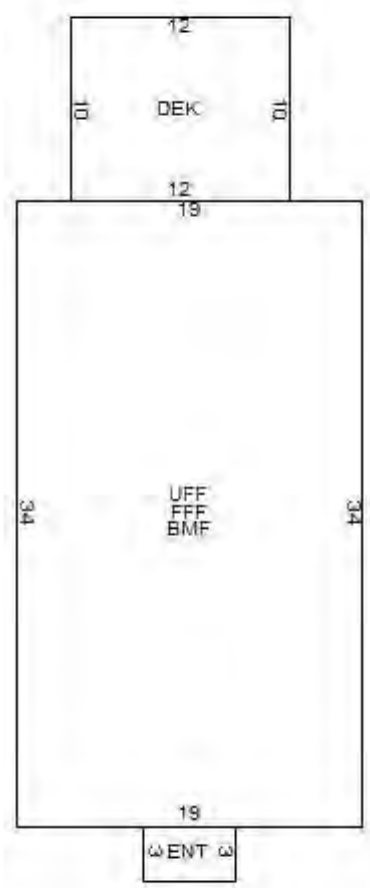
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1000** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1268**
Sq. Foot Cost: **$ 108.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	646	1.00	646
FFF	FST FLR FIN	646	1.00	646
DEK	DECK/ENTRANCE	120	0.10	12
ENT	ENTRY WAY	15	0.10	2
BMF	BSMNT FINISHED	646	0.30	194
GLA:	**1,292**	**2,073**		**1,500**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 162,255**
Year Built:		**1997**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 134,700**

OWNER INFORMATION

MCGUINNESS SARA B

24 ROCKY LEDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	2002	Q I	285,000	MACINTYRE DANIEL A &
11/24/1997	5875	1011	U I 40	4,000	BRANDER COURT P
11/24/1997	5875	1014	Q I	74,500	ASHWOOD DEVELOP
01/02/1997	5780	0906	U I 40	40	GATEWAY CENTER

PICTURE

LISTING HISTORY

02/24/21 ERVM
10/03/14 MRUM MARKED FOR INSPECTION
12/15/97 LMUE

NOTES

MARBLEHEAD /WALK OUT BMT/1194 SF/EXT UNIT/UPDATED SKETCH 14
2/24/21 GRN EXT UNIT N O H SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,100	$ 68,000	$ 0
		Parcel Total: $ 176,100	
2020	$ 108,100	$ 68,000	$ 0
		Parcel Total: $ 176,100	
2021	**$ 162,600**	**$ 107,000**	**$ 0**
		Parcel Total: $ 269,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MCGUINNESS SARA B

24 ROCKY LEDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

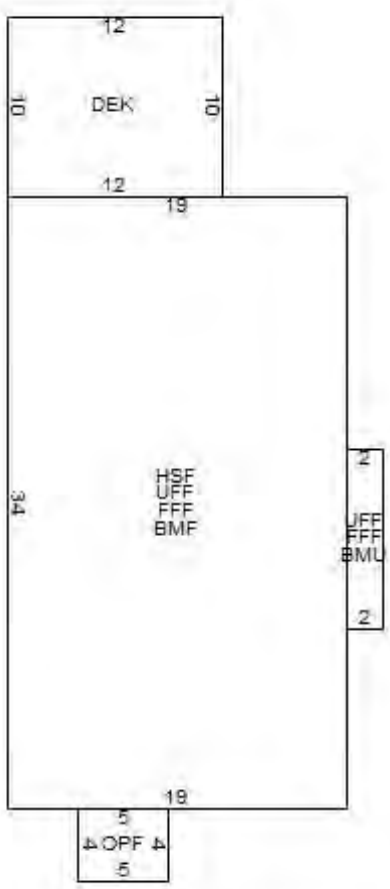
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0210** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0663**
Sq. Foot Cost: **$ 102.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	666	1.00	666
FFF	FST FLR FIN	666	1.00	666
BMF	BSMNT FINISHED	646	0.30	194
BMU	BSMNT	20	0.15	3
DEK	DECK/ENTRANCE	120	0.10	12
HSF	1/2 STRY FIN	646	0.50	323
OPF	OPEN PORCH	20	0.25	5
GLA:	**1,655**	**2,784**		**1,869**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,311**
Year Built:		**1997**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 162,600**

OWNER INFORMATION

KEATLEY MICHAEL J
KEATLEY DEBRA D
20 WALNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/24/2020	9385	2104	Q I	259,900	STUBBS GINGER LEE
05/26/2015	8753	2672	Q I	172,000	PARKER, JUSTIN M &
06/29/2010	8216	1490	Q I	169,933	LEAVITT, MARK &
08/30/2002	6704	0174	Q I	169,933	GOULD-TAISEY, PA
11/27/1998	6029	0242	Q I	87,000	AINSWORTH, KRIS

PICTURE

LISTING HISTORY

02/24/21	ERVM	
08/04/17	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
09/17/10	MRUL	
06/01/95	AAUL	

NOTES

BLUE; NANTUCKET /BMT GAR/1154 SF; PDAS; INT UNIT 2017 GAS, SKETCH INT UNIT WOB 2/21 BATH CARPET REPLACED AFTER 2020 SALE KIT EST 2019 P/U MINI SPLITS ADDED BY SALE PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
PATIO	108	12 x 9	208	7.00	25	393	UNDER DEC K
						107,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,000	$ 68,000	$ 0
		Parcel Total: $ 168,000	
2020	$ 100,000	$ 68,000	$ 0
		Parcel Total: $ 168,000	
2021	**$ 138,700**	**$ 107,400**	**$ 0**
		Parcel Total: $ 246,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KEATLEY MICHAEL J
KEATLEY DEBRA D
20 WALNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

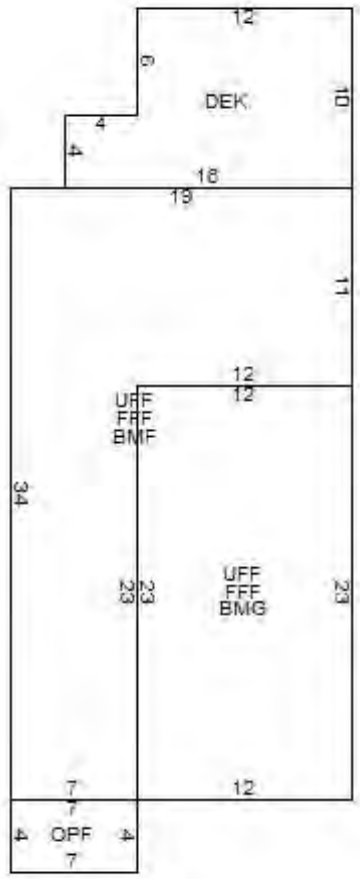
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/05/20		DECK	NEW STAIRS FOR DECK TC

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1057** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1910**
Sq. Foot Cost: **$ 114.33**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	28	0.25	7
UFF	UPPER FLR FIN	646	1.00	646
FFF	FST FLR FIN	646	1.00	646
BMF	BSMNT FINISHED	370	0.30	111
BMG	BASEMENT	276	0.20	55
DEK	DECK/ENTRANCE	136	0.10	14
GLA:	**1,292**	**2,102**		**1,479**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 169,094**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 138,700**

OWNER INFORMATION

SHARMA ANKUR

22 WALNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9404	277	Q I	254,933	AZEVEDO TONI
12/16/2015	8815	2870	Q I	186,500	COLLINS BRENDAN H
05/26/1998	5946	1106	Q I	95,000	BOLES, RICHARD
05/26/1988	4775	187	Q I	119,300	BRADFORD WOODS,
06/13/1986	3549	187	U V 18		UNKNOWN

PICTURE

LISTING HISTORY

02/24/21	ERVM	
03/14/16	MRUL	
10/28/14	MRUM	MARKED FOR INSPECTION
06/03/95	AAUL	

NOTES

BLUE; NANTUCKET /BMT GAR/LOFT/INT UNIT/PU BMF, DECK, OPF, LARGER FOOTPRINT 14; 3/16 MKB; 2/21 NEW FLOORING AFTER SALE KIT 2016 BATHS EST ORIG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,900	$ 68,000	$ 0
		Parcel Total: $ 177,900	
2020	$ 109,900	$ 68,000	$ 0
		Parcel Total: $ 177,900	
2021	**$ 148,500**	**$ 107,000**	**$ 0**
		Parcel Total: $ 255,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SHARMA ANKUR

22 WALNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

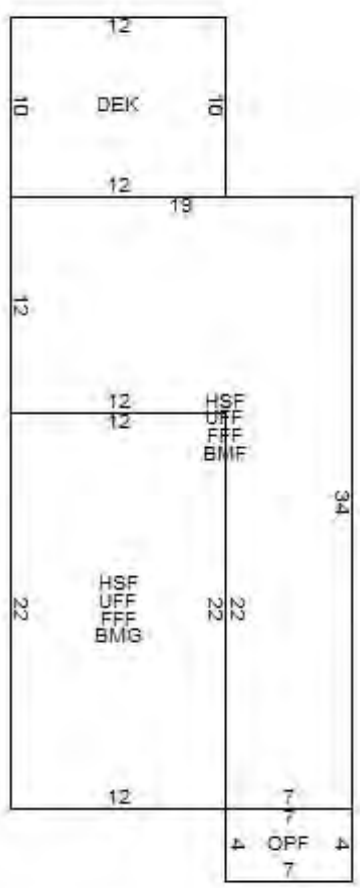
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/05/20		DECK	NEW STAIRS FOR DECK TC

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0330** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0468**
Sq. Foot Cost: **$ 100.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	646	0.50	323
UFF	UPPER FLR FIN	646	1.00	646
FFF	FST FLR FIN	646	1.00	646
BMG	BASEMENT	264	0.20	53
BMF	BSMNT FINISHED	382	0.30	115
OPF	OPEN PORCH	28	0.25	7
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**1,615**	**2,732**		**1,802**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 181,083**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 148,500**

OWNER INFORMATION

BAKER DANIELLE K
BAKER MATTHEW & DEBORAH LIVING TRUST
32 WALNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/22/2020	9368	326	Q I	240,000	LAWRENCE BENJAMIN T
05/14/2015	8751	0036	Q I	175,000	RUTTER KRISTEN A
06/10/2011	8324	0967	Q I	155,000	BATCHELDER, LORALYN M
10/30/1998	6016	0815	Q I	94,000	GARBER, STUART
12/26/1989	5158	1449	Q I	109,474	WB NOMINEE REAL

PICTURE

LISTING HISTORY

02/24/21	ERVM	
10/28/14	MRUM	
09/14/11	MRUM	MARKED FOR INSPECTION
06/03/95	AAUE	

NOTES

TAN; END UNIT MARBLEHEAD /WALK OUT BMT/1194 SF; END UNIT/DECK AND SKETCH SIZE 14 2/21 N O H SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,200	$ 68,000	$ 0
		Parcel Total: $ 174,200	
2020	$ 106,200	$ 68,000	$ 0
		Parcel Total: $ 174,200	
2021	**$ 140,200**	**$ 107,000**	**$ 0**
		Parcel Total: $ 247,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

BAKER DANIELLE K
BAKER MATTHEW & DEBORAH LIVING TR
32 WALNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

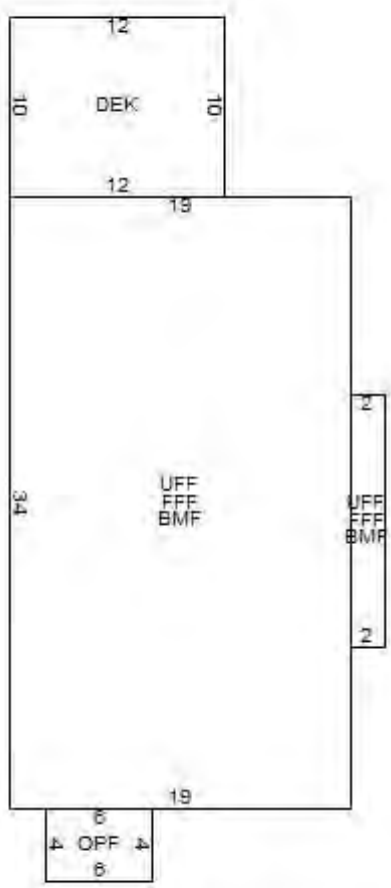
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY CONDO-TNHS**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**CLAP BOARD/WOOD SHINGLE**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**GAS/HOT WATER**		
Bedrooms:	**2**	Baths: **2.5**	Fixtures:
		Extra Kitchens:	Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0827**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.1090**
		Sq. Foot Cost:	**$ 106.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	674	1.00	674
FFF	FST FLR FIN	674	1.00	674
BMF	BSMNT FINISHED	674	0.30	202
DEK	DECK/ENTRANCE	120	0.10	12
OPF	OPEN PORCH	24	0.25	6
GLA:	**1,348**	**2,166**		**1,568**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 166,945**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 140,200**

OWNER INFORMATION

NIELSEN SHERYL

38 WALNUT CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/04/2020	9391	538	Q I	230,000	MARTEL REBECCA L
05/14/2018	9072	0101	Q I	170,000	HEITFIELD, JESSICA L
03/07/2011	8299	2473	Q I	165,000	HUARD, CHARLENE D
10/22/2009	6172	0577	Q I	97,900	FOURNIER, BRIAN
01/05/1998	5889	340	Q I	76,500	BEVILACQUA, MIC

PICTURE

LISTING HISTORY

02/24/21	ERVM
08/04/17	MRUM
12/27/10	MRUL

NOTES

BLUE; NANTUCKET /WALK OUT BMT/1154 SF; INT UNIT 2017SKETCH 2/21 INT UNIT H O STATES KIT BATH ORIG UNFIN BSMT NEWER VINYL WINS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,800	$ 68,000	$ 0
		Parcel Total: $ 161,800	
2020	$ 93,800	$ 68,000	$ 0
		Parcel Total: $ 161,800	
2021	**$ 127,800**	**$ 107,000**	**$ 0**
		Parcel Total: $ 234,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NIELSEN SHERYL

38 WALNUT CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

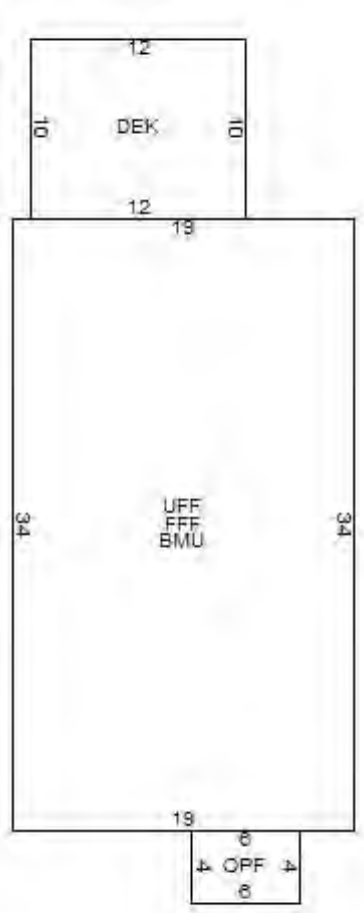
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1264** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1538**
Sq. Foot Cost: **$ 110.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	120	0.10	12
UFF	UPPER FLR FIN	646	1.00	646
FFF	FST FLR FIN	646	1.00	646
BMU	BSMNT	646	0.15	97
OPF	OPEN PORCH	24	0.25	6
GLA:	**1,292**	**2,082**		**1,407**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,839**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 127,800**

OWNER INFORMATION

RODRIGUES MEDEIROS ANA CAROLINA

47 WALNUT CR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/28/2021	9476	16	Q I	280,000	JOHANSEN DIANE M
11/22/2004	7362	2222	Q I	211,000	BOGDANOVICH, GLE
12/12/2002	6793	2857	U I 38	1	BOGDANOVICH, GLE
10/29/2001	6513	0939	Q I	154,900	CUSATO, THOMAS D

PICTURE

LISTING HISTORY

08/04/17	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
06/03/95	AAUL	

NOTES

BLUE; MARBLEHEAD /BMT GAR/LOFT/1509 SF 2017 SKETCH DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 119,400	$ 68,000	$ 0
		Parcel Total: $ 187,400	
2020	$ 119,400	$ 68,000	$ 0
		Parcel Total: $ 187,400	
2021	**$ 166,200**	**$ 107,000**	**$ 0**
		Parcel Total: $ 273,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

RODRIGUES MEDEIROS ANA CAROL

47 WALNUT CR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

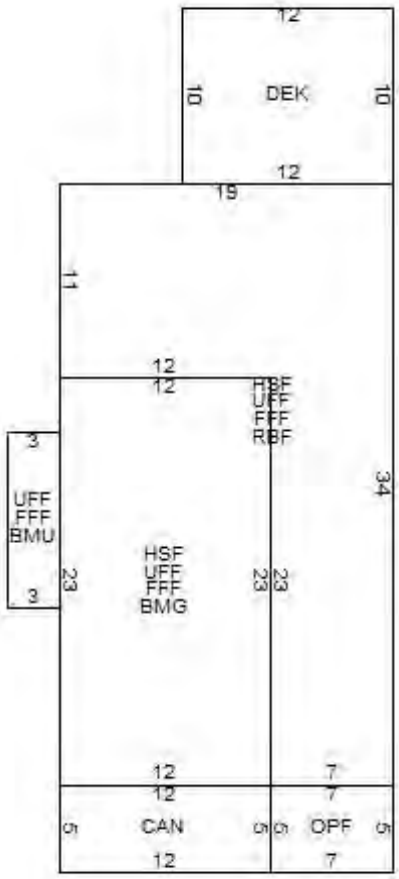
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9928** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0060**
Sq. Foot Cost: **$ 96.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	646	0.50	323
UFF	UPPER FLR FIN	676	1.00	676
FFF	FST FLR FIN	676	1.00	676
BMG	BASEMENT	276	0.20	55
BMU	BSMNT	30	0.15	5
RBF	RAISED BSMNT	370	0.75	278
DEK	DECK/ENTRANCE	120	0.10	12
OPF	OPEN PORCH	35	0.25	9
CAN	CANOPY	60	0.25	15
GLA:	**1,675**	**2,889**		**2,049**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 197,892**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 166,200**

OWNER INFORMATION

THEBERGE CHRISTOPHER
THEBERGE DANIELLE
8 BLOSSOM LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2021	9478	1087	Q I	245,000	RENNIE SANDRA ELLEN
08/28/2012	8463	2657	U I 99	100,000	RENNIE, CARL T
05/04/2012	8423	2166	U I 37	76,000	BANK OF AMERICA NA
09/20/2011	8350	2546	U I 51	110,250	VO, SON VAN
09/18/2003	7079	0928	Q I	165,000	CLOUGH, THOMAS L

PICTURE

LISTING HISTORY

08/03/17	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
09/28/00	LMUM	

NOTES

OLIVE; CAPE COD /ON SLAB / 1131 SF; END UNIT 2017 ENT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						104,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,500	$ 65,000	$ 0
		Parcel Total: $ 157,500	
2020	$ 92,500	$ 65,000	$ 0
		Parcel Total: $ 157,500	
2021	**$ 124,400**	**$ 104,000**	**$ 0**
		Parcel Total: $ 228,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

THEBERGE CHRISTOPHER
THEBERGE DANIELLE
8 BLOSSOM LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

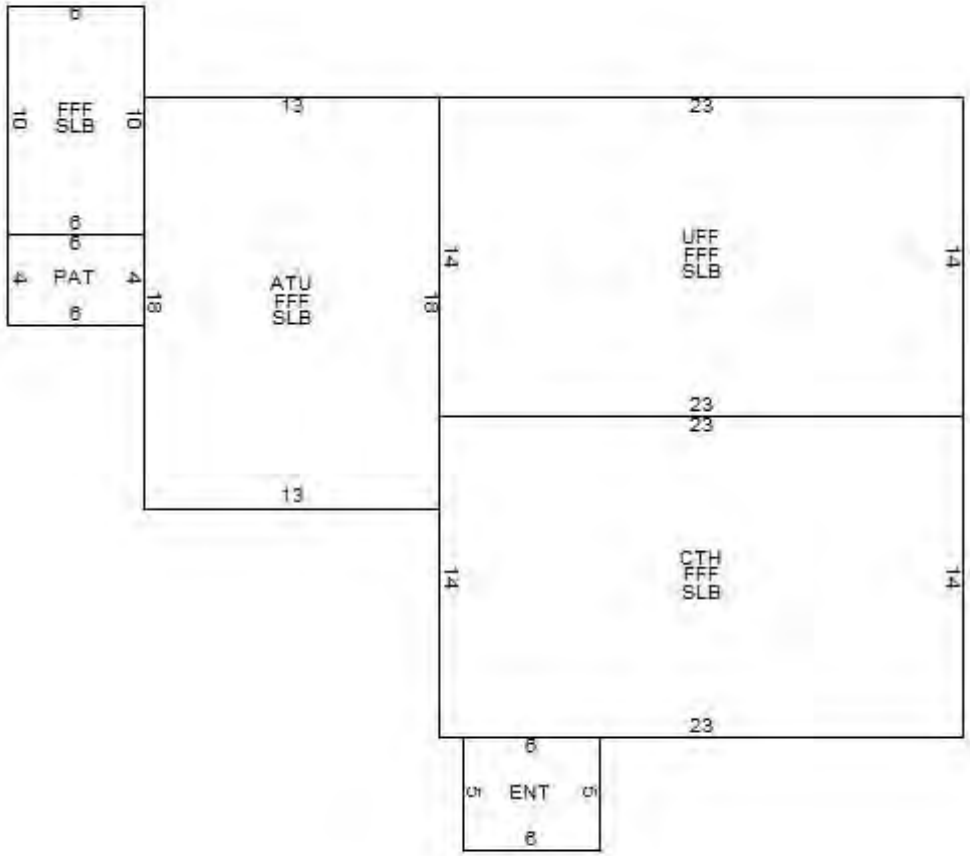
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1545** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1826**
Sq. Foot Cost: **$ 113.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	234	0.10	23
ENT	ENTRY WAY	30	0.10	3
CTH	CATHEDRAL	322	0.10	32
FFF	FST FLR FIN	938	1.00	938
SLB	SLB	938	0.00	0
UFF	UPPER FLR FIN	322	1.00	322
PAT	PATIO	24	0.10	2
GLA:	**1,260**	**2,808**		**1,320**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 149,860**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 124,400**

OWNER INFORMATION

GEOFFROY MICHAEL
GEOFFROY ALYSSA
35 CRICKET HILL DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2021	9469	1045	Q I	270,000	TENHAVE RYAN L
03/07/2016	8835	2805	Q I	160,000	SOMARU DANNY J
08/19/2013	8595	0780	Q I	141,500	KESSLER JOHN H & HENRI
07/07/2010	8218	2929	Q I	155,000	LANGIS, ROBERT
01/03/1994	5511	1525	U I 37	32,500	FEDERAL HOME LO

PICTURE

LISTING HISTORY

04/05/16 MRUM
09/14/10 MRUE

NOTES

NANTUCKET, WALK-OUT BSMT, LOFT, FPL, INTERIOR UNIT, 1,469 SF\FIXED SKETCH 15; 4/16 ADDED SIDING;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
BRADFORD WOODS	1		100	104,000.00	100	104,000	
						107,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,700	$ 68,000	$ 0
		Parcel Total: $ 176,700	
2020	$ 108,700	$ 68,000	$ 0
		Parcel Total: $ 176,700	
2021	**$ 142,100**	**$ 107,000**	**$ 0**
		Parcel Total: $ 249,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

GEOFFROY MICHAEL
GEOFFROY ALYSSA
35 CRICKET HILL DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

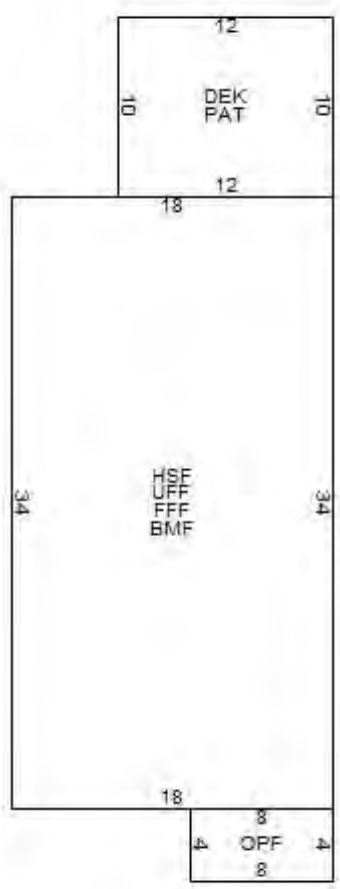
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CEMENT CLAPBOARD**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0436** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0467**
Sq. Foot Cost: **$ 100.48**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	612	0.50	306
UFF	UPPER FLR FIN	612	1.00	612
FFF	FST FLR FIN	612	1.00	612
BMF	BSMNT FINISHED	612	0.30	184
DEK	DECK/ENTRANCE	120	0.10	12
PAT	PATIO	120	0.10	12
OPF	OPEN PORCH	32	0.25	8
GLA:	**1,530**	**2,720**		**1,746**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 175,438**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 142,100**

OWNER INFORMATION

BUCKNELL ADAM KYLE

56 FAIRWAY DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9492	947	Q I	390,000	LEMAY RONALD A
06/29/1971	2140	441	Q I	1	??

PICTURE

LISTING HISTORY

09/15/15	MRUL	MARKED FOR INSPECTION
09/30/09	MRVR	INFO AT DOOR

NOTES

TAN/BR; NC=DECK CONVERSION TO FFL FOR 04/01/01/DEL POOL 15, ADD DECK, SHED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	90	9 x 10	238	10.00	80	1,714	
SHED-WOOD	96	8 x 12	227	10.00	80	1,743	
SHED-WOOD	117	9 x 13	197	10.00	80	1,844	
SHED-WOOD	216	18 x 12	134	10.00	80	2,316	
GARAGE-1 STY	576	24 x 24	88	30.00	100	15,206	
						22,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 101,600	$ 16,500	$ 128,600
		Parcel Total:	$ 246,700
2020	$ 101,600	$ 16,500	$ 128,600
		Parcel Total:	$ 246,700
2021	**$ 131,800**	**$ 22,800**	**$ 190,300**
		Parcel Total:	**$ 344,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.509 ac	182,130	F	110	100	100	100	95 -- MILD	100	190,300	0	N	190,300	
	0.509 ac									190,300			**190,300**	

PICTURE

OWNER

BUCKNELL ADAM KYLE

56 FAIRWAY DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

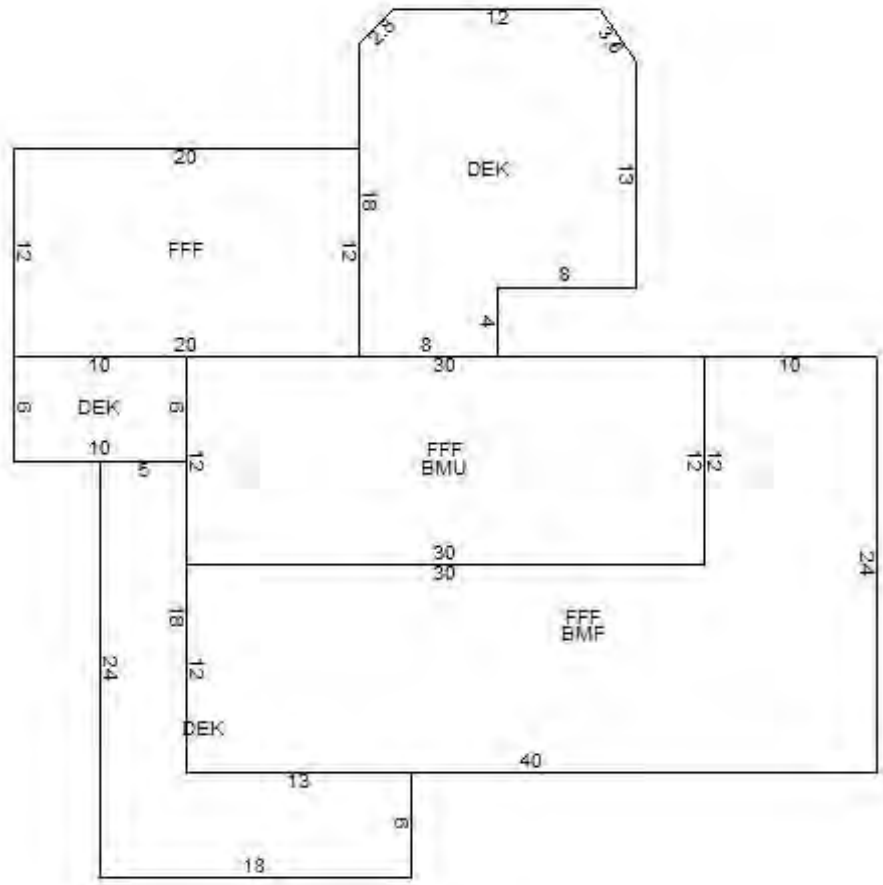
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1032** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1253**
Sq. Foot Cost: **$ 108.03**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1200	1.00	1200
BMF	BSMNT FINISHED	600	0.30	180
DEK	DECK/ENTRANCE	541	0.10	54
BMU	BSMNT	360	0.15	54
GLA:	**1,200**	**2,701**		**1,488**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 160,749**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 131,800**

OWNER INFORMATION

SHAUT ASHLEY
LOUKIDES JEFFREY
104 BACK RIVER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/23/2021	9428	2273	Q I	341,500	BISHOP SHARI L
12/12/2013	8628	0220	Q I	219,000	ZISSULIS JEFFREY J.
02/14/2005	7408	1422	U I 38	1	ZISSULIS, CHERYL

PICTURE

LISTING HISTORY

03/24/21	ERVM	
07/31/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/23/09	MRVL	

NOTES

GREY; WD.STV.HK.UP 2017 DEL SHED, SKETCH 3/21 A'S AT DOOR
K&B/WINS/SIDING UPDATED DNPU PATIO=COND NC EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	480	20 x 24	93	30.00	80	10,714	
						10,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 105,000	$ 7,900	$ 140,900
		Parcel Total:	$ 253,800
2020	$ 105,000	$ 7,900	$ 140,900
		Parcel Total:	$ 253,800
2021	**$ 150,000**	**$ 10,700**	**$ 204,200**
		Parcel Total:	**$ 364,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.590 ac	185,652	F	110	100	100	100	100 -- LEVEL	100	204,200	0	N	204,200	
	0.590 ac									204,200			**204,200**	

PICTURE

OWNER

SHAUT ASHLEY
LOUKIDES JEFFREY
104 BACK RIVER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

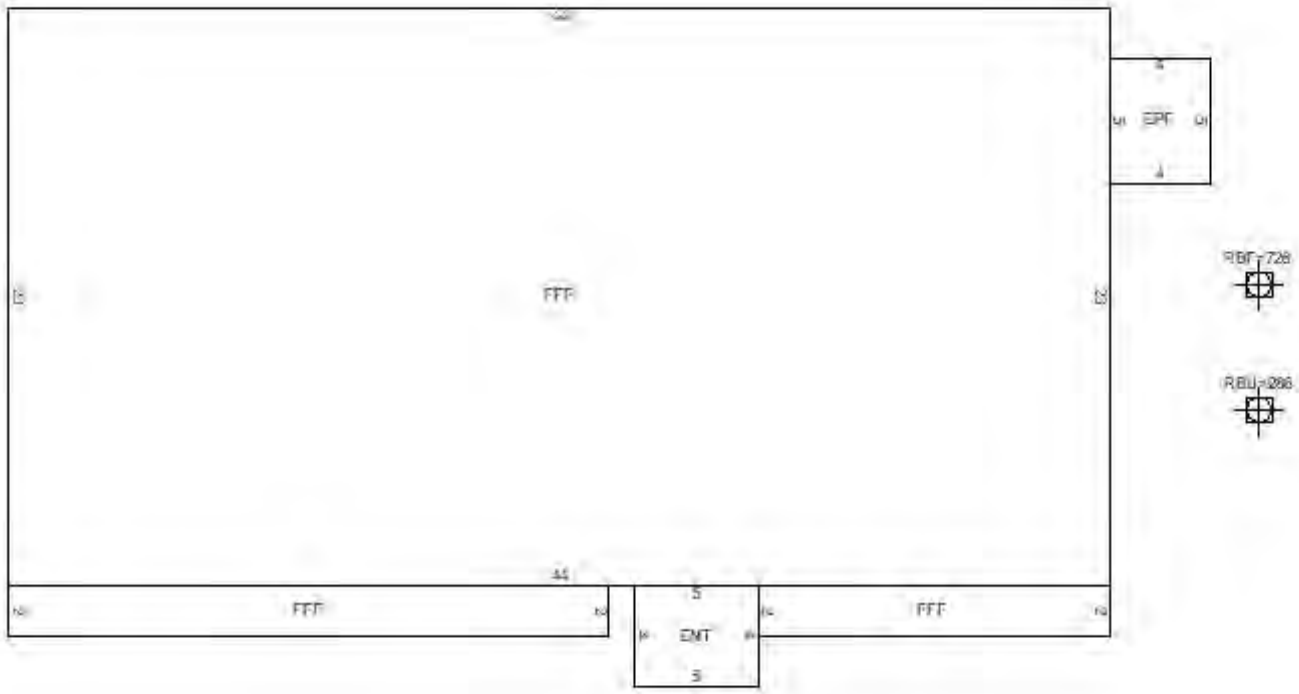
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0486** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1073**
Sq. Foot Cost: **$ 106.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1088	1.00	1088
EPF	ENCLOSED	20	0.70	14
RBF	RAISED BSMNT	726	0.75	545
RBU	RAISED BSMNT	286	0.25	72
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,088**	**2,140**		**1,721**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,942**
Year Built:		**1970**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 150,000**

OWNER INFORMATION

HILL LINDSEY ANNE
HILL OWEN
17 GREENFIELD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2021	9491	1913	Q I	380,000	FELICIANO ANGEL SAMUEL
08/02/2018	9096	1959	Q I	301,000	WALL JAMES & MARIE
11/29/2007	7925	1170	Q I	255,000	TURCOTTE, DAWN

PICTURE

LISTING HISTORY

07/18/17	MRUL	
06/27/16	ERHN	
05/25/16	INSP	MARKED FOR INSPECTION
09/25/09	MRVR	INFO BY PHONE
09/24/09	MRVM	

NOTES

GREY; WD.STV.HK.UP 2017 FEATURES PELLET STOVE OLDER ROOF LAM CCTOPS MAPLE CABS 2005 KIT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	
POOL-ABOVE GROUND	180	18 x 10	149	6.00	80	1,287	
DECK	60	6 x 10	327	7.00	80	1,099	
						4,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 115,200	$ 3,700	$ 151,900
		Parcel Total:	$ 270,800
2020	$ 115,200	$ 3,700	$ 151,900
		Parcel Total:	$ 270,800
2021	**$ 160,300**	**$ 4,200**	**$ 215,900**
		Parcel Total:	**$ 380,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.835 ac	196,304	F	110	100	100	100	100 -- LEVEL	100	215,900	0	N	215,900	
	0.835 ac									215,900			**215,900**	

PICTURE

OWNER

HILL LINDSEY ANNE
HILL OWEN
17 GREENFIELD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

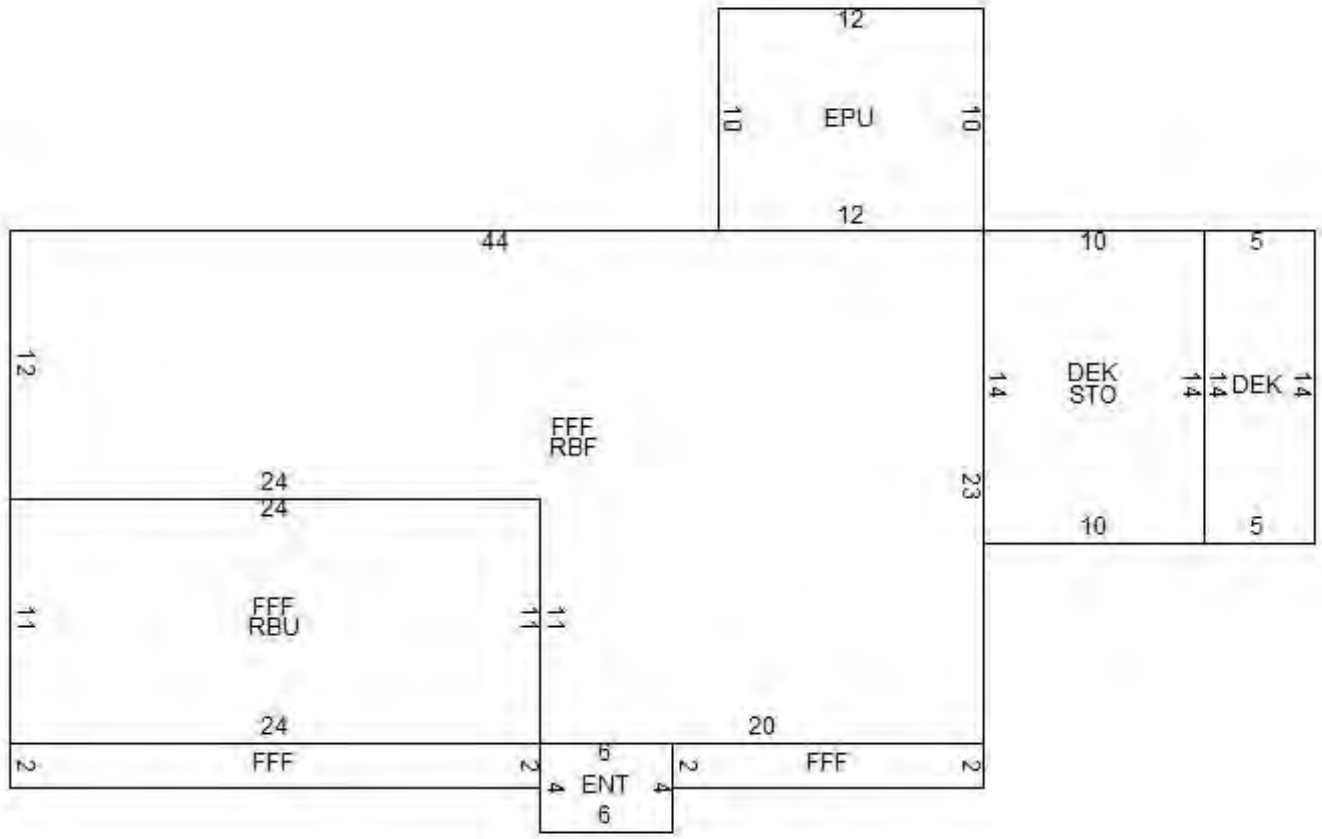
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0306** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1223**
Sq. Foot Cost: **$ 107.74**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
RBU	RAISED BSMNT	264	0.25	66
FFF	FST FLR FIN	1088	1.00	1088
RBF	RAISED BSMNT	748	0.75	561
EPU	COVERED BSMNT	120	0.35	42
DEK	DECK/ENTRANCE	210	0.10	21
STO	STORAGE AREA	140	0.25	35
GLA:	**1,088**	**2,594**		**1,815**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 195,548**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 160,300**

OWNER INFORMATION

BENNETT NICHOLAS JAY JR
DESCOTEAUX CAMERON MICHEL
3 COUNTRY CLUB LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/17/2020	9382	225	Q I	344,000	CURLEY KEVIN J
04/03/2003	6883	301	Q I	224,500	BEDROSIAN, PAMELA

PICTURE

LISTING HISTORY

02/24/21	ERVM	
07/19/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/28/09	MRVM	

NOTES

TAN; WD.STV.HK.UP 2017 SHED SZ, SKETCH ADJ NEW PIC 2/21 STATES K IT AND BATH INT DATED SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	120	10 x 12	193	10.00	60	1,390	
						1,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 112,600	$ 1,300	$ 136,300
		Parcel Total:	$ 250,200
2020	$ 112,600	$ 1,300	$ 136,300
		Parcel Total:	$ 250,200
2021	**$ 155,200**	**$ 1,400**	**$ 205,000**
		Parcel Total:	**$ 361,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** CONCRETE **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.523 ac	182,739	F	110	100	100	102	100 -- LEVEL	100	205,000	0	N	205,000	
	0.523 ac									205,000			**205,000**	

PICTURE

OWNER

BENNETT NICHOLAS JAY JR
DESCOTEAUX CAMERON MICHEL
3 COUNTRY CLUB LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

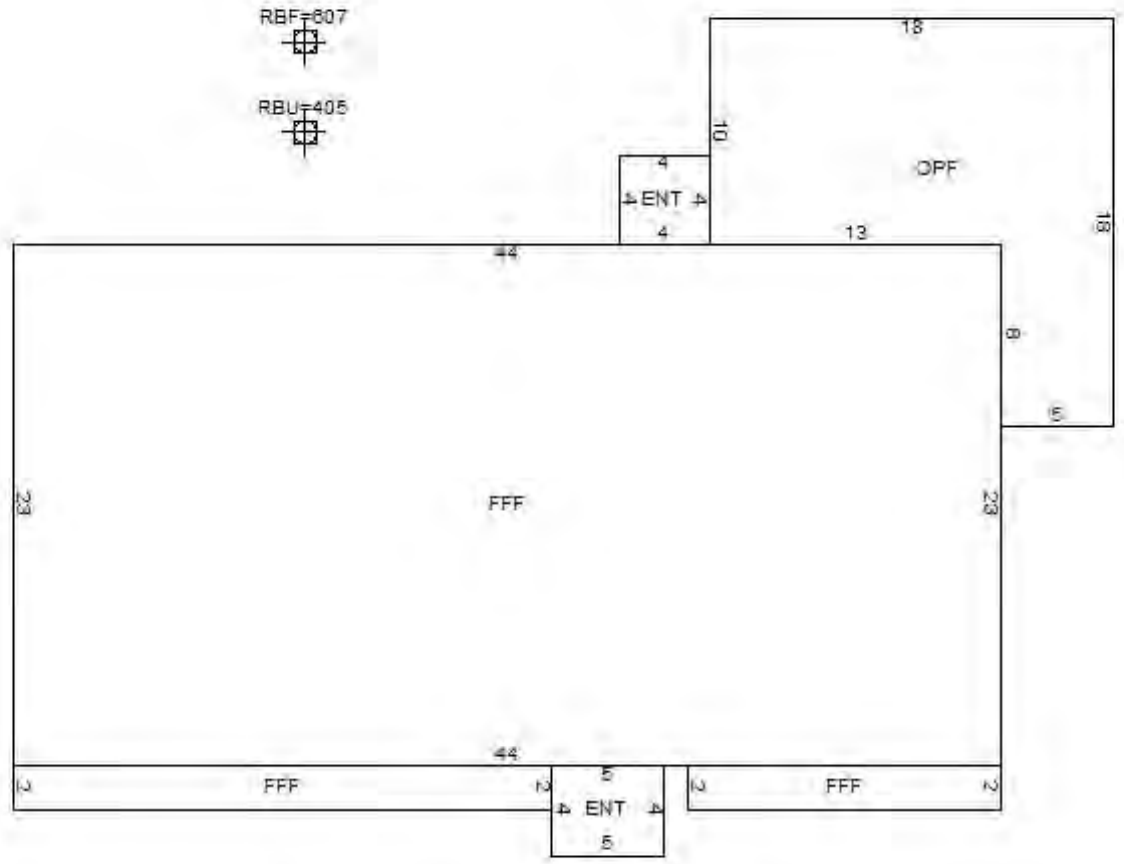
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0523** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1575**
Sq. Foot Cost: **$ 111.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	220	0.25	55
RBF	RAISED BSMNT	607	0.75	455
RBU	RAISED BSMNT	405	0.25	101
ENT	ENTRY WAY	36	0.10	4
FFF	FST FLR FIN	1088	1.00	1088
GLA:	**1,088**	**2,356**		**1,703**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 189,237**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 155,200**

OWNER INFORMATION

BUTLER MARK A

18 PHEASANT RUN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/24/2020	9385	2232	Q I	335,000	ETLINGER ELIZABETH

PICTURE

LISTING HISTORY

02/24/21	ERVE	
07/20/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/15/09	MRUL	

NOTES

BROWN;EST BMG; 2017 DEL SHED, HEAT, SKETCH 2/21 REFUSED INT & Q'S PER HUSBAND NEEDS NOTICE PU NEW VINYL SIDING PERM WALL / WIN AC'S DNPU

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,600	$ 3,000	$ 146,700
		Parcel Total:	$ 256,300
2020	$ 106,600	$ 3,000	$ 146,700
		Parcel Total:	$ 256,300
2021	**$ 141,300**	**$ 3,000**	**$ 209,400**
		Parcel Total:	**$ 353,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.080 ac	x 5,000	X	100				95 -- MILD	100	400	0	N	400	
	1.000 ac									209,400			**209,400**	

PICTURE

OWNER

BUTLER MARK A

18 PHEASANT RUN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

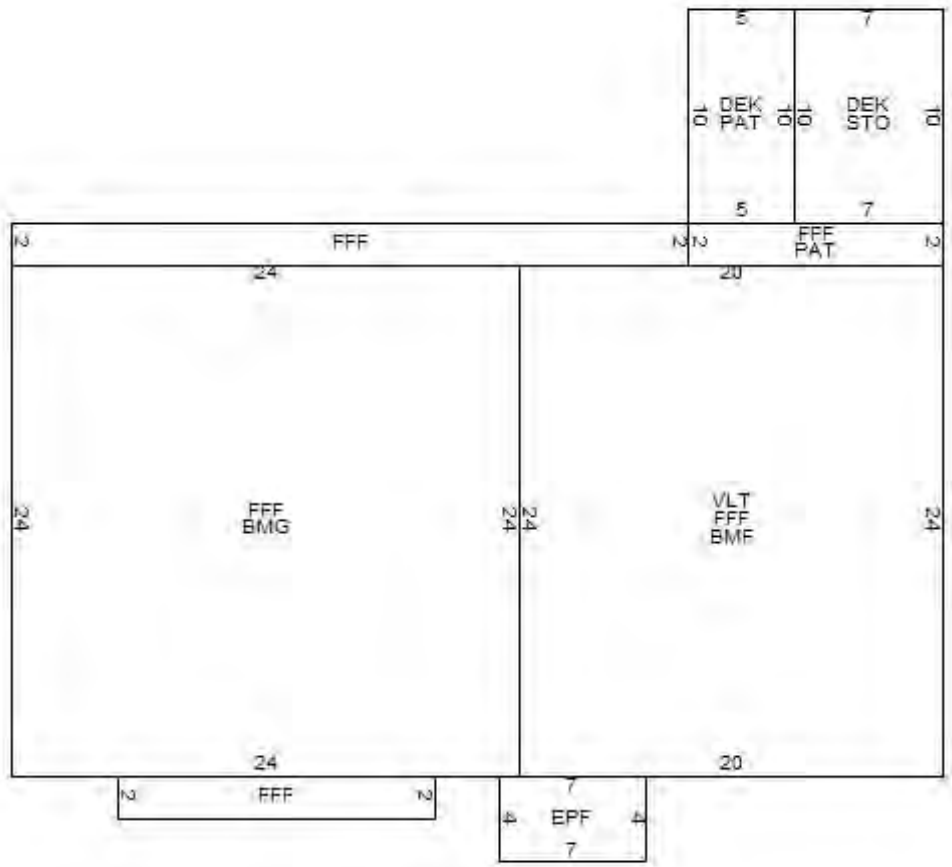
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0963** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1577**
Sq. Foot Cost: **$ 111.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1174	1.00	1174
BMG	BASEMENT	576	0.20	115
PAT	PATIO	74	0.10	7
DEK	DECK/ENTRANCE	120	0.10	12
VLT	VAULTED	480	0.05	24
BMF	BSMNT FINISHED	480	0.30	144
EPF	ENCLOSED	28	0.70	20
STO	STORAGE AREA	70	0.25	18
GLA:	**1,174**	**3,002**		**1,514**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 168,266**
Year Built: **1977**
Condition For Age: GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 141,300**

OWNER INFORMATION

COUGHLIN JOSEPH M
COUGHLIN JENNIFER M
23 PHEASANT RUN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/08/2021	9435	2785	Q I	354,000	HANLEY FAMILY
08/06/2020	9330	2370	U I 38	1	HANLEY SCOTT G & TINA M
12/30/2019	9248	1161	Q I	330,000	STECKOWYCH MICHELE J
11/25/2014	8710	0656	Q I	250,000	DMD REAL ESTATE
10/18/2013	8613	2433	U I 14	147,000	MUELLER, CRAIG +

PICTURE

LISTING HISTORY

03/26/21	ERVM	
08/29/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
04/10/14	MRPM	
07/26/11	LMHC	
09/15/09	MRUM	

NOTES

GREEN 2014 PU HW COND TO GD ADJ SKETCH 2019 GAS STOVE PU SHED NEW PIC FLOORS AC HEAT, KIT=GRANITE/SS APPL/SOLID WOOD CABS, BATHS GRANITE, 3/21 NOH, NEWER WINDOWS, CHK 22 RESIDING HOUSE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	144	12 x 12	171	10.00	100	2,462	
						2,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 101,300	$ 0	$ 154,500
		Parcel Total:	$ 255,800
2020	$ 107,800	$ 1,700	$ 154,500
		Parcel Total:	$ 264,000
2021	**$ 149,400**	**$ 2,500**	**$ 220,500**
		Parcel Total:	**$ 372,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.110 ac	x 5,000	X	100				95 -- MILD	100	500	0	N	500	
	1.030 ac									220,500			**220,500**	

PICTURE

OWNER

COUGHLIN JOSEPH M
COUGHLIN JENNIFER M
23 PHEASANT RUN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

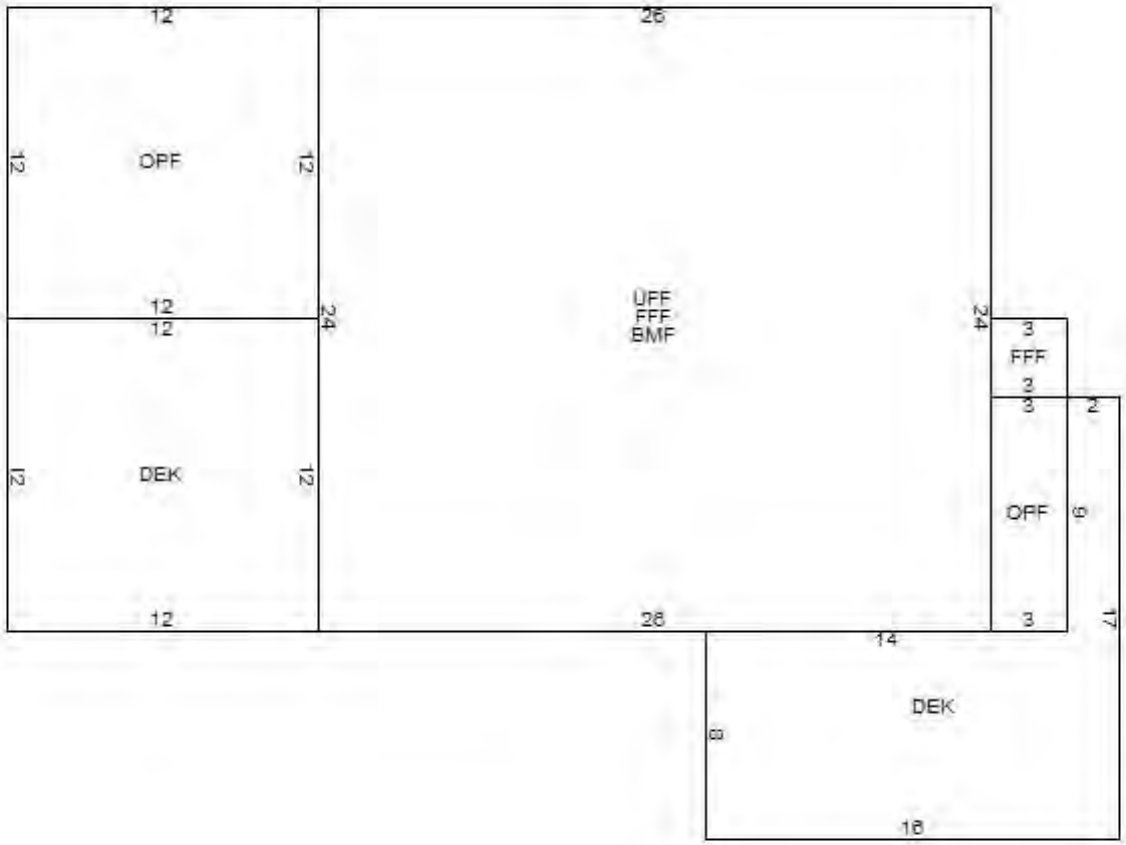
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/27/13		ALTERATION	RENO KET, WINDOWS, FIN

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0958** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1803**
Sq. Foot Cost: **$ 113.31**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	624	1.00	624
FFF	FST FLR FIN	633	1.00	633
BMF	BSMNT FINISHED	624	0.30	187
OPF	OPEN PORCH	171	0.25	43
DEK	DECK/ENTRANCE	290	0.10	29
GLA:	**1,257**	**2,342**		**1,516**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 171,778**
Year Built: **1978**
Condition For Age: VERY GOOD **13 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **13 %**

Building Value: **$ 149,400**

OWNER INFORMATION

SAMPSON JAMES A

78 BACK RIVER RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/22/2021	9428	612	Q I	335,000	ROUSSELLE EDWARD G
11/24/1986			Q I	133,900	LEIGHTON,ROBERT
03/30/1984			U I 99		O'LEARY,KEVIN J

PICTURE

LISTING HISTORY

03/25/21	ERVM	
05/05/20	CRPR	
08/02/17	MRUL	
05/25/16	INSP	MARKED FOR INSPECTION
09/14/09	MRUM	

NOTES

YELLOW; 2017 DEL POOL, ROOF 2%, 2 PELLETT STV,PU LAM, NEW PIC, SKETCH ADJ; 5/20 PU ROOF; 3/21 ROOF EST 2019 STATES KIT BATH WINS SIDING ORIG PATIO EXT NEEDS CLEANING NC TO COND DNPU OPF IN FRONT OF GAR TOPO MILD SKETCH

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 86,500	$ 0	$ 156,900
		Parcel Total:	$ 243,400
2020	$ 93,500	$ 0	$ 156,900
		Parcel Total:	$ 250,400
2021	**$ 128,300**	**$ 0**	**$ 211,900**
		Parcel Total:	**$ 340,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	95 -- MILD	100	209,000	0	N	209,000	
1F RES	0.600 ac	x 5,000	X	100				95 -- MILD	100	2,900	0	N	2,900	
	1.520 ac									211,900			**211,900**	

PICTURE

OWNER

SAMPSON JAMES A

78 BACK RIVER RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

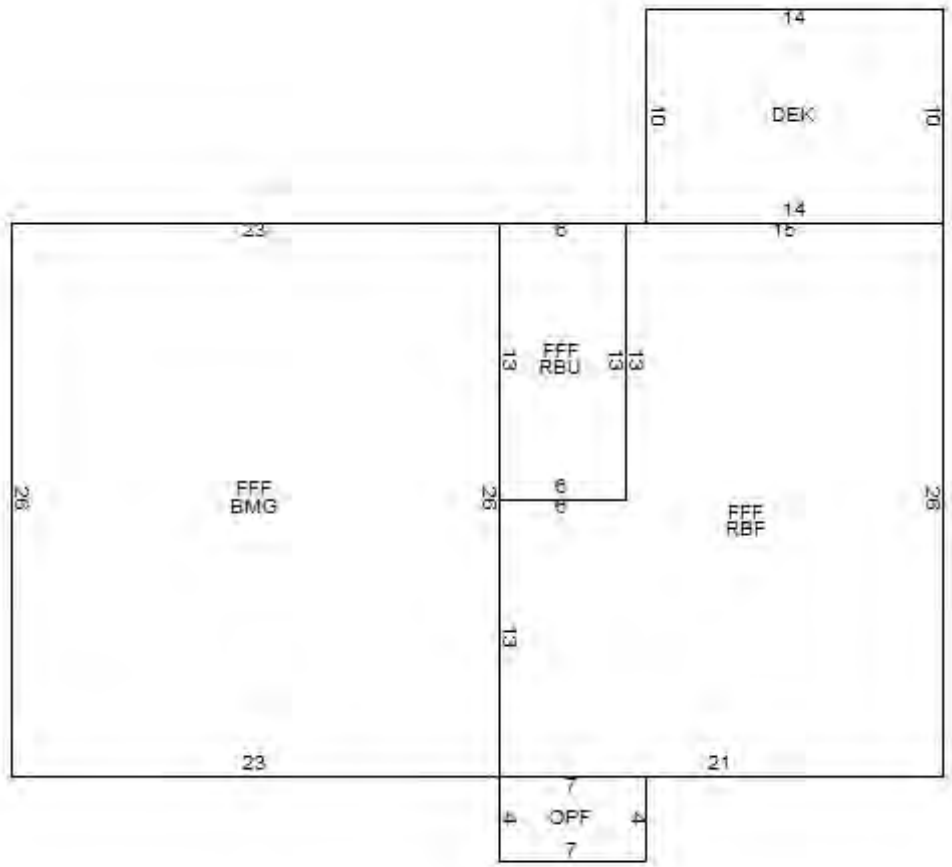
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RAISED RAN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ALUM SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0623** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0092**
Sq. Foot Cost: **$ 96.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1144	1.00	1144
BMG	BASEMENT	598	0.20	120
RBF	RAISED BSMNT	468	0.75	351
OPF	OPEN PORCH	28	0.25	7
DEK	DECK/ENTRANCE	140	0.10	14
RBU	RAISED BSMNT	78	0.25	20
GLA:	**1,144**	**2,456**		**1,656**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 160,433**
Year Built:		**1978**
Condition For Age:	AVERAGE	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 128,300**

OWNER INFORMATION

COWAN BENNETT
COWAN LAUREN
18 COUNTRY CLUB LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2020	9363	1910	Q I	351,000	HIRSCH DANIEL EVAN
06/01/2018	9077	1725	Q I	299,000	BOYLE ERIC E
08/10/2007			U I 99		BOYLE,ERIC E
06/23/2000			Q I	134,500	WILLIAMSON,PAUL

PICTURE

LISTING HISTORY

02/24/21	ERVM	
04/16/19	MRUR	
04/18/18	MRUR	
07/14/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/28/09	MRUM	

NOTES

GREY; 2017 LAND COND, NEEDS ROOF=2%,REMOVED 19 PU HALF BTH 2/21 STATES KIT AND BATH UPDATED NEWER WINS EXT GD, PU DECK REAR EST PER FENCE STATES 18/20 HAS HEAT = FFF LAND COND, FEATURES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
SHED-WOOD	160	10 x 16	160	10.00	80	2,048	
						3,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 120,200	$ 3,000	$ 146,500
		Parcel Total:	$ 269,700
2020	$ 120,200	$ 3,000	$ 146,500
		Parcel Total:	$ 269,700
2021	**$ 171,700**	**$ 3,400**	**$ 220,200**
		Parcel Total:	**$ 395,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.036 ac	x 5,000	X	100				100 -- LEVEL	100	200	0	N	200	
	0.956 ac									220,200			**220,200**	

PICTURE

OWNER

COWAN BENNETT
COWAN LAUREN
18 COUNTRY CLUB LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

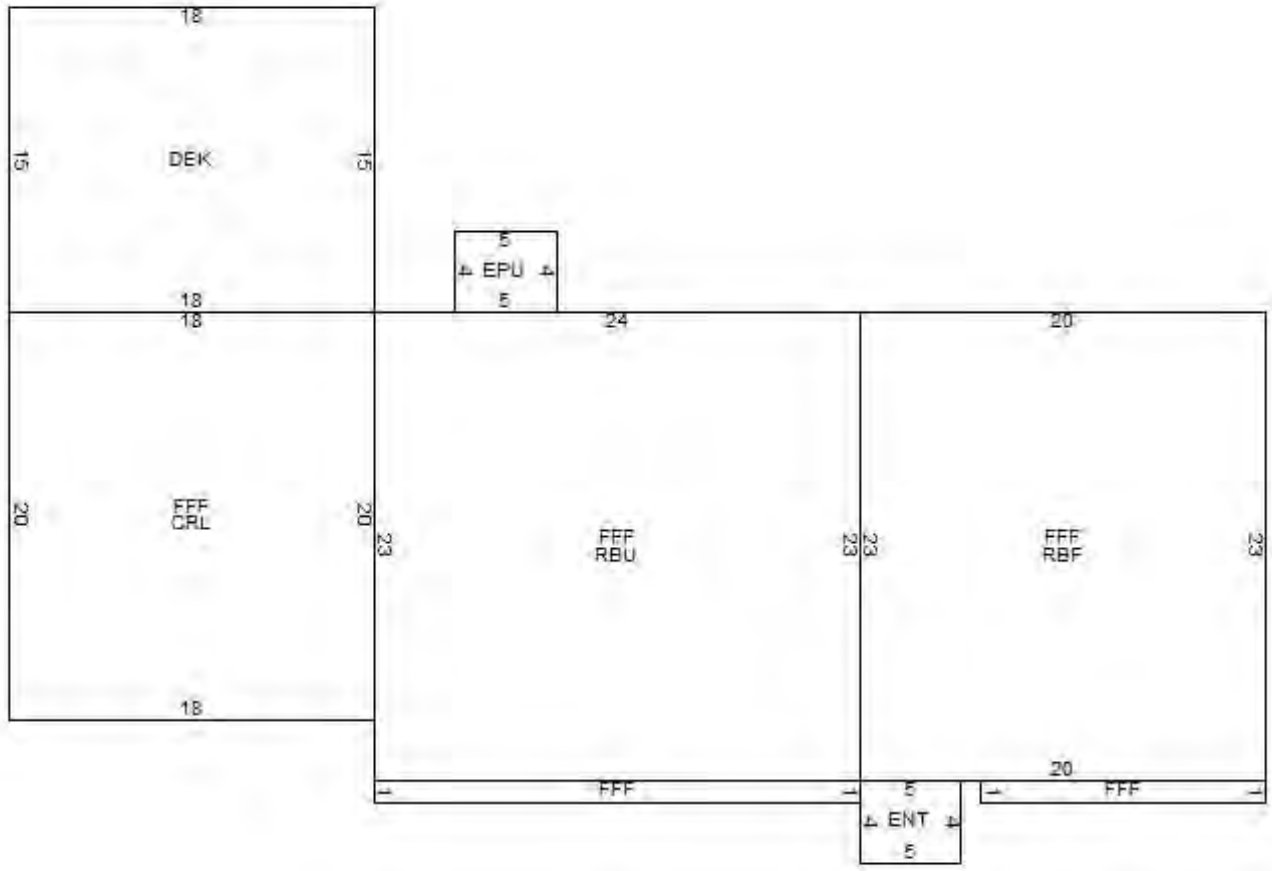
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0082** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1201**
Sq. Foot Cost: **$ 107.53**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	270	0.10	27
FFF	FST FLR FIN	1410	1.00	1410
RBU	RAISED BSMNT	552	0.25	138
CRL	CRAWL SPACE	360	0.05	18
EPU	COVERED BSMNT	20	0.35	7
RBF	RAISED BSMNT	460	0.75	345
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,410**	**3,092**		**1,947**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 209,361**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 171,700**

OWNER INFORMATION

MOORE STEPHANIE H
MOORE JOSHUA
85 BELMONT DRIVE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/03/2020	9375	124	Q I	325,000	GUERRERA NICHOLAS R
07/15/2016	8875	2398	Q I	240,000	MURPHY DENNIS M &
11/04/1971	2172	0485	U I 99		UNKNOWN

PICTURE

LISTING HISTORY

02/24/21	ERVM	
05/05/17	MRUL	
05/03/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
08/31/09	MRUM	

NOTES

WHITE; OPEN KITCHEN//THREE SEASON PORCH CAN BE CLOSED OFF, HAS GAS LOG STOVE FOR HEAT, NO CENTRAL HEATING. 2/21 CORR EPF TO FFF EXT GD

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 94,700	$ 1,700	$ 135,500
		Parcel Total:	$ 231,900
2020	$ 94,700	$ 1,700	$ 135,500
		Parcel Total:	$ 231,900
2021	**$ 126,500**	**$ 1,900**	**$ 200,400**
		Parcel Total:	**$ 328,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.511 ac	182,217	F	110	100	100	100	100 -- LEVEL	100	200,400	0	N	200,400	
	0.511 ac									200,400			**200,400**	

PICTURE

OWNER

MOORE STEPHANIE H
MOORE JOSHUA
85 BELMONT DRIVE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

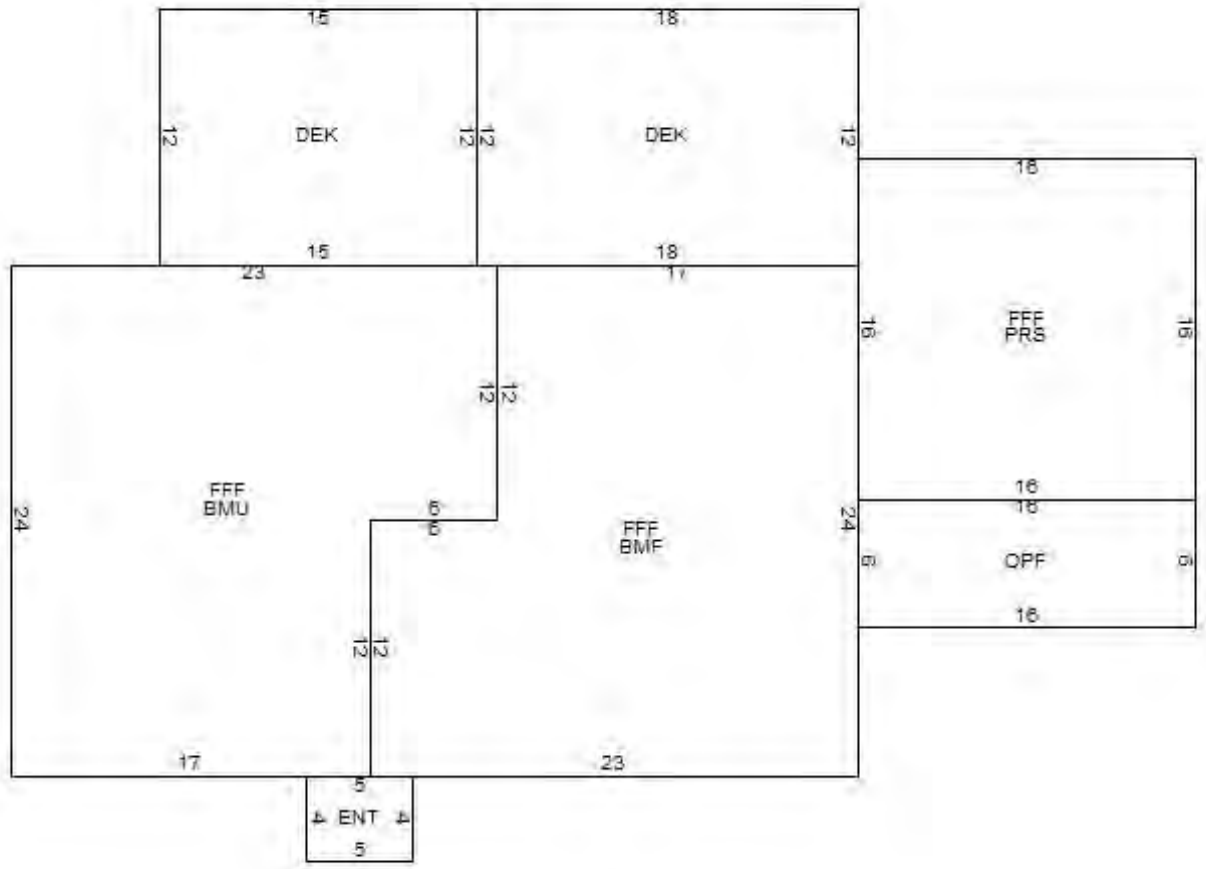
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1040** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0819**
Sq. Foot Cost: **$ 103.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	396	0.10	40
FFF	FST FLR FIN	1216	1.00	1216
PRS	PIERS	256	-0.05	-13
OPF	OPEN PORCH	96	0.25	24
BMF	BSMNT FINISHED	480	0.30	144
BMU	BSMNT	480	0.15	72
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,216**	**2,944**		**1,485**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 154,232**
Year Built: **1971**
Condition For Age: GOOD **18 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **18 %**

Building Value: **$ 126,500**

OWNER INFORMATION

GABRAULT DANIEL

53 BELMONT DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/04/2020	9390	1709	Q I	330,000	DRIVAS PETER M III
04/20/2018	9065	1277	Q I	270,000	ROE WILLIAM & KAREN
06/11/2010	8211	1070	U I 89	199,933	117 MILLVILLE CIRCLE L
03/19/2010	8186	2583	U I 37	140,000	US BANK NATIONA
03/13/2009	8064	2333	U I 51	117,533	PETERS, JE DOUGLA

PICTURE

LISTING HISTORY

02/24/21	ERVM	
07/17/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
09/14/10	MRUL	

NOTES

TAN; NEW WINS/ SURFACES KIT BATH FIXT//BRADY SULLIVAN RENOV; DNPU RUBBERMAID SHED; 2018 PU SHED 2/21 DEL SHED

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 90,600	$ 1,200	$ 145,500
		Parcel Total:	$ 237,300
2020	$ 90,600	$ 1,200	$ 145,500
		Parcel Total:	$ 237,300
2021	**$ 117,700**	**$ 0**	**$ 207,500**
		Parcel Total:	**$ 325,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.887 ac	198,565	F	110	100	100	100	95 -- MILD	100	207,500	0	N	207,500	
	0.887 ac									207,500			**207,500**	

PICTURE

OWNER

GABRAULT DANIEL

53 BELMONT DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

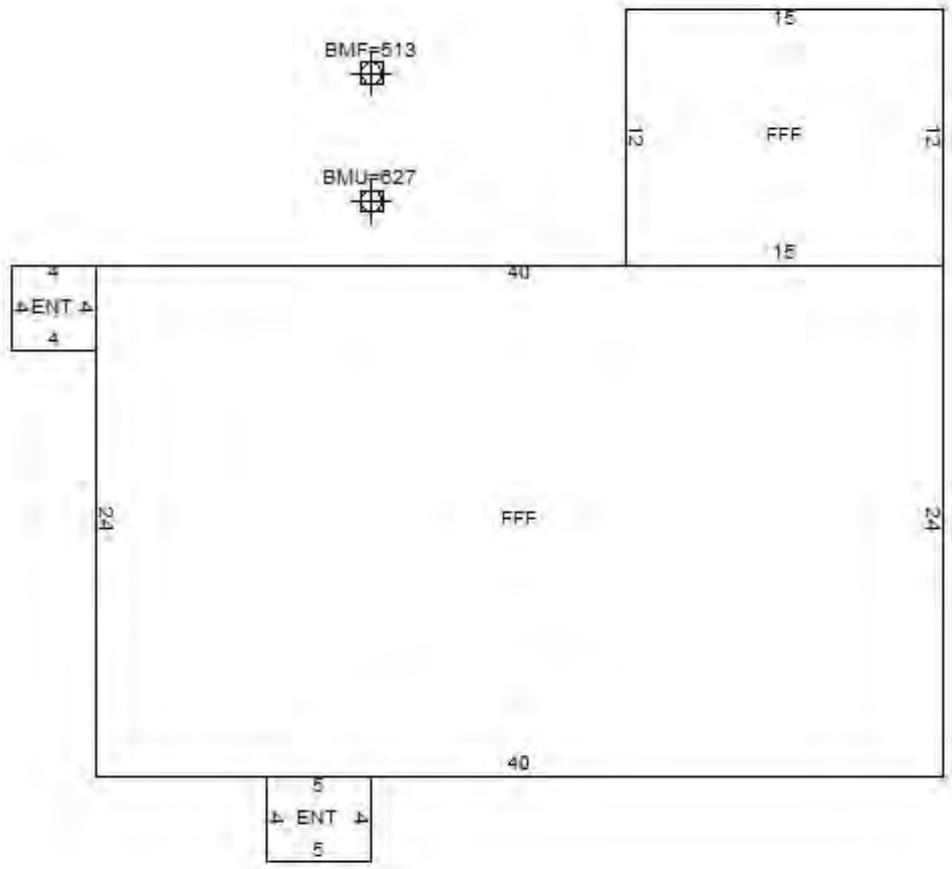
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1310** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0745**
Sq. Foot Cost: **$ 103.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1140	1.00	1140
BMF	BSMNT FINISHED	513	0.30	154
BMU	BSMNT	627	0.15	94
ENT	ENTRY WAY	36	0.10	4
GLA:	**1,140**	**2,316**		**1,392**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 143,585**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 117,700**

OWNER INFORMATION

DARJEE EK NATH
GURUNG EMILIA
9 DUMPLING WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2020	9358	2175	Q I	314,000	GRIBOUSKI EILEEN
09/29/2014	8695	1592	Q I	219,000	ABRAMS BARBARA J
11/25/2009	8156	0827	Q I	213,533	SHELTON, DAVID &
01/15/2004	7153	2370	Q I	225,500	MCNEIL, ROBERT
07/16/1986	3579	642	U I 99		BURNS, T + ME

PICTURE

LISTING HISTORY

02/25/21	ERVM	
07/31/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
09/28/09	MRUL	

NOTES

TAN; W/S METAL FLUE 2017 ENT 2/21 N O H REAR/BKYD EST PER FENCE
NEW VINYL FENCE AFTER SALE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PACKARD ESTATES	1		100	30,000.00	100	30,000	
						33,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 104,100	$ 3,000	$ 117,200
		Parcel Total:	$ 224,300
2020	$ 104,100	$ 3,000	$ 117,200
		Parcel Total:	$ 224,300
2021	**$ 136,600**	**$ 33,000**	**$ 151,100**
		Parcel Total:	**$ 320,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	137,333	F	110	100	100	100	100 -- LEVEL	100	151,100	0	N	151,100	
	0.230 ac									151,100			**151,100**	

PICTURE

OWNER

DARJEE EK NATH
GURUNG EMILIA
9 DUMPLING WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

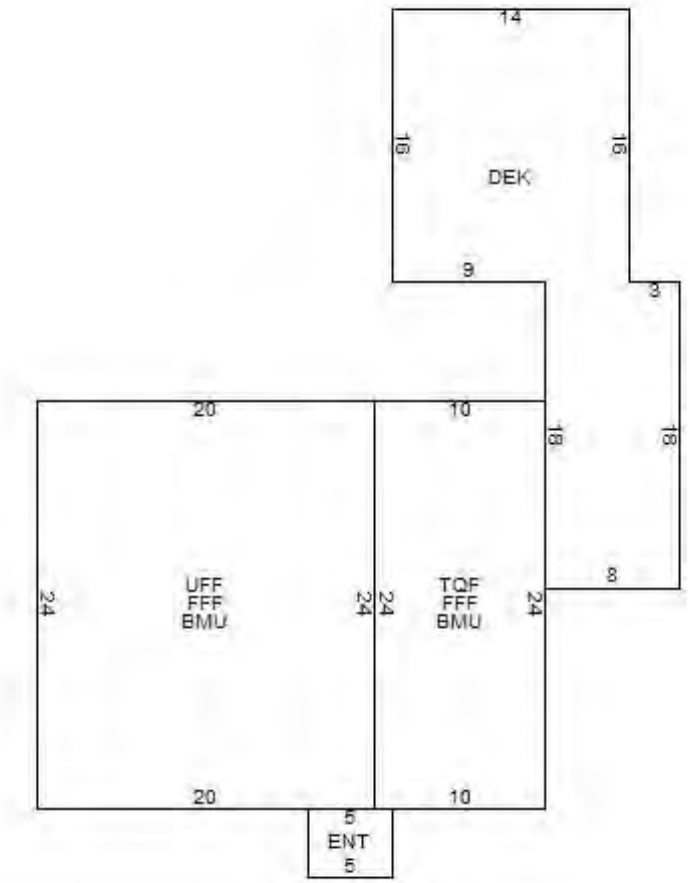
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **SALT BOX/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0929** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0964**
Sq. Foot Cost: **$ 105.25**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	368	0.10	37
TQF	3/4 STRY FIN	240	0.75	180
FFF	FST FLR FIN	720	1.00	720
BMU	BSMNT	720	0.15	108
UFF	UPPER FLR FIN	480	1.00	480
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,380**	**2,548**		**1,527**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 160,717**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 136,600**

OWNER INFORMATION

FELICIANO CHRISTIAN M

3 KIMBERLY DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/16/2021	9440	359	Q I	215,000	MCINTYRE JENA L
07/30/2018	9094	2702	Q I	170,000	PICCOLO SALVATORE A
07/01/2005	7494	187	Q I	169,900	RYAN, MARILYN R
09/27/2002	6721	1241	Q I	110,000	DUNN, DAVID C &

PICTURE

LISTING HISTORY

03/25/21	ERVM	
06/24/16	LMHC	
06/15/16	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

MAILING ADDRESS FROM DEED AND PA34; INT UNIT; 3/21 N O H NEWER WINS EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 83,900	$ 60,000	$ 0
		Parcel Total: $ 143,900	
2020	$ 83,900	$ 60,000	$ 0
		Parcel Total: $ 143,900	
2021	**$ 110,900**	**$ 105,000**	**$ 0**
		Parcel Total: $ 215,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FELICIANO CHRISTIAN M

3 KIMBERLY DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

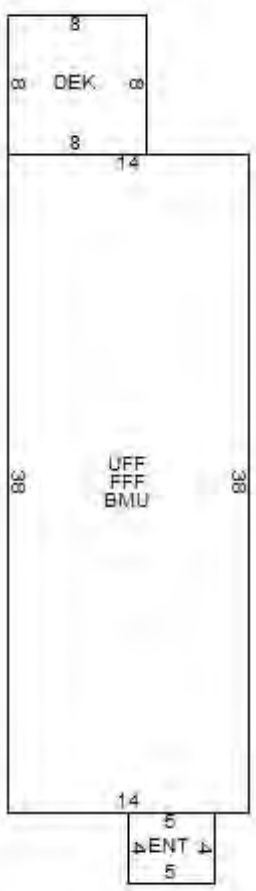
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2208** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2376**
Sq. Foot Cost: **$ 118.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMU	BSMNT	532	0.15	80
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,064**	**1,680**		**1,152**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,869**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 110,900**

OWNER INFORMATION

ARROYO MATTHEW KENNETH

14 KIMBERLY DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/28/2021	9416	1612	Q I	225,000	HITCHCOCK MELANIE S
05/31/2011	8321	2322	Q I	128,000	HAMMOND, SARAH K
07/26/2004	7285	278	Q I	160,000	CHURCH, JANE A

PICTURE

LISTING HISTORY

03/25/21	ERVM	
08/09/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
09/13/11	MRUL	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

END UNIT; 2018 SKETCH 3/21 KIT BATH EST 2013 FURN 2018 NEWER WINS PU BMF PER OWNER DNPU PERM AC WALL UNIT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,100	$ 60,000	$ 0
		Parcel Total: $ 145,100	
2020	$ 85,100	$ 60,000	$ 0
		Parcel Total: $ 145,100	
2021	**$ 114,700**	**$ 105,000**	**$ 0**
		Parcel Total: $ 219,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ARROYO MATTHEW KENNETH

14 KIMBERLY DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

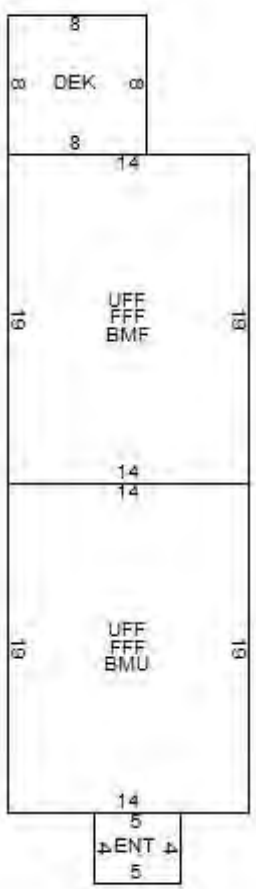
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2034** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2073**
Sq. Foot Cost: **$ 115.90**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMU	BSMNT	266	0.15	40
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	20	0.10	2
BMF	BSMNT FINISHED	266	0.30	80
GLA:	**1,064**	**1,680**		**1,192**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 138,153**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 114,700**

OWNER INFORMATION

SCALZI ANDREW

18 SHELBURNE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/19/2021	9427	2053	Q I	228,000	LECLAIRE LUCY A
04/02/2020	9277	1803	U I 38	1	DAMON LUCY & LECLAIR
08/28/2014	8687	0646	Q I	131,900	JAMES JR RICHARD F
04/11/2011	8308	1396	U I 37	114,933	FEDERAL HOME LOAN
04/07/2011	8307	2717	U I 51	133,106	DEMEULENAERE, STEVEN J

PICTURE

LISTING HISTORY

03/25/21	ERVM	
03/25/21	ERVM	
06/20/16	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
02/13/01	MRUL	
01/23/01	MRUM	

NOTES

INT UNIT; 3/21 N O H SKETCH 3/21 PER MLS UPDATED, NEWER CABS PLUMBING APPL HEAT SYSTEM HDWD/LAMINATE FLOORIN NEW WINS GD COND MEAS EST

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 86,500	$ 60,000	$ 0
		Parcel Total: $ 146,500	
2020	$ 86,500	$ 60,000	$ 0
		Parcel Total: $ 146,500	
2021	**$ 114,100**	**$ 105,000**	**$ 0**
		Parcel Total: $ 219,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SCALZI ANDREW

18 SHELBURNE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

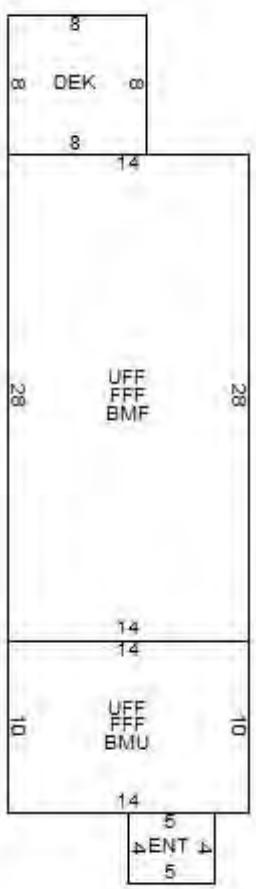
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1955** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2120**
Sq. Foot Cost: **$ 116.35**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMF	BSMNT FINISHED	392	0.30	118
DEK	DECK/ENTRANCE	64	0.10	6
BMU	BSMNT	140	0.15	21
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,064**	**1,680**		**1,211**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 140,900**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 114,100**

OWNER INFORMATION

AMATO RYAN J

31 SHELBURNE RD

MERRIMACK, NH 03045

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2020	9397	1724	Q I	222,533	BELL JAMES & NICOLE
04/24/2007	7838	0792	Q I	162,533	MOONEY, STEVEND
11/27/2000	6321	0939	Q I	92,000	BAUGHN, DIONETTA

PICTURE

LISTING HISTORY

02/12/21	ERVM	
06/20/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
01/23/01	MRUR	

NOTES

END UNIT; 2/21 N O H 1 PERM WALL AC ON 1 ST FL DNPU GOOD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,700	$ 60,000	$ 0
		Parcel Total: $ 147,700	
2020	$ 87,700	$ 60,000	$ 0
		Parcel Total: $ 147,700	
2021	**$ 115,800**	**$ 105,000**	**$ 0**
		Parcel Total: $ 220,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

AMATO RYAN J

31 SHELBURNE RD

MERRIMACK, NH 03045

TAXABLE DISTRICTS

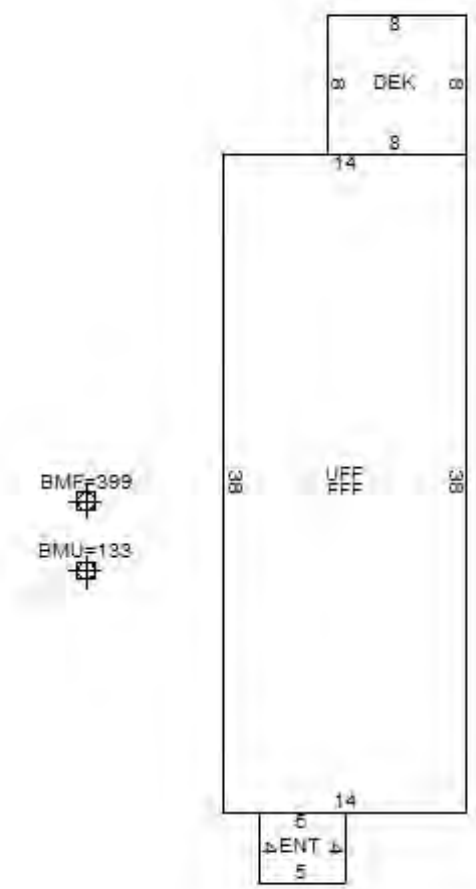
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY CONDO-TNHS**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**OIL/HOT WATER**		
Bedrooms:	**2**	Baths: **1.5**	Fixtures:
		Extra Kitchens:	Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.1950**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.1988**
		Sq. Foot Cost:	**$ 115.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	399	0.30	120
BMU	BSMNT	133	0.15	20
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	**1,064**	**1,680**		**1,212**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,489**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 115,800**

OWNER INFORMATION

BERNARD SHARON

52 SHELBURNE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2020	9377	2229	Q I	220,000	SQUEGLIA MELISSA C
02/28/2014	8643	0969	Q I	109,000	COLBY LAUREN S
09/12/2005	7542	0923	Q I	170,000	THOMPSON, JENNIF
02/14/2003	6844	2885	Q I	132,000	HOSTEK, KIRK W

PICTURE

LISTING HISTORY

02/12/21	ERVM	
06/20/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
02/13/01	MRUL	
01/23/01	MRUM	

NOTES

END UNIT; 2/21 H O STATES KIT & BATH ORIGINAL BUT MAINTAINED, EXT GD ADDED LAMINATE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,100	$ 60,000	$ 0
		Parcel Total: $ 145,100	
2020	$ 85,100	$ 60,000	$ 0
		Parcel Total: $ 145,100	
2021	**$ 112,400**	**$ 105,000**	**$ 0**
		Parcel Total: $ 217,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

BERNARD SHARON

52 SHELBURNE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

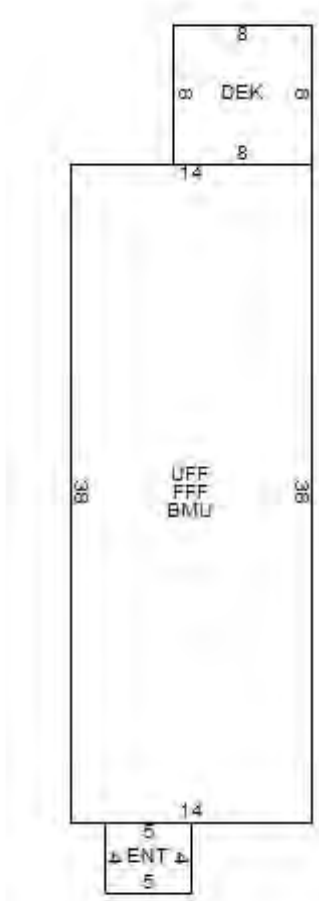
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2208** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2247**
Sq. Foot Cost: **$ 117.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMU	BSMNT	532	0.15	80
ENT	ENTRY WAY	20	0.10	2
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	**1,064**	**1,680**		**1,152**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 135,441**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 112,400**

OWNER INFORMATION

MELLO CASSONDRA
MELLO SCHELDEN
61 SHELBURNE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/27/2020	9370	125	Q I	220,000	COLON TRACEY A & ALAIN
03/18/2003	6871	1471	U I 38		SHEEDY, TRACEY A
06/09/2000	6250	1658	Q I	85,900	HIGGINS, JOHN J

PICTURE

LISTING HISTORY

02/12/21	ERVM	
06/20/16	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
01/24/01	MRUL	
01/23/01	MRUM	

NOTES

STEEL DOOR TO BULKHEAD; END UNIT; 2/21 H O STATES KIT BATH ORIG 1 PER WALL AC ON 1STFL DNPU BMF GUTTED AFTER SALE PLANS TO REDO AFTER 4/1 CK 22

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,000	$ 60,000	$ 0
		Parcel Total: $ 147,000	
2020	$ 87,000	$ 60,000	$ 0
		Parcel Total: $ 147,000	
2021	**$ 112,400**	**$ 105,000**	**$ 0**
		Parcel Total: $ 217,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MELLO CASSONDRA
MELLO SCHELDEN
61 SHELBURNE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

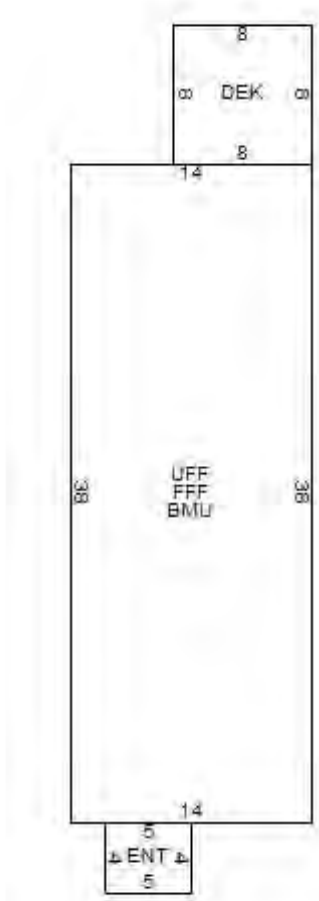
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2208** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2247**
Sq. Foot Cost: **$ 117.57**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMU	BSMNT	532	0.15	80
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,064**	**1,680**		**1,152**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 135,441**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 112,400**

OWNER INFORMATION

CHARLES JESSIE M

63 SHELBURNE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	9391	2613	Q I	195,000	KAVOOSI SHABNAM
07/10/2006	7704	2142	Q I	170,000	SIDMAN, TODD J &
10/31/2002	6753	1146	Q I	127,000	COX, RICHARD A
02/28/2000	6214	0156	U I 37	67,000	NORTHEAST FEDERAL

PICTURE

LISTING HISTORY

02/12/21	ERVM	
06/20/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
01/24/01	MRUL	
01/23/01	MRUM	

NOTES

INT UNIT; 2/21 N O H EXT GD 1 PERM WALL AC ON 1ST FL DNPU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 83,900	$ 60,000	$ 0
		Parcel Total: $ 143,900	
2020	$ 83,900	$ 60,000	$ 0
		Parcel Total: $ 143,900	
2021	**$ 110,900**	**$ 105,000**	**$ 0**
		Parcel Total: $ 215,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CHARLES JESSIE M

63 SHELBURNE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

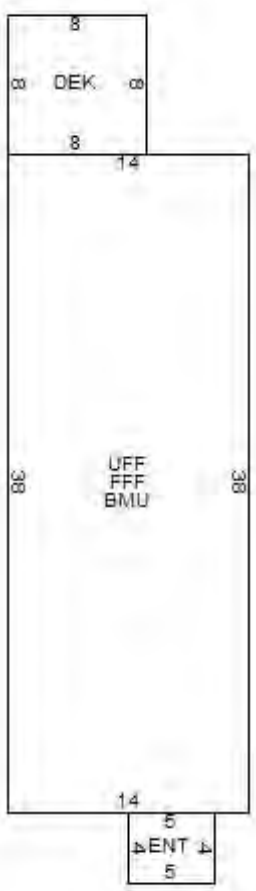
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2208** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2376**
Sq. Foot Cost: **$ 118.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
BMU	BSMNT	532	0.15	80
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,064**	**1,680**		**1,152**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,869**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 110,900**

OWNER INFORMATION

METHOT SHERYL

87 SHELBURNE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/24/2021	9473	1215	Q I	241,000	DOLAN CAROLINE M
10/04/2018	9115	1208	Q I	175,000	ROLLINS SANDRA M
11/30/2015	8811	0485	Q I	149,500	RODON, CHRISTOPHER R &
12/01/2009	8157	1811	U I 37	136,000	BANK OF NEW YORK
09/01/2009	8130	1629	U I 51	110,533	SEGUIN, KATHLEEN

PICTURE

LISTING HISTORY

07/21/21	LMHC	
03/14/16	MRUM	MLS
09/14/10	MRUR	
01/17/01	MRUM	

NOTES

END UNIT;7/21 CORRR FLOORS AS FFF=HARDWOOD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	100	105,000	
						105,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,100	$ 60,000	$ 0
		Parcel Total: $ 147,100	
2020	$ 87,100	$ 60,000	$ 0
		Parcel Total: $ 147,100	
2021	**$ 116,200**	**$ 105,000**	**$ 0**
		Parcel Total: $ 221,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

METHOT SHERYL

87 SHELBURNE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

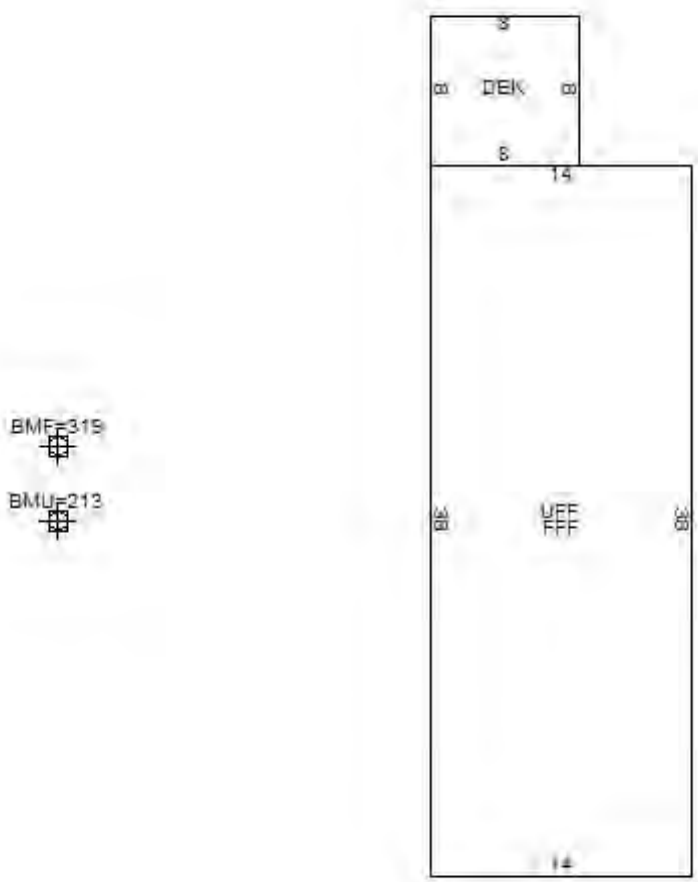
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2008** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2173**
Sq. Foot Cost: **$ 116.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	319	0.30	96
BMU	BSMNT	213	0.15	32
UFF	UPPER FLR FIN	532	1.00	532
FFF	FST FLR FIN	532	1.00	532
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	**1,064**	**1,660**		**1,198**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 139,998**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 116,200**

OWNER INFORMATION

MARSDEN JOHN S

17 KIMBERLY DR #12

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2021	9410	325	Q I	177,000	PERRIN KELSEY Y
12/21/2016	8930	1200	Q I	125,000	MAGHAKIAN STACY
09/27/2001	6496	2641	U I 38		OHNEMUS, JUDITH

PICTURE

LISTING HISTORY

06/15/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
12/12/00	MRUR	

NOTES

INT UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	60	63,000	
						63,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 69,300	$ 36,000	$ 0
		Parcel Total: $ 105,300	
2020	$ 69,300	$ 36,000	$ 0
		Parcel Total: $ 105,300	
2021	**$ 92,100**	**$ 63,000**	**$ 0**
		Parcel Total: $ 155,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MARSDEN JOHN S

17 KIMBERLY DR #12

MERRIMACK, NH 03054

TAXABLE DISTRICTS

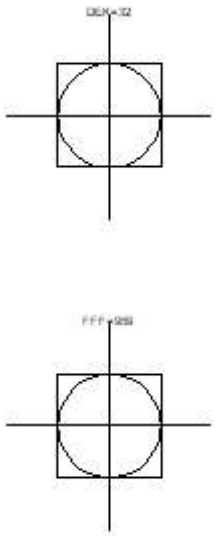
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/WALL/FLR FURNACE**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.3237** Base Rate: **RCG 96.00**
Bldg. Rate: **1.2310**
Sq. Foot Cost: **$ 118.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	959	1.00	959
DEK	DECK/ENTRANCE	32	0.10	3
GLA:	**959**	**991**		**962**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 113,689**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 92,100**

OWNER INFORMATION

BARTLETT CHRISTINE A

19 KIMBERLY DR #13

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/22/2021	9414	40	U I 38	1	BARTLETT MARYANNE &
11/13/2020	9380	824	Q I	131,000	ALBUQUERQUE MATTHEW J
08/22/2014	8685	2054	Q I	79,900	FRANCO MARK T
06/22/2010	8214	0740	Q I	79,933	MURPHY, RICHARD

PICTURE

LISTING HISTORY

02/12/21	ERVM	
06/15/16	MRUM	
05/17/12	INSP	MARKED FOR INSPECTION
12/12/00	MRUM	

NOTES

INT UNIT; 2/21 N O H 1ST FL UNIT 4X7 DECK GD COND PERM WALL AC WIN STYLE DNPU

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WEBSTER GREEN	1		100	105,000.00	60	63,000	
						63,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 56,500	$ 36,000	$ 0
		Parcel Total: $ 92,500	
2020	$ 56,500	$ 36,000	$ 0
		Parcel Total: $ 92,500	
2021	**$ 75,900**	**$ 63,000**	**$ 0**
		Parcel Total: $ 138,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BARTLETT CHRISTINE A

19 KIMBERLY DR #13

MERRIMACK, NH 03054

TAXABLE DISTRICTS

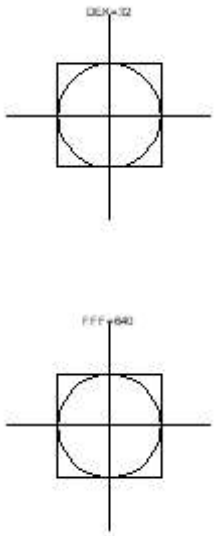
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/FA DUCTED**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.6331** Base Rate: **RCG 96.00**
Bldg. Rate: **1.5188**
Sq. Foot Cost: **$ 145.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	640	1.00	640
DEK	DECK/ENTRANCE	32	0.10	3
GLA:	**640**	**672**		**643**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 93,749**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 75,900**

OWNER INFORMATION

JENNINGS CHELSEA A
O'BRIEN DYLAN J
2 MAPLE RIDGE DRIVE UNIT 26

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/06/2020	9359	1806	Q I	175,000	MULCAHY PATRICK E
01/24/2002	6571	0571	Q I	96,000	DRAGON, ALICIA L
07/20/1999	6132	1170	Q I	70,000	ANFUSO, STEVEN

PICTURE

LISTING HISTORY

02/12/21	ERVM	
10/13/15	MRUM	MARKED FOR INSPECTION
12/12/00	MRUL	

NOTES

INTERIOR UNIT//INT WELL KEPT, UPDATED, NEW DOORS 2/21 N O H 2ND FL UNIT PU AC MINI SPLIT ON DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
DECK	52	4 x 13	368	7.00	80	1,072	
MAPLERIDGE	1		100	90,000.00	80	72,000	
						73,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 75,300	$ 33,100	$ 0
		Parcel Total: $ 108,400	
2020	$ 75,300	$ 33,100	$ 0
		Parcel Total: $ 108,400	
2021	**$ 105,400**	**$ 73,100**	**$ 0**
		Parcel Total: $ 178,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

JENNINGS CHELSEA A
O'BRIEN DYLAN J
2 MAPLE RIDGE DRIVE UNIT 26

MERRIMACK, NH 03054

TAXABLE DISTRICTS

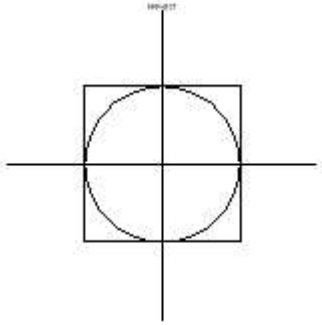
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3543** Base Rate: **RCG 96.00**
Bldg. Rate: **1.4599**
Sq. Foot Cost: **$ 140.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	917	1.00	917
GLA:	**917**	**917**		**917**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 128,518**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 105,400**

OWNER INFORMATION

PAGE VICKI L

2 MAPLE RIDGE DRIVE UNIT 37

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/20/2021	9412	2267	Q I	180,000	DAVIS KRISTINE
02/07/2007	7805	2573	Q I	140,000	BRUCKMANN, STEPH
06/16/2003	6960	0169	Q I	119,500	CARCANO, CORRIN

PICTURE

LISTING HISTORY

03/25/21	ERVM	
10/13/15	MRUM	MARKED FOR INSPECTION
12/07/00	MRUL	

NOTES

END UNIT/CORNER UNIT 3/21PER MLS UPDATED NEWER CABS PLUMBING APPL HEAT SYSTEM HDWD /LAM FLOORING NEW WINS, GD COND MEAS EST

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
DECK	52	4 x 13	368	7.00	80	1,072	
MAPLERIDGE	1		100	90,000.00	80	72,000	
						73,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 81,400	$ 33,100	$ 0
		Parcel Total: $ 114,500	
2020	$ 81,400	$ 33,100	$ 0
		Parcel Total: $ 114,500	
2021	**$ 106,800**	**$ 73,100**	**$ 0**
		Parcel Total: $ 179,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PAGE VICKI L

2 MAPLE RIDGE DRIVE UNIT 37

MERRIMACK, NH 03054

TAXABLE DISTRICTS

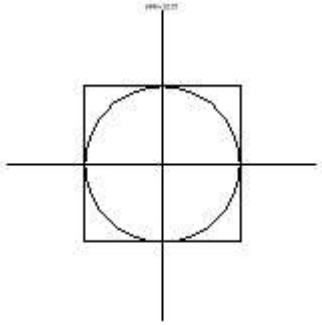
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2900** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3339**
Sq. Foot Cost: **$ 128.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1017	1.00	1017
GLA:	**1,017**	**1,017**		**1,017**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,227**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 106,800**

OWNER INFORMATION

VANAGEL KAYLA M
GRAY JOHN R JR
1 MAPLE RIDGE DRIVE UNIT 106

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/13/2020	9359	2113	Q I	190,000	KING JUSTIN & MARIA
01/18/2012	8388	1315	U I 38		KING JUSTIN
09/18/2006	7739	2147	Q I	172,000	RASKIEWICZ, ELLE
03/26/2004	7193	1712	Q I	158,000	ETCHSTONE PROPER

PICTURE

LISTING HISTORY

02/11/21	ERVM	
10/13/15	MRUM	MARKED FOR INSPECTION
03/26/03	MRUR	

NOTES

INT UNIT; 2/21 1ST FLOOR UNIT CENTRAL AIR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
MAPLERIDGE	1		100	90,000.00	100	90,000	
						90,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 98,300	$ 40,000	$ 0
		Parcel Total: $ 138,300	
2020	$ 98,300	$ 40,000	$ 0
		Parcel Total: $ 138,300	
2021	**$ 128,100**	**$ 90,000**	**$ 0**
		Parcel Total: $ 218,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

VANAGEL KAYLA M
GRAY JOHN R JR
1 MAPLE RIDGE DRIVE UNIT 106

MERRIMACK, NH 03054

TAXABLE DISTRICTS

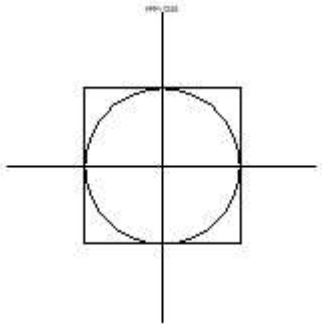
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1819** Base Rate: **RCG 96.00**
Bldg. Rate: **1.2611**
Sq. Foot Cost: **$ 121.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1245	1.00	1245
GLA:	**1,245**	**1,245**		**1,245**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,720**
Year Built:		**2002**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 128,100**

OWNER INFORMATION

732 DANIEL WEBSTER HIGHWAY REALT

PO BOX 340

DOVER , MA 02030

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/18/2020	9397	964	Q I	850,000	VASCO HOLDINGS LLC
05/23/2017	8970	1149	U I 37	300,000	JUNE 24, 2012 LLC
08/02/2012	8454	2380	U I 51	300,000	DW BARKLEY LLC
11/02/2004	7350	1126	U I 55	1	DW BARKLEY, LLC
07/14/2004	7277	2018	U I 55	1	DW BARKLEY, LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
08/09/18	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/12/09	MRUR	
03/21/05	MRUL	

NOTES

TAN// AUTOMATIC CAR WASH OPEN 24HRS//GAS HEAT W/ UNIT HTRS; 2/21 QUICK N CLEAN CAR WASH

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
LIGHTS, PKG LOT SING	6		100	1,700.00	100	10,200	SINGLE
PAVING ASPHALT	14,900	14900 x 1	61	3.25	80	23,631	
VACUUMS	6		100	3,300.00	100	19,800	
SIGN NON ILLUMINATED	50	50 x 1	380	92.00	80	13,984	
						67,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 169,100	$ 0	$ 264,400
		Parcel Total:	$ 433,500*
2020	$ 169,100	$ 0	$ 264,400
		Parcel Total:	$ 433,500*
2021	**$ 339,000**	**$ 67,600**	**$ 465,200**
		Parcel Total:	**$ 871,800**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	250	450,000	0	N	450,000	USE
COM/IND	0.642 ac	x 10,000	X	100				95 -- MILD	250	15,200	0	N	15,200	USE
	1.102 ac									465,200			**465,200**	

PICTURE

OWNER

732 DANIEL WEBSTER HIGHWAY RE

PO BOX 340

DOVER , MA 02030

TAXABLE DISTRICTS

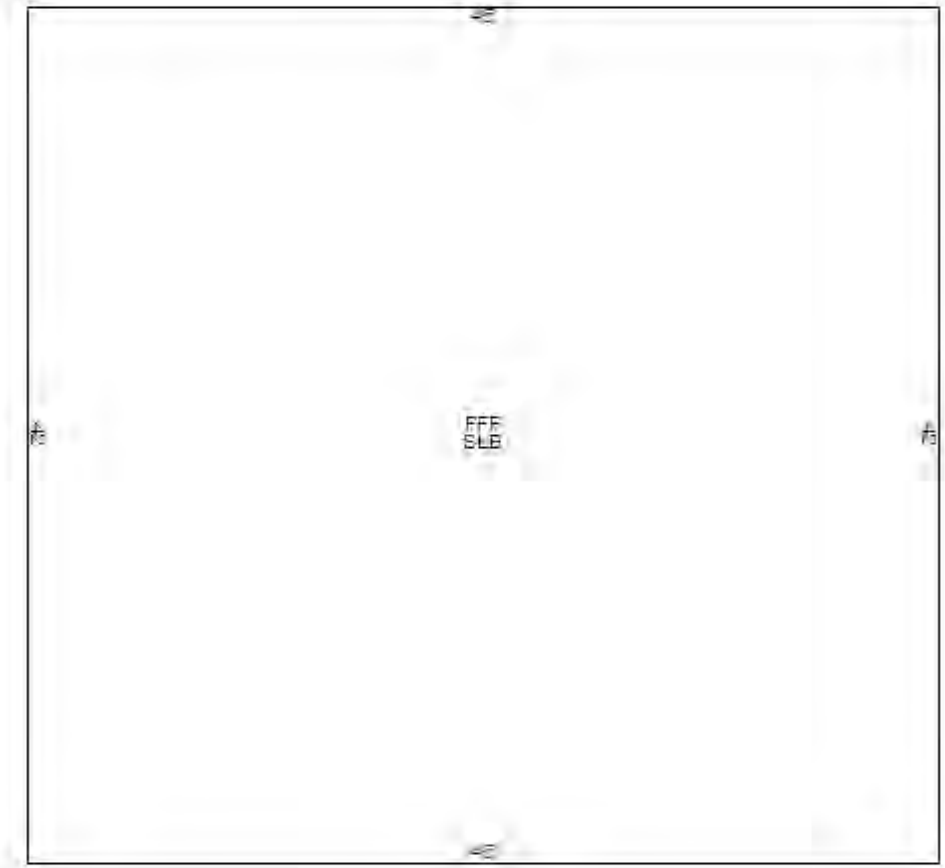
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAR WASH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CNCRT OR BLK/VINYL SIDING**
Int: **AVE FOR USE**
Floor: **CONCRETE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall: **REIN-CONC&/OR CLASSB** **1.1000**
Size Adj: **1.3508** Base Rate: **CCW 160.00**
Bldg. Rate: **1.1077**
Sq. Foot Cost: **$ 194.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1890	1.00	1890
SLB	SLB	1890	0.00	0
GLA:	**1,890**	**3,780**		**1,890**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 368,456**
Year Built:		**2004**
Condition For Age:	GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 339,000**

OWNER INFORMATION

GIORDANO ANNE
GIORDANO MATTHEW
1 CHOCORUA LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/02/2021	9419	1493	Q I	435,000	ANZALONE REVOCABLE
04/20/2010	8195	2767	U I 44	1	ANZALONE FAMILY
04/20/2010	8195	2790	U I 44	1	ANZALONE FAMILY

PICTURE

LISTING HISTORY

09/24/15	MRUM	MARKED FOR INSPECTION
06/06/10	MRUM	
05/19/10	MRUR	
12/18/00	MRUL	

NOTES

GRAY//CROSSWOODS PATH HCRD#29816 & 29817 PHASE I - THE WOODSTOCK 3/21 STATES MOSTLY ORIG BKYD EST PER FENCE EXT GOOD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GOOD
SHED-WOOD	16	2 x 8	400	10.00	80	512	EST
CROSSWOODS PATH DET	1		100	25,000.00	100	25,000	
						28,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 227,800	$ 4,200	$ 121,800
		Parcel Total:	$ 353,800
2020	$ 227,800	$ 4,200	$ 121,800
		Parcel Total:	$ 353,800
2021	**$ 294,500**	**$ 28,500**	**$ 148,800**
		Parcel Total:	**$ 471,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.130 ac	124,000	G	120	100	100	100	100 -- LEVEL	100	148,800	0	N	148,800	
	0.130 ac									148,800			**148,800**	

PICTURE

OWNER

GIORDANO ANNE
GIORDANO MATTHEW
1 CHOCORUA LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

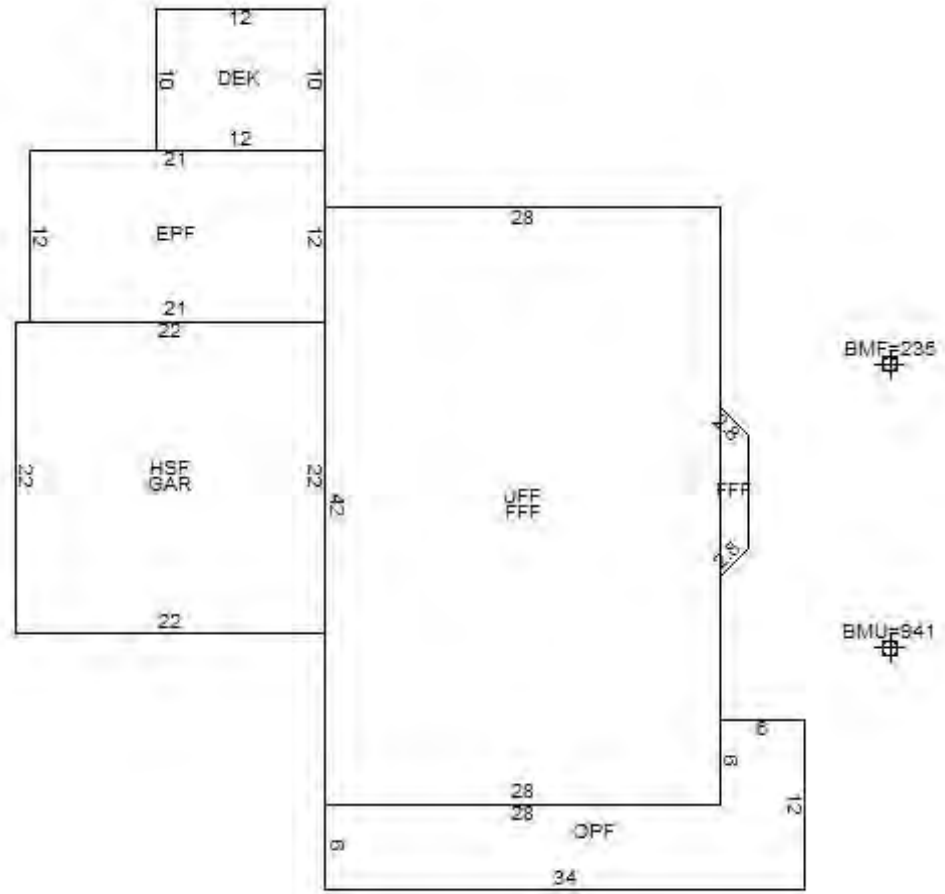
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.8823** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0469**
Sq. Foot Cost: **$ 100.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	252	0.70	176
HSF	1/2 STRY FIN	484	0.50	242
GAR	GARAGE	484	0.45	218
UFF	UPPER FLR FIN	1176	1.00	1176
FFF	FST FLR FIN	1196	1.00	1196
OPF	OPEN PORCH	240	0.25	60
BMF	BSMNT FINISHED	235	0.30	71
BMU	BSMNT	941	0.15	141
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	**2,614**	**5,128**		**3,292**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 330,846**
Year Built:		**1999**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 294,500**

OWNER INFORMATION

DORJEE WANGCHUK

8 KINSMAN LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2021	9460	1518	Q I	417,000	SHERMAN JOAN M
06/15/2000	6253	1001	Q I	218,067	CROSSWOODS PATH

PICTURE

LISTING HISTORY

09/10/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
06/18/10	MRVM	

NOTES

YELLOW; CROSSWOODS PATH PHASE 4/HCRD # 29816 & 29817 THE CAMPTON WOB; HOME IS IN A PRD 2019 SKETCH NEW PIC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
CROSSWOODS PATH DET	1		100	25,000.00	100	25,000	
						28,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 171,800	$ 3,000	$ 124,700
		Parcel Total:	$ 299,500
2020	$ 172,200	$ 3,000	$ 124,700
		Parcel Total:	$ 299,900
2021	**$ 223,900**	**$ 28,000**	**$ 156,500**
		Parcel Total:	**$ 408,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.178 ac	130,400	G	120	100	100	100	100 -- LEVEL	100	156,500	0	N	156,500	
	0.178 ac									156,500			**156,500**	

PICTURE

OWNER

DORJEE WANGCHUK

8 KINSMAN LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

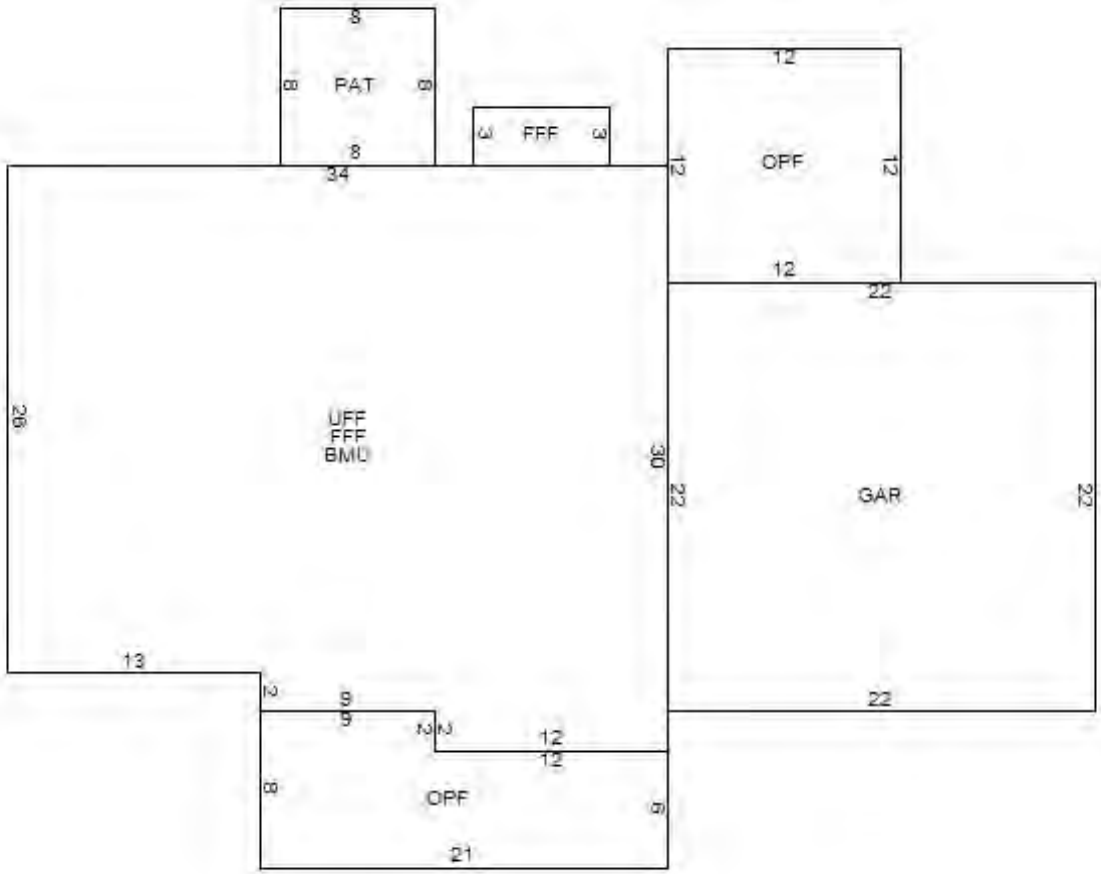
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9542** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1102**
Sq. Foot Cost: **$ 106.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	950	1.00	950
FFF	FST FLR FIN	971	1.00	971
BMU	BSMNT	950	0.15	143
OPF	OPEN PORCH	288	0.25	72
GAR	GARAGE	484	0.45	218
PAT	PATIO	64	0.10	6
GLA:	**1,921**	**3,707**		**2,360**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 251,529**
Year Built:		**1999**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**11 %**
Building Value:		**$ 223,900**

OWNER INFORMATION

TAYLOR JENNIFER LYN

7 CROSSWOODS PATH BLVD #12

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2020	9393	2965	Q I	201,000	TUTTLE RONALD & BATOR
04/19/2019	9160	2764	U I 38	1	TUTTLE RONALD P
03/01/2019	9149	1762	Q I	162,900	QUIDONE WILLIAM J
08/27/2010	8234	597	U I 38	1	KENNEDY, EMILY &

PICTURE

LISTING HISTORY

02/25/21	ERVM	
07/26/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
03/23/06	MRVR	INFO FROM PL

NOTES

HCRD 34568, 34569 CONDO CONVERSION; END UNIT - FIRST FLOOR, FULL SPRINKLER 2/21 GRANITE CTOPS / BACKSPLASH EST CARPET/ HW GD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROSSWOODS PATH	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2020	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2021	**$ 112,100**	**$ 100,000**	**$ 0**
		Parcel Total: $ 212,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TAYLOR JENNIFER LYN

7 CROSSWOODS PATH BLVD #12

MERRIMACK, NH 03054

TAXABLE DISTRICTS

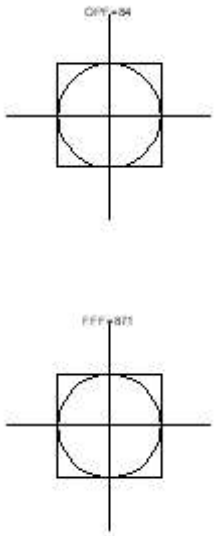
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3726** Base Rate: **RCG 96.00**
Bldg. Rate: **1.5401**
Sq. Foot Cost: **$ 147.85**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	871	1.00	871
OPF	OPEN PORCH	84	0.25	21
GLA:	**871**	**955**		**892**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 131,882**
Year Built:		**2000**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 112,100**

OWNER INFORMATION

VUPPALA VENKAT

9 CROSSWOODS PATH BLVD UNIT B3

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/04/2020	9391	613	Q I	205,000	SISTERS OF HOLY CROSS
07/27/2006	7713	863	Q I	168,133	KM TERRACE, LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
08/03/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
03/23/06	MRVR	INFO FROM PL

NOTES

HCRD 34568, 34569 CONDO CONVERSION; END UNIT - LOWER LEVEL, FULL SPRINKLER 2/21 GRANITE CTOPS HDWD /CARPET/ DECK /OPF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROSSWOODS PATH	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2020	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2021	**$ 111,000**	**$ 100,000**	**$ 0**
		Parcel Total: $ 211,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

VUPPALA VENKAT

9 CROSSWOODS PATH BLVD UNIT B3

MERRIMACK, NH 03054

TAXABLE DISTRICTS

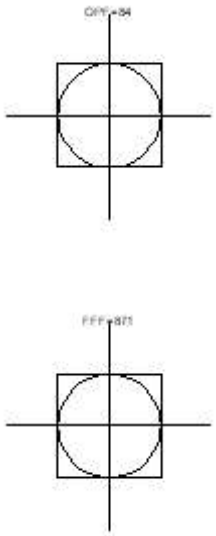
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3726** Base Rate: **RCG 96.00**
Bldg. Rate: **1.5250**
Sq. Foot Cost: **$ 146.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	871	1.00	871
OPF	OPEN PORCH	84	0.25	21
GLA:	**871**	**955**		**892**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,589**
Year Built:		**2000**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 111,000**

OWNER INFORMATION

AUBE JACQUELYN

11 CROSSWOODS PATH BV #14

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/30/2021	9463	2414	Q I	220,000	WATTS JOHN LIONEL
08/01/2019	9194	2352	Q I	175,000	CRAWFORD SHARI E
08/23/2016	8888	2600	Q I	137,000	PLEICKHARDT LURA E
03/29/2007	7825	2873	Q I	176,333	KM TERRACE, LLC

PICTURE

LISTING HISTORY

07/21/21	LMHC	
06/19/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
03/23/06	MRVR	INFO FROM PL

NOTES

HCRD 34568, 34569 CONDO CONVERSION; END UNIT - FIRST FLOOR, FULL SPRINKLER; 7/21 BRAZILIAN CHERRY FLOORS AND OAK/GRANITE KITCHEN

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROSSWOODS PATH	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2020	$ 81,600	$ 50,000	$ 0
		Parcel Total: $ 131,600	
2021	**$ 113,600**	**$ 100,000**	**$ 0**
		Parcel Total: $ 213,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

AUBE JACQUELYN

11 CROSSWOODS PATH BV #14

MERRIMACK, NH 03054

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

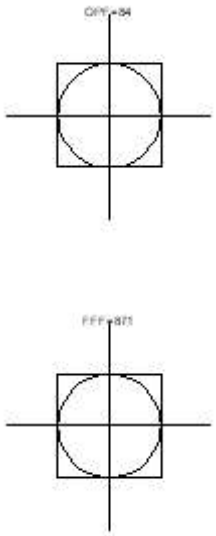
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3726** Base Rate: **RCG 96.00**
Bldg. Rate: **1.5250**
Sq. Foot Cost: **$ 146.40**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	871	1.00	871
OPF	OPEN PORCH	84	0.25	21
GLA:	**871**	**955**		**892**



2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 130,589**
Year Built:		**2000**
Condition For Age:	VERY GOOD	**9 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 113,600**

OWNER INFORMATION

HARWOOD MARK
HARWOOD EDITH
11 CROSSWOODS PATH BV 31

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/16/2021	9425	1938	Q I	177,500	RANGANATHAN MURALI
03/11/2016	8837	0145	Q I	120,000	SHABLIN JACQUES A
04/02/2007	7827	2354	Q I	143,733	KM TERRACE, LLC

PICTURE

LISTING HISTORY

04/12/16 MRUM
03/23/06 MRVR INFO FROM PL

NOTES

HCRD 34568, 34569 CONDO CONVERSION; END UNIT - THIRD FLOOR, FULL SPRINKLER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CROSSWOODS PATH	1		100	100,000.00	100	100,000	
						100,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 76,500	$ 50,000	$ 0
		Parcel Total: $ 126,500	
2020	$ 76,500	$ 50,000	$ 0
		Parcel Total: $ 126,500	
2021	**$ 103,300**	**$ 100,000**	**$ 0**
		Parcel Total: $ 203,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HARWOOD MARK
HARWOOD EDITH
11 CROSSWOODS PATH BV 31

MERRIMACK, NH 03054

TAXABLE DISTRICTS

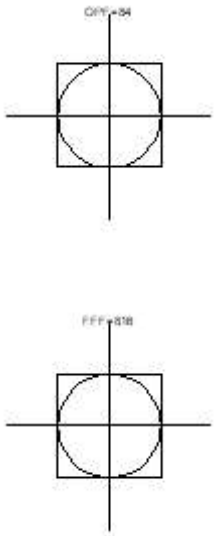
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.4168** Base Rate: **RCG 96.00**
Bldg. Rate: **1.5117**
Sq. Foot Cost: **$ 145.13**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	816	1.00	816
OPF	OPEN PORCH	84	0.25	21
GLA:	**816**	**900**		**837**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 121,474**
Year Built:		**2000**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 103,300**

OWNER INFORMATION

CHAMPAGNE CHRISTOPHER D.

28 BERNARDS RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/11/2021	9408	490	Q I	240,000	OVERTON LISA ANN
07/29/2016	8880	1400	Q I	160,000	STEVENS CHRISTINE C
03/17/2005	7425	1481	Q I	175,000	ROUX, KEVIN D &
05/20/2002	6636	2119	Q I	131,533	DOYLE, JOHN J

PICTURE

LISTING HISTORY

05/22/12	MRUL	MARKED FOR INSPECTION
12/19/00	MRUL	

NOTES

INTERIOR UNIT//UNIT 28 608// 2/21 N O H

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,700	$ 74,000	$ 0
		Parcel Total: $ 165,700	
2020	$ 91,700	$ 74,000	$ 0
		Parcel Total: $ 165,700	
2021	**$ 122,500**	**$ 116,000**	**$ 0**
		Parcel Total: $ 238,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CHAMPAGNE CHRISTOPHER D.

28 BERNARDS RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

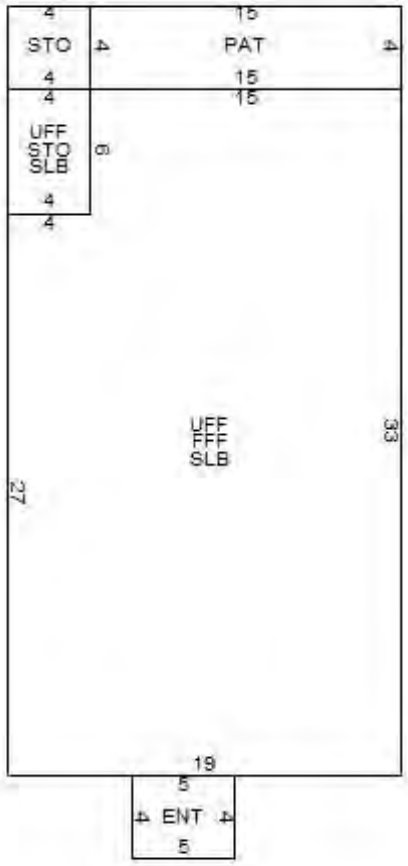
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1808** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2469**
Sq. Foot Cost: **$ 119.70**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLB	627	0.00	0
ENT	ENTRY WAY	20	0.10	2
UFF	UPPER FLR FIN	627	1.00	627
FFF	FST FLR FIN	603	1.00	603
STO	STORAGE AREA	40	0.25	10
PAT	PATIO	60	0.10	6
GLA:	**1,230**	**1,977**		**1,248**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 149,386**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 122,500**

OWNER INFORMATION

GILMAN SAMUEL L
NATHAN EMILEE R
30 BERNARDS RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/09/2021	9453	347	Q I	245,000	YOUNG BRITTANY
11/15/2017	9026	1378	Q I	165,000	BROSS ROBERT J &
08/12/2013	8593	0001	Q I	142,000	QUINTERO CHRISTINE L
06/16/2010	8212	1180	Q I	164,000	FLEMING, MICHAEL
12/01/2009	8157	2037	U I 37	134,000	BANK OF NEW YOR

PICTURE

LISTING HISTORY

09/11/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
09/14/10	MRUM	
12/19/00	MRUM	

NOTES

BRICK//INTERIOR UNIT//UNIT 30 2019 NEW PIC SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,600	$ 74,000	$ 0
		Parcel Total: $ 166,600	
2020	$ 96,100	$ 74,000	$ 0
		Parcel Total: $ 170,100	
2021	**$ 128,100**	**$ 116,000**	**$ 0**
		Parcel Total: $ 244,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GILMAN SAMUEL L
NATHAN EMILEE R
30 BERNARDS RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

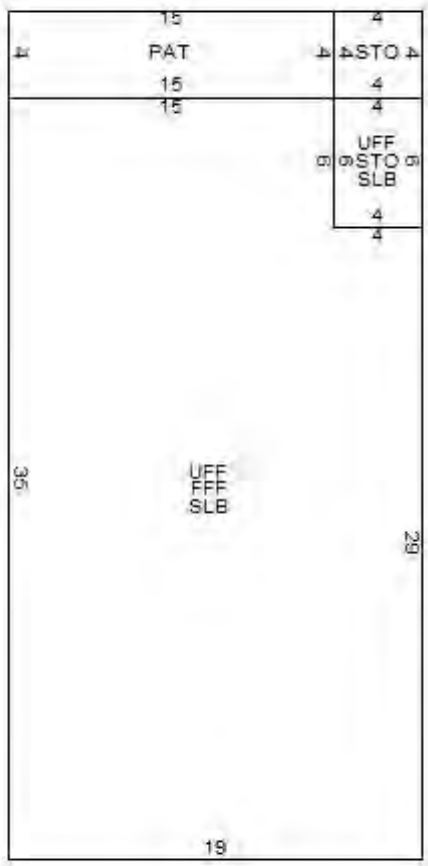
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1539** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2307**
Sq. Foot Cost: **$ 118.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	641	1.00	641
SLB	SLB	665	0.00	0
STO	STORAGE AREA	40	0.25	10
PAT	PATIO	60	0.10	6
GLA:	**1,306**	**2,071**		**1,322**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,194**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 128,100**

OWNER INFORMATION

DONOVAN RYAN P

2 MIDDLESEX ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1400	Q I	255,000	PERET MICHAEL J
06/09/2020	9301	933	U I 38	1	PERET MICHAEL J
06/01/2020	9301	931	U I 38	1	PERET (NOURY) TIFFANY A
10/01/2015	8795	1516	Q I	170,700	SHAW COREY &
08/13/2013	8593	0917	U I 37	160,000	FEDERAL HOME LOAN MTG

PICTURE

LISTING HISTORY

07/15/21	DFHN	
02/26/21	ERVM	
03/15/16	MRUM	
05/22/12	MRUM	MARKED FOR INSPECTION
01/10/01	LMUL	

NOTES

TAN/BRICK//END UNIT//UNIT 2 823//SKETCH 18 2/21 STATES 3 BDRM W/CLOSET KIT BATH UPDATED UNSURE DATE EXT GOOD FOR AGE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SOCIETY HILL	1		100	116,000.00	100	116,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 107,300	$ 77,000	$ 0
		Parcel Total: $ 184,300	
2020	$ 107,300	$ 77,000	$ 0
		Parcel Total: $ 184,300	
2021	**$ 145,400**	**$ 119,000**	**$ 0**
		Parcel Total: $ 264,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DONOVAN RYAN P

2 MIDDLESEX ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

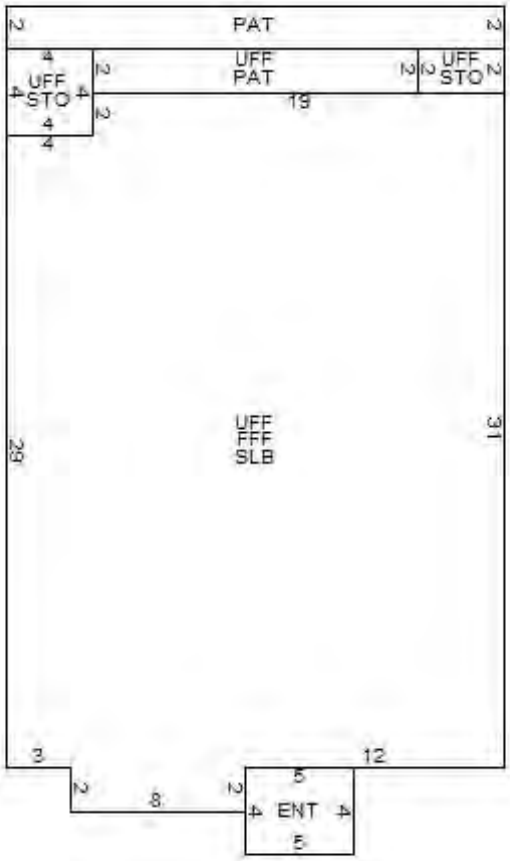
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0968** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1930**
Sq. Foot Cost: **$ 114.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	24	0.25	6
UFF	UPPER FLR FIN	775	1.00	775
FFF	FST FLR FIN	721	1.00	721
SLB	SLB	721	0.00	0
ENT	ENTRY WAY	20	0.10	2
PAT	PATIO	76	0.10	8
GLA:	**1,496**	**2,337**		**1,512**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 173,154**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 145,400**

OWNER INFORMATION

BEAVER JULIANNA

11 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/08/2021	9494	2454	Q I	280,000	GAGNE ELIDA
08/27/2002	6697	2036	Q I	154,000	HOJLO, CHARLES M
12/10/1997	5880	1411	Q I	89,000	GAGNON, DAVID J

PICTURE

LISTING HISTORY

08/06/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/03/01	MRUL	

NOTES

TAN//END UNIT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,400	$ 74,000	$ 0
		Parcel Total: $ 177,400	
2020	$ 103,400	$ 74,000	$ 0
		Parcel Total: $ 177,400	
2021	**$ 137,400**	**$ 116,000**	**$ 0**
		Parcel Total: $ 253,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BEAVER JULIANNA

11 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

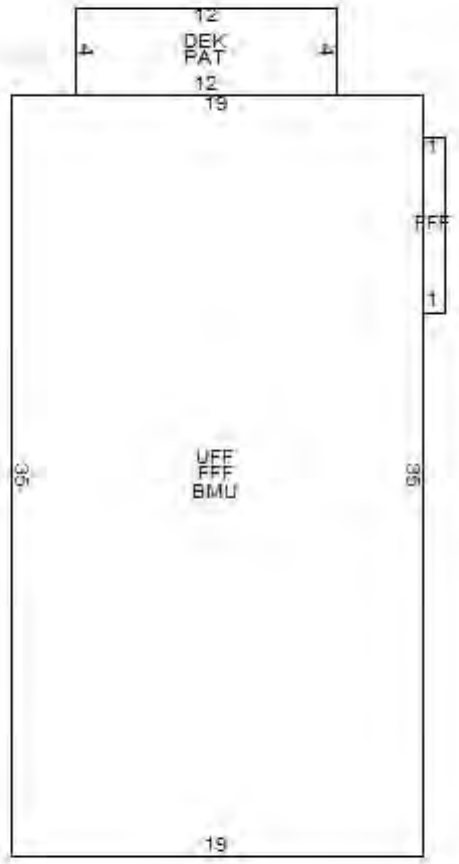
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1144** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1768**
Sq. Foot Cost: **$ 112.97**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	673	1.00	673
BMU	BSMNT	665	0.15	100
DEK	DECK/ENTRANCE	48	0.10	5
PAT	PATIO	48	0.10	5
UFF	UPPER FLR FIN	665	1.00	665
GLA:	**1,338**	**2,099**		**1,448**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,581**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 137,400**

OWNER INFORMATION

FLANAGAN JAMES

19 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/22/2021	9414	695	Q I	262,000	AUTOTE DAVID & ELAINE
05/06/2015	8749	0614	U I 44	1	AUTOTE DAVID ROBERT
03/21/2014	8647	1076	Q I	170,000	JEAN NICOLE F
01/28/2009	8049	0843	U I 99	138,000	GINNITY, CATHERI
12/06/1994	5596	520	Q I	67,900	K HOVNANIAN

PICTURE

LISTING HISTORY

03/25/21	ERVM	
05/22/12	MRUR	MARKED FOR INSPECTION
01/05/01	MRUL	

NOTES

TAN/BRICK//INTERIOR UNIT//LLV UNF//REMODELLED 2009 3/21 N O H W O B EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,500	$ 74,000	$ 0
		Parcel Total: $ 176,500	
2020	$ 102,500	$ 74,000	$ 0
		Parcel Total: $ 176,500	
2021	**$ 136,500**	**$ 116,000**	**$ 0**
		Parcel Total: $ 252,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FLANAGAN JAMES

19 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

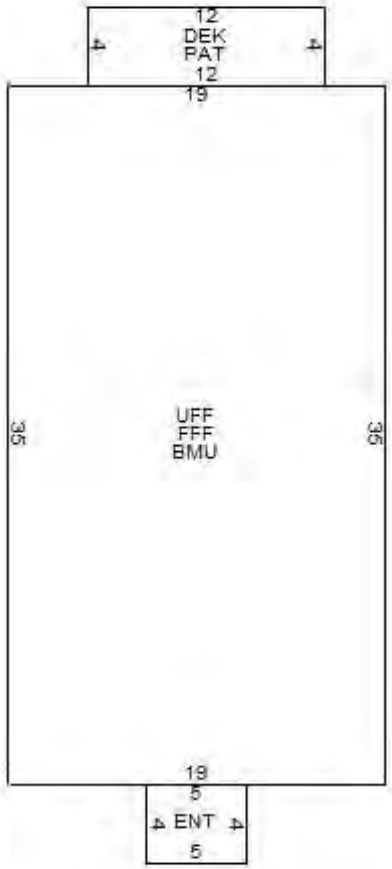
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1161** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2022**
Sq. Foot Cost: **$ 115.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	665	1.00	665
BMU	BSMNT	665	0.15	100
DEK	DECK/ENTRANCE	48	0.10	5
PAT	PATIO	48	0.10	5
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,330**	**2,111**		**1,442**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 166,421**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 136,500**

OWNER INFORMATION

MOLINA JUAN P
MOLINA MICHELE K
49 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/11/2021	9468	1118	Q I	301,000	FISHER SYDNEY A
05/13/2019	9167	1810	Q I	230,000	DUVAL FRANCES
12/01/2014	8710	2283	Q I	165,000	THOMAS NICOLE A &
03/18/2011	8302	2670	Q I	150,000	LEMEAR, KATHERINE
04/23/2004	7216	1068	Q I	198,000	LOVETT JR, GERAL

PICTURE

LISTING HISTORY

08/06/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/05/01	MRUL	

NOTES

PRD; UNIT 49 SKETCH 18, MODERN KITCH/BATH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
SOCIETY HILL	1		100	116,000.00	100	116,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,100	$ 77,000	$ 0
		Parcel Total: $ 183,100	
2020	$ 106,100	$ 77,000	$ 0
		Parcel Total: $ 183,100	
2021	**$ 146,000**	**$ 119,000**	**$ 0**
		Parcel Total: $ 265,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

MOLINA JUAN P
MOLINA MICHELE K
49 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

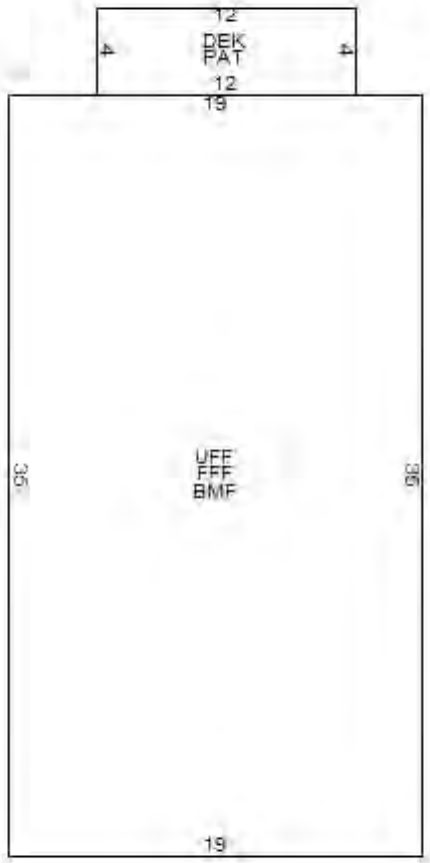
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0896** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1621**
Sq. Foot Cost: **$ 111.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PAT	PATIO	48	0.10	5
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	665	1.00	665
BMF	BSMNT FINISHED	665	0.30	200
DEK	DECK/ENTRANCE	48	0.10	5
GLA:	**1,330**	**2,091**		**1,540**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,802**
Year Built:		**1988**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 146,000**

OWNER INFORMATION

HARRINGTON NEAL H
FRANKLIN KAYLA M
55 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/14/2020	9394	2743	Q I	252,000	COMTOIS JESSICA ANNE
08/29/2016	8890	2443	Q I	192,000	WINCH RICHARD &
08/01/2011	8337	0715	U I 37	105,000	LIBERTY BAY CREDIT UNI
02/07/2011	8291	1660	U I 51	100,000	ODONOGHUE, JOHN F
06/16/2004	7257	1911	Q I	198,933	REESER, FREDERI

PICTURE

LISTING HISTORY

02/26/21	ERVM	
08/06/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/05/01	MRUM	

NOTES

2/21 INT UNIT UPDATED KIT BATH WINS HW FL WOB BSMT UNFIN PER H O GD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,100	$ 74,000	$ 0
		Parcel Total: $ 180,100	
2020	$ 106,100	$ 74,000	$ 0
		Parcel Total: $ 180,100	
2021	**$ 136,500**	**$ 116,000**	**$ 0**
		Parcel Total: $ 252,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HARRINGTON NEAL H
FRANKLIN KAYLA M
55 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

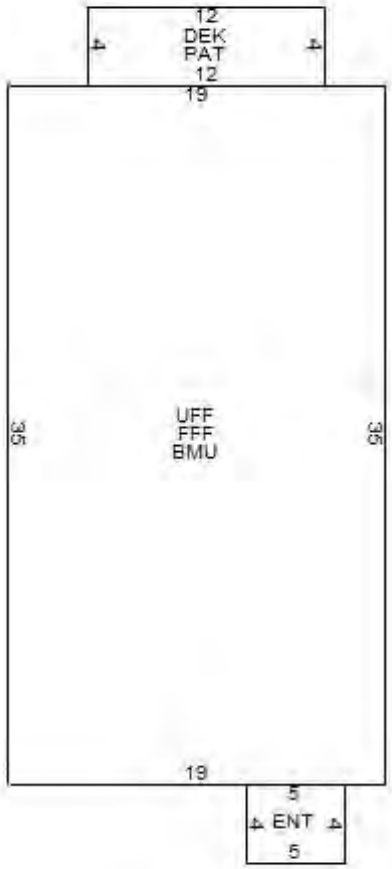
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1161** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2022**
Sq. Foot Cost: **$ 115.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	665	1.00	665
BMU	BSMNT	665	0.15	100
DEK	DECK/ENTRANCE	48	0.10	5
PAT	PATIO	48	0.10	5
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,330**	**2,111**		**1,442**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 166,421**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 136,500**

OWNER INFORMATION

JONES TREVOR
PIECEWICZ SAMANTHA
59 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/08/2021	9494	2083	Q I	306,000	DUBOIS REBECCA S
03/27/2015	3472	1200	Q I	185,500	STEELE PATRICK C
12/01/2006	7776	1646	Q I	215,000	BANNAN, MICHAEL
11/19/1999	6182	0344	U I 38		BANNAN, MICHAEL
11/02/1992	5383	204	Q I	72,048	K HOVNANIAN MER

PICTURE

LISTING HISTORY

08/06/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/23/01	MRUL	

NOTES

/SKETCH 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,100	$ 74,000	$ 0
		Parcel Total: $ 183,100	
2020	$ 109,100	$ 74,000	$ 0
		Parcel Total: $ 183,100	
2021	**$ 144,800**	**$ 116,000**	**$ 0**
		Parcel Total: $ 260,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

JONES TREVOR
PIECEWICZ SAMANTHA
59 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

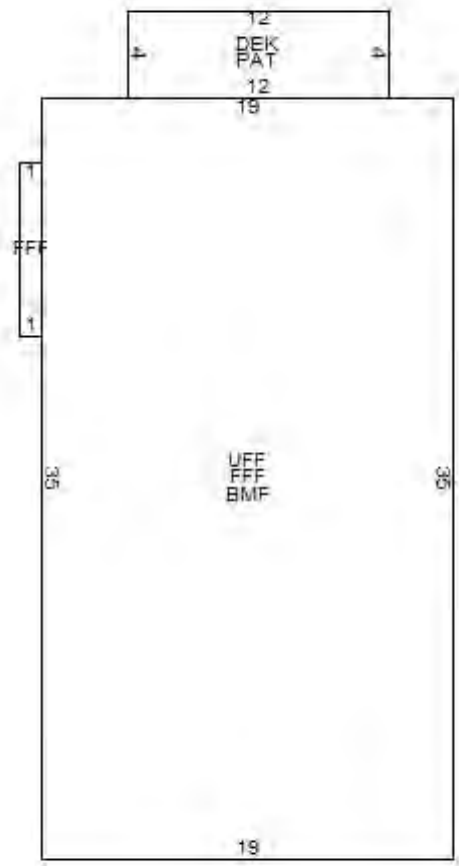
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0876** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1600**
Sq. Foot Cost: **$ 111.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	673	1.00	673
BMF	BSMNT FINISHED	665	0.30	200
DEK	DECK/ENTRANCE	48	0.10	5
PAT	PATIO	48	0.10	5
GLA:	**1,338**	**2,099**		**1,548**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,385**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 144,800**

OWNER INFORMATION

FAIRPOINT PROPERTIES LLC

111 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/03/2021	9478	842	Q I	275,000	DOYON D.A. REVOCABLE
04/13/2020	9281	221	U I 38	1	DOYON REVOCABLE TRUST
10/28/2013	8615	2970	U I 44		DOYON STEVE & DEBRA
03/06/2001	6369	1980	U I 38	100,000	NAZARIO, IVAN R

PICTURE

LISTING HISTORY

08/08/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/17/12	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

UNIT 111 903; INT UNIT;/SKETCH 18 EST FPL 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 113,200	$ 77,000	$ 0
		Parcel Total: $ 190,200	
2020	$ 113,200	$ 77,000	$ 0
		Parcel Total: $ 190,200	
2021	**$ 150,000**	**$ 119,000**	**$ 0**
		Parcel Total: $ 269,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FAIRPOINT PROPERTIES LLC

111 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

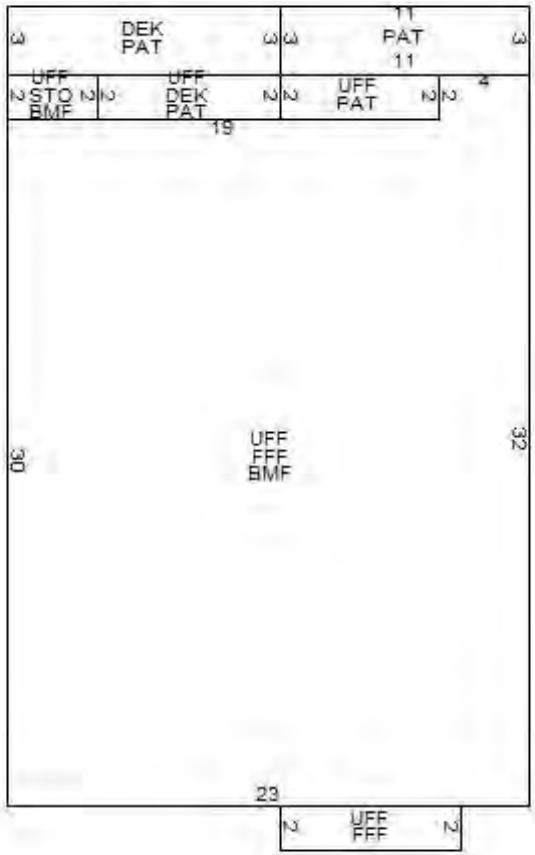
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0540** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1242**
Sq. Foot Cost: **$ 107.92**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	752	1.00	752
FFF	FST FLR FIN	714	1.00	714
BMF	BSMNT FINISHED	706	0.30	212
PAT	PATIO	99	0.10	10
DEK	DECK/ENTRANCE	52	0.10	5
STO	STORAGE AREA	8	0.25	2
GLA:	**1,466**	**2,331**		**1,695**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 182,924**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 150,000**

OWNER INFORMATION

RAYMOND RICHARD
RAYMOND NANCY
119 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9399	15	Q I	260,000	DIFONZO FRANK
11/08/1991	5294	517	Q I	68,476	N/A

PICTURE

LISTING HISTORY

02/26/21	ERVM	
05/06/20	JDPR	
08/08/18	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/23/01	MRUL	
01/17/01	MRUM	

NOTES

UNIT 119 848; INT UNIT;2 HBS=FULL MOD KIT CHERRY CABS, STONE CTRS// 2/21 NEW TOILETS VANITY AFTER SALE KIT UPDATED DATE UNKN EXT GD WOB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 111,000	$ 74,000	$ 0
		Parcel Total: $ 185,000	
2020	$ 113,800	$ 74,000	$ 0
		Parcel Total: $ 187,800	
2021	**$ 150,900**	**$ 116,000**	**$ 0**
		Parcel Total: $ 266,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

RAYMOND RICHARD
RAYMOND NANCY
119 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

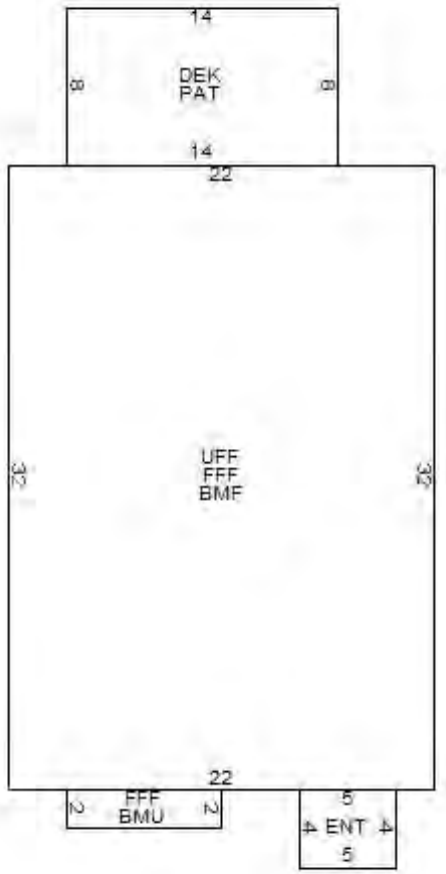
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **3.0** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0612** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1542**
Sq. Foot Cost: **$ 110.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	112	0.10	11
BMU	BSMNT	16	0.15	2
ENT	ENTRY WAY	20	0.10	2
BMF	BSMNT FINISHED	704	0.30	211
PAT	PATIO	112	0.10	11
UFF	UPPER FLR FIN	704	1.00	704
FFF	FST FLR FIN	720	1.00	720
GLA:	**1,424**	**2,388**		**1,661**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 184,055**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 150,900**

OWNER INFORMATION

MAZZOTTI LUCA M REVOCABLE TRUST
LANDRY KELLY M REVOCABLE TRUST
125 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/30/2021	9491	142	U I 38	1	MAZZOTTI LUCA M
05/24/2021	9473	1679	Q I	350,000	RUPRECHT VERONICA A
12/15/2008	8039	1823	U I 37	178,000	FEDERAL NATIONAL
09/10/2008	8017	2399	U I 51	185,602	JOSEPH, MICHAEL
11/14/2005	7583	0737	Q I	221,000	FOLEY, THOMAS S

PICTURE

LISTING HISTORY

07/21/21	LMHC	
08/08/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

UNIT 125 853; END UNIT; WOB 18//WOOD BURNING FPL; 7/21 REREMOV UNIT WITH BAMBOO FLRS, MODERN KITCH WITH QUARTZ/NEW CABS/SS APPL/BACKSPLASH, MODERN BATH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	WOOD
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,500	$ 77,000	$ 0
		Parcel Total: $ 191,500	
2020	$ 114,500	$ 77,000	$ 0
		Parcel Total: $ 191,500	
2021	**$ 169,600**	**$ 119,000**	**$ 0**
		Parcel Total: $ 288,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE

OWNER

MAZZOTTI LUCA M REVOCABLE T
LANDRY KELLY M REVOCABLE TRUST
125 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

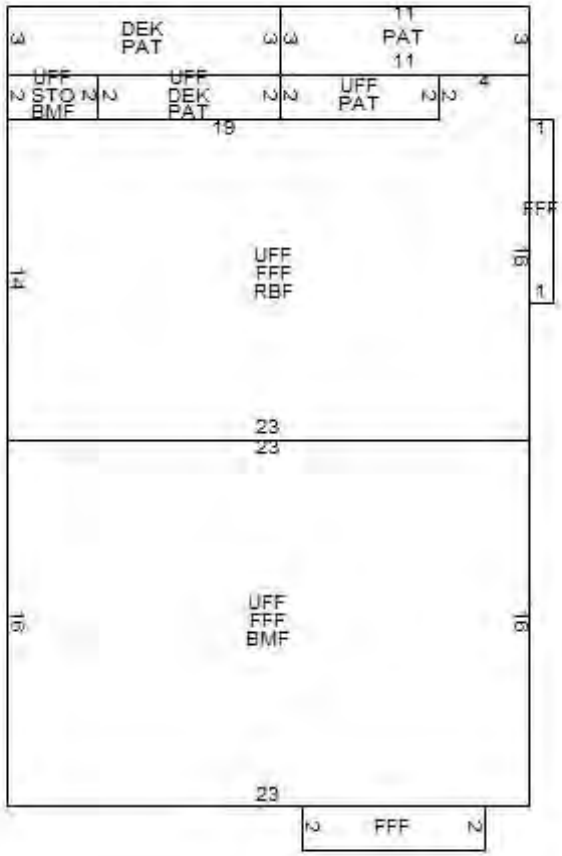
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0268** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1060**
Sq. Foot Cost: **$ 106.17**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	736	1.00	736
FFF	FST FLR FIN	722	1.00	722
RBF	RAISED BSMNT	330	0.75	248
PAT	PATIO	99	0.10	10
DEK	DECK/ENTRANCE	52	0.10	5
STO	STORAGE AREA	8	0.25	2
BMF	BSMNT FINISHED	376	0.30	113
GLA:	**1,458**	**2,323**		**1,836**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 194,928**
Year Built:		**1988**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 169,600**

OWNER INFORMATION

COTE CONNOR M

138 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/29/2021	9446	2751	Q I	260,000	CURREN TIMOTHY J
03/31/2003	6882	1913	Q I	160,000	MORAN, SUSAN M

PICTURE

LISTING HISTORY

08/08/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/17/12	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

UNIT 138 815; END UNIT;/SKETCH 18//ADD FPL 18

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,200	$ 77,000	$ 0
		Parcel Total: $ 183,200	
2020	$ 106,200	$ 77,000	$ 0
		Parcel Total: $ 183,200	
2021	**$ 141,000**	**$ 119,000**	**$ 0**
		Parcel Total: $ 260,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COTE CONNOR M

138 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

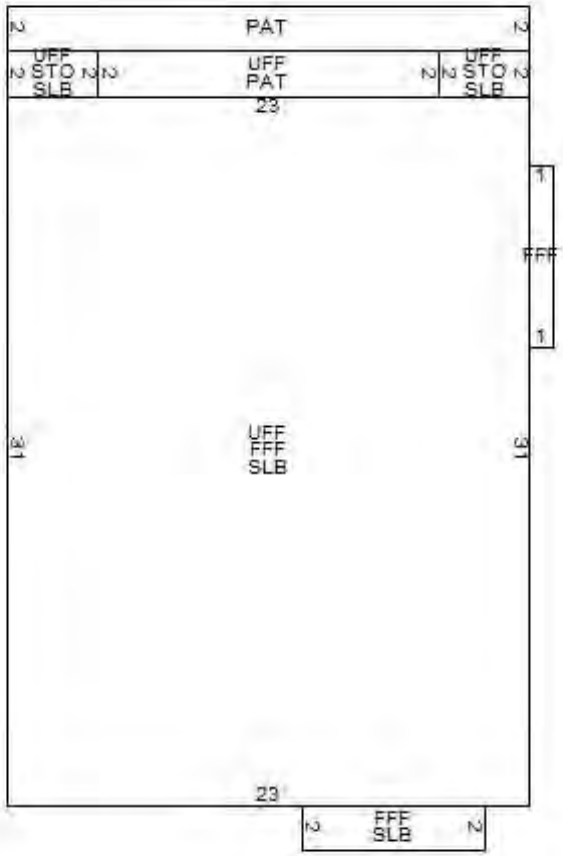
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0979** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1594**
Sq. Foot Cost: **$ 111.30**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	759	1.00	759
FFF	FST FLR FIN	737	1.00	737
SLB	SLB	745	0.00	0
STO	STORAGE AREA	16	0.25	4
PAT	PATIO	76	0.10	8
GLA:	**1,496**	**2,333**		**1,508**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 167,840**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**16 %**
Building Value:		**$ 141,000**

OWNER INFORMATION

RAPAGLIA ADAM M.
CAHILL COLLEEN M.
151 MIDDLESEX RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/11/2021	9408	1477	Q I	253,000	SAID MINA
10/10/2018	9116	1754	U I 38	1	GRACE FLORA
04/01/2014	8650	0191	U I 37	158,000	FEDERAL NATIONAL MTG
11/13/2013	8620	2432	U I 49	189,300	MAFERA JASON C
04/17/2006	7660	0768	Q I	205,000	KESEY, INC

PICTURE

LISTING HISTORY

03/25/21	ERVM	
08/08/18	MRUM	INFO
07/27/17	INSP	MARKED FOR INSPECTION
05/17/12	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

INT UNIT;/SKETCH 18//HW IN BMF-RENS DONE AFTER 2014, MKB 3/21 N O H CORRECT DECK EXT GD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
						116,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,300	$ 74,000	$ 0
		Parcel Total: $ 183,300	
2020	$ 109,300	$ 74,000	$ 0
		Parcel Total: $ 183,300	
2021	**$ 145,100**	**$ 116,000**	**$ 0**
		Parcel Total: $ 261,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

RAPAGLIA ADAM M.
CAHILL COLLEEN M.
151 MIDDLESEX RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

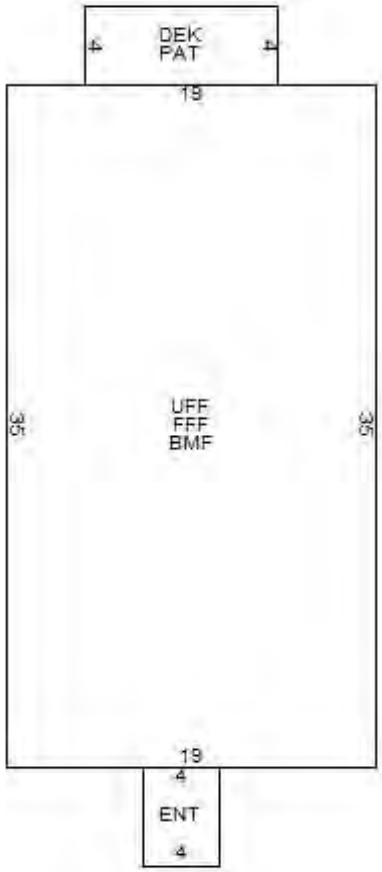
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0896** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1966**
Sq. Foot Cost: **$ 114.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	665	1.00	665
FFF	FST FLR FIN	665	1.00	665
BMF	BSMNT FINISHED	665	0.30	200
DEK	DECK/ENTRANCE	40	0.10	4
PAT	PATIO	40	0.10	4
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,330**	**2,095**		**1,540**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 176,915**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 145,100**

OWNER INFORMATION

MENKEN LAURA

153 MIDDLESEX ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9403	2758	Q I	250,000	PADYKULA JOSEPH S
06/10/2020	9305	875	Q I	250,000	PRIETO MEGAN
03/12/2007	7818	1617	Q I	190,000	ALLARD, GEORGE
03/06/2004	7187	2732	U I 38		LEMIEUX, SUZANN

PICTURE

LISTING HISTORY

02/26/21	ERVM	
08/08/18	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/17/01	MRUM	

NOTES

INT UNIT;/SKETCH 18//ADD FPL 18 2/21 N O H EXT GD SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL	1		100	116,000.00	100	116,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						119,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 107,700	$ 77,000	$ 0
		Parcel Total: $ 184,700	
2020	$ 107,700	$ 77,000	$ 0
		Parcel Total: $ 184,700	
2021	**$ 143,000**	**$ 119,000**	**$ 0**
		Parcel Total: $ 262,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MENKEN LAURA

153 MIDDLESEX ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

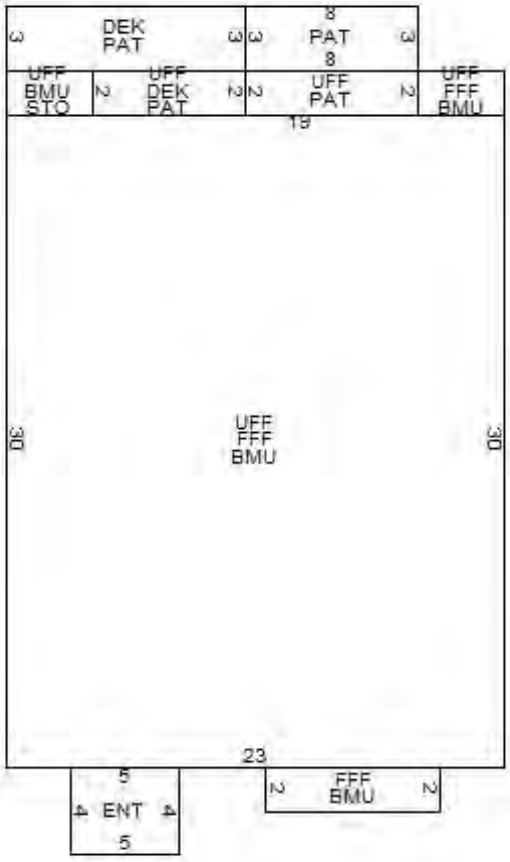
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0807** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1526**
Sq. Foot Cost: **$ 110.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	736	1.00	736
FFF	FST FLR FIN	714	1.00	714
BMU	BSMNT	722	0.15	108
DEK	DECK/ENTRANCE	47	0.10	5
PAT	PATIO	87	0.10	9
ENT	ENTRY WAY	20	0.10	2
STO	STORAGE AREA	8	0.25	2
GLA:	**1,450**	**2,334**		**1,576**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,384**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 143,000**

OWNER INFORMATION

LEDUC MEREDITH L

5 BERNARDS RD UNIT 1

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2021	9409	2534	Q I	200,000	CAMPBELL SCOTT M
09/03/2019	9205	1028	Q I	149,500	WATTERS ANDREW
06/02/2005	7472	2569	Q I	160,000	RYAN, BARBARA J
07/20/2004	7281	2204	U I 55	33,333	K HOVNANIAN AT

PICTURE

LISTING HISTORY

03/25/21	ERVM	
05/22/12	MRUL	MARKED FOR INSPECTION
12/19/00	MRUM	

NOTES

TAN//END UNIT//UNIT 1 644// 3/2021 1ST FLOOR CORNER UNIT MEAS / DATA EST PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 88,900	$ 45,900	$ 0
		Parcel Total: $ 134,800	
2020	$ 88,900	$ 45,900	$ 0
		Parcel Total: $ 134,800	
2021	**$ 116,000**	**$ 82,000**	**$ 0**
		Parcel Total: $ 198,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LEDUC MEREDITH L

5 BERNARDS RD UNIT 1

MERRIMACK, NH 03054

TAXABLE DISTRICTS

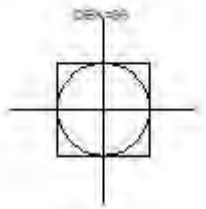
District	Percentage
Merrimack Village	% 100

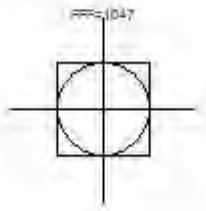
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2676** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3944**
Sq. Foot Cost: **$ 133.86**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1047	1.00	1047
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,047**	**1,143**		**1,057**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,490**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

BALLARD SARAH D
BALLARD KAREN M
5 BERNARDS RD #2

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/29/2021	9446	2326	Q I	205,000	SUSEN ANNE C
07/01/2010	8217	1315	Q I	130,000	KENNEDY, JOHN R
01/31/2005	7401	0678	Q I	147,000	TETREAULT, PHILI

PICTURE

LISTING HISTORY

07/27/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
09/20/10	MRUE	
12/21/00	MRUL	

NOTES

TAN//END UNIT//UNIT 2 644; 1ST FLR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,200	$ 45,900	$ 0
		Parcel Total: $ 133,100	
2020	$ 87,200	$ 45,900	$ 0
		Parcel Total: $ 133,100	
2021	**$ 116,000**	**$ 82,000**	**$ 0**
		Parcel Total: $ 198,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BALLARD SARAH D
BALLARD KAREN M
5 BERNARDS RD #2

MERRIMACK, NH 03054

TAXABLE DISTRICTS

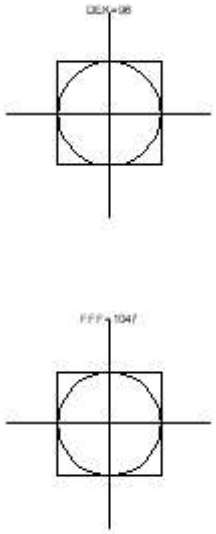
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2676** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3944**
Sq. Foot Cost: **$ 133.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1047	1.00	1047
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,047**	**1,143**		**1,057**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,490**
Year Built:		**1989**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

CHRISTIAN LORNA

2 GALLOWAY RD UNIT 32

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/28/2020	9401	2847	Q I	199,000	MCGOWAN ELLEN M
06/27/1994	5559	103	Q I	56,900	MURPHY, BRIAN J
08/15/1991	5276	488	U I 99		K HOVNANIAN AT

PICTURE

LISTING HISTORY

03/03/21	ERVM	
10/27/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/02/01	MRUM	
05/20/95	AAUL	

NOTES

TAN//END UNIT// 2/21 N O H TOP FL END UNIT SOME VLT CEILINGS UPDATES GD COND LAMINATE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						85,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 86,100	$ 48,900	$ 0
		Parcel Total: $ 135,000	
2020	$ 86,100	$ 48,900	$ 0
		Parcel Total: $ 135,000	
2021	**$ 116,000**	**$ 85,000**	**$ 0**
		Parcel Total: $ 201,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CHRISTIAN LORNA

2 GALLOWAY RD UNIT 32

MERRIMACK, NH 03054

TAXABLE DISTRICTS

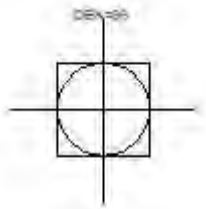
District	Percentage
Merrimack Village	% 100

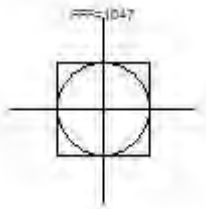
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2676** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3944**
Sq. Foot Cost: **$ 133.86**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1047	1.00	1047
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,047**	**1,143**		**1,057**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,490**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

NORTON MARY L

3 GALLOWAY RD #4

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2020	9394	1768	Q I	180,800	LORD BRIAN SCOTT
08/21/2001	6476	1982	Q I	91,000	MCCARTHY, BRIAN
05/16/1988	4756	40	Q I	78,900	K HOVNANIAN AT

PICTURE

LISTING HISTORY

07/15/21	DFHN	
02/26/21	ERVM	
05/22/12	MRUL	MARKED FOR INSPECTION
01/02/01	MRUL	

NOTES

TAN////UNIT 4 496// 2/21 FIRST FL INT UNIT PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 76,300	$ 45,900	$ 0
		Parcel Total: $ 122,200	
2020	$ 76,300	$ 45,900	$ 0
		Parcel Total: $ 122,200	
2021	**$ 103,300**	**$ 82,000**	**$ 0**
		Parcel Total: $ 185,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NORTON MARY L

3 GALLOWAY RD #4

MERRIMACK, NH 03054

TAXABLE DISTRICTS

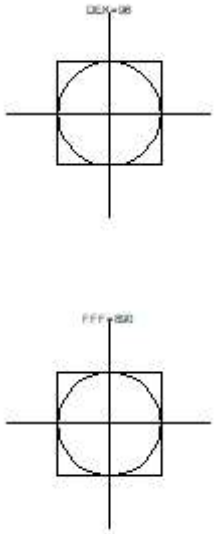
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3667** Base Rate: **RCG 96.00**
Bldg. Rate: **1.4583**
Sq. Foot Cost: **$ 139.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	890	1.00	890
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**890**	**986**		**900**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 125,991**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 103,300**

OWNER INFORMATION

DRAGONFLY PROPERTIES LLC

40 INGALLS ROAD

TYNGSBOROUGH , MA 01879

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/23/2021	9429	225	Q I	186,000	GOLDBERG SANDRA R
12/11/2018	9132	2698	U I 99	1	GOLDBERG SANDRA R
09/20/2006	7740	2118	Q I	165,533	THIBODEAU, ANDRE
07/20/2000	6267	1749	U I 38		THIBODEAU, ANDR

PICTURE

LISTING HISTORY

05/22/12	MRUM	MARKED FOR INSPECTION
01/04/01	MRUM	

NOTES

END UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 86,100	$ 45,900	$ 0
		Parcel Total: $ 132,000	
2020	$ 86,100	$ 45,900	$ 0
		Parcel Total: $ 132,000	
2021	**$ 116,000**	**$ 82,000**	**$ 0**
		Parcel Total: $ 198,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DRAGONFLY PROPERTIES LLC

40 INGALLS ROAD

TYNGSBOROUGH , MA 01879

TAXABLE DISTRICTS

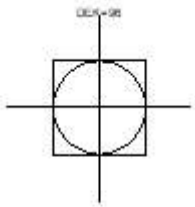
District	Percentage
Merrimack Village	% 100

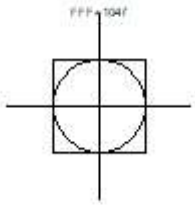
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2676** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3944**
Sq. Foot Cost: **$ 133.86**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1047	1.00	1047
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,047**	**1,143**		**1,057**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,490**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

REEVE SUSAN

1 SCITUATE PL UNIT 6

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/07/2021	9451	2885	Q I	179,500	MANNION JOSEPH
03/01/1988	4673	181	Q I	73,400	K HOVNANIAN AT
12/19/1986	3851	0036	U V 18		N/A

PICTURE

LISTING HISTORY

10/27/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
05/19/95	AAUL	

NOTES

TAN//INTERIOR//L+U6/F-1 504//

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 76,300	$ 45,900	$ 0
		Parcel Total: $ 122,200	
2020	$ 76,300	$ 45,900	$ 0
		Parcel Total: $ 122,200	
2021	**$ 103,300**	**$ 82,000**	**$ 0**
		Parcel Total: $ 185,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

REEVE SUSAN

1 SCITUATE PL UNIT 6

MERRIMACK, NH 03054

TAXABLE DISTRICTS

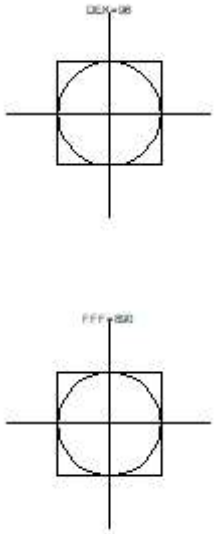
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3667** Base Rate: **RCG 96.00**
Bldg. Rate: **1.4583**
Sq. Foot Cost: **$ 139.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	96	0.10	10
FFF	FST FLR FIN	890	1.00	890
GLA:	**890**	**986**		**900**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 125,991**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 103,300**

OWNER INFORMATION

BUMBACA CAROLYN

1 SCITUATE PLACE
UNIT 35
MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9404	1397	Q I	180,000	COMITO JANINE M
09/10/2007	7898	0550	Q I	153,000	AMILCAR, EDDLYNE
04/30/2007	7840	1161	U I 38		AMILCAR, EDDLYNE
03/16/2005	7424	0803	Q I	135,000	PANZIERI, DEBORA
10/31/2003	7113	571	Q I	134,900	HANSCOM, STEPHE

PICTURE

LISTING HISTORY

03/03/21	ERVM	
11/10/16	MRUR	
06/05/14	INSP	MARKED FOR INSPECTION
01/19/01	MRUL	
01/04/01	MRUM	

NOTES

INT UNIT; 2016 FPL PU PER OLD RECORDS 2/21 THIRD FLOOR INT UNIT FALLS PARKING LOT HWD FLRS 96 SQ FT DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
						85,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 76,300	$ 48,900	$ 0
		Parcel Total: $ 125,200	
2020	$ 76,300	$ 48,900	$ 0
		Parcel Total: $ 125,200	
2021	**$ 105,400**	**$ 85,000**	**$ 0**
		Parcel Total: $ 190,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

BUMBACA CAROLYN

1 SCITUATE PLACE
UNIT 35
MERRIMACK, NH 03054

TAXABLE DISTRICTS

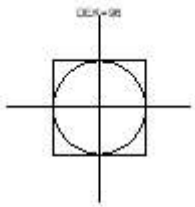
District	Percentage
Merrimack Village	% 100

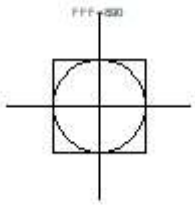
PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.3667** Base Rate: **RCG 96.00**
Bldg. Rate: **1.4883**
Sq. Foot Cost: **$ 142.88**





BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	890	1.00	890
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**890**	**986**		**900**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 128,592**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 105,400**

OWNER INFORMATION

SHAUGHNESSY CAITLIN ANN
HUDSON MATTHEW
2 SCITUATE PL U28

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/30/2020	9404	123	Q I	200,000	ALTOBELLO MARIA R
08/05/2002	6683	278	Q I	121,933	HAGERTY, J. RICHARD

PICTURE

LISTING HISTORY

03/03/21	ERVM	
10/27/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
06/05/14	INSP	MARKED FOR INSPECTION
01/23/01	MRVL	

NOTES

L+U28/H-2 616//; END UNIT - SECOND FLOOR 3/21 96 SQ FT DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SOCIETY HILL GARDEN	1		100	82,000.00	100	82,000	
						82,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 86,100	$ 45,900	$ 0
		Parcel Total: $ 132,000	
2020	$ 86,100	$ 45,900	$ 0
		Parcel Total: $ 132,000	
2021	**$ 116,000**	**$ 82,000**	**$ 0**
		Parcel Total: $ 198,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

SHAUGHNESSY CAITLIN ANN
HUDSON MATTHEW
2 SCITUATE PL U28

MERRIMACK, NH 03054

TAXABLE DISTRICTS

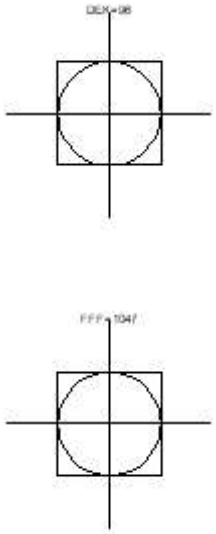
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2676** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3944**
Sq. Foot Cost: **$ 133.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1047	1.00	1047
DEK	DECK/ENTRANCE	96	0.10	10
GLA:	**1,047**	**1,143**		**1,057**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 141,490**
Year Built:		**1988**
Condition For Age:	GOOD	**14 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 116,000**

OWNER INFORMATION

WORSTER MEGAN C

26 SENTRY LN

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/06/2021	9493	1376	Q I	265,000	BLEEZARDE PHILIP
07/26/2018	9094	0844	U I 99	1,000	GREGORY PEGGY JEAN
09/18/2014	8692	1387	U I 37	115,000	NEW HAMPSHIRE HOUSING
05/15/2014	8659	2643	U I 51	135,000	RANFOS RICHARD A JR &
10/14/2004	7337	1024	Q I	185,900	ELLIS, KIM S & B

PICTURE

LISTING HISTORY

05/21/18	MRUM	
05/17/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/26/04	AAUL	

NOTES

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						91,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,700	$ 73,000	$ 0
		Parcel Total: $ 166,700	
2020	$ 93,700	$ 73,000	$ 0
		Parcel Total: $ 166,700	
2021	**$ 123,300**	**$ 91,000**	**$ 0**
		Parcel Total: $ 214,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WORSTER MEGAN C

26 SENTRY LN

MERRIMACK , NH 03054

TAXABLE DISTRICTS

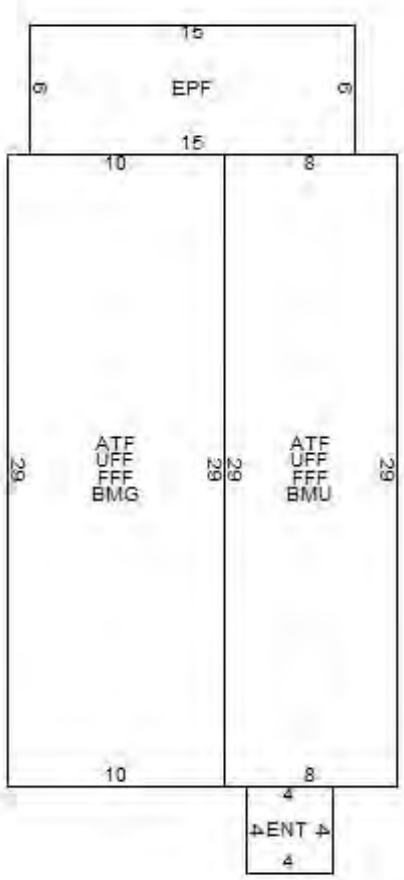
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY CONDO**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**WOOD SHINGLE/BRK VENEER**		
Int:	**DRYWALL**		
Floor:	**CARPET**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**2**	Baths: **1.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**Yes 100.00 %**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.1501**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.1892**
		Sq. Foot Cost:	**$ 114.16**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	90	0.70	63
ATF	ATTIC FINISHED	522	0.25	131
UFF	UPPER FLR FIN	522	1.00	522
FFF	FST FLR FIN	522	1.00	522
BMU	BSMNT	232	0.15	35
BMG	BASEMENT	290	0.20	58
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,175**	**2,194**		**1,333**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,175**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 123,300**

OWNER INFORMATION

ABBOTT RICHARD T
ABBOTT NIKKI M
74 GROTON ROAD

NASHUA, NH 03062

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/01/2020	9389	955	Q I	215,000	MUNSON DOREEN R
07/30/2012	8453	0245	Q I	138,000	MEYERS, JEFFREY D
06/09/2003	6957	2980	U I 99		MEYERS, JEFFREY
07/15/2002	6670	0277	Q I	143,000	KILLAM, DAWN

PICTURE

LISTING HISTORY

02/12/21	ERVM	
12/10/15	MRUM	MARKED FOR INSPECTION
07/26/04	AAUM	

NOTES

2/21 - INT UNIT; RENTAL UNIT; HSF PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						91,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,200	$ 73,000	$ 0
		Parcel Total: $ 164,200	
2020	$ 91,200	$ 73,000	$ 0
		Parcel Total: $ 164,200	
2021	**$ 132,700**	**$ 91,000**	**$ 0**
		Parcel Total: $ 223,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ABBOTT RICHARD T
ABBOTT NIKKI M
74 GROTON ROAD

NASHUA, NH 03062

TAXABLE DISTRICTS

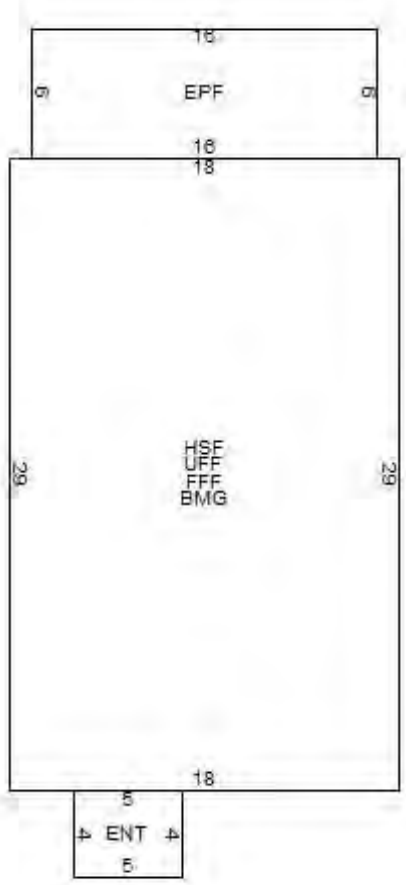
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1060** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1550**
Sq. Foot Cost: **$ 110.88**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	522	1.00	522
FFF	FST FLR FIN	522	1.00	522
ENT	ENTRY WAY	20	0.10	2
BMG	BASEMENT	522	0.20	104
HSF	1/2 STRY FIN	522	0.50	261
EPF	ENCLOSED	96	0.70	67
GLA:	**1,305**	**2,204**		**1,478**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 163,881**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 132,700**

OWNER INFORMATION

COUTURIER BERNARD Y
COUTURIER MARY N
27 SENTRY WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/16/2021	9425	1621	Q I	205,000	MANUELE KEVIN
07/31/2017	8992	2380	U I 81	149,500	WALLACE DANIEL
09/29/1995	5660	623	U I 37	48,000	CENTURY BANK

PICTURE

LISTING HISTORY

03/26/21	ERVM	
12/10/15	MRUM	MARKED FOR INSPECTION
08/10/04	AAUL	

NOTES

GAMBREL/ 3 SEASON PORCH ON REAR OF UNIT// 3/21 NOH INT UNIT, NEWER WINS, EST LENGTH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,200	$ 70,000	$ 0
		Parcel Total: $ 163,200	
2020	$ 93,200	$ 70,000	$ 0
		Parcel Total: $ 163,200	
2021	**$ 122,800**	**$ 88,000**	**$ 0**
		Parcel Total: $ 210,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COUTURIER BERNARD Y
COUTURIER MARY N
27 SENTRY WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

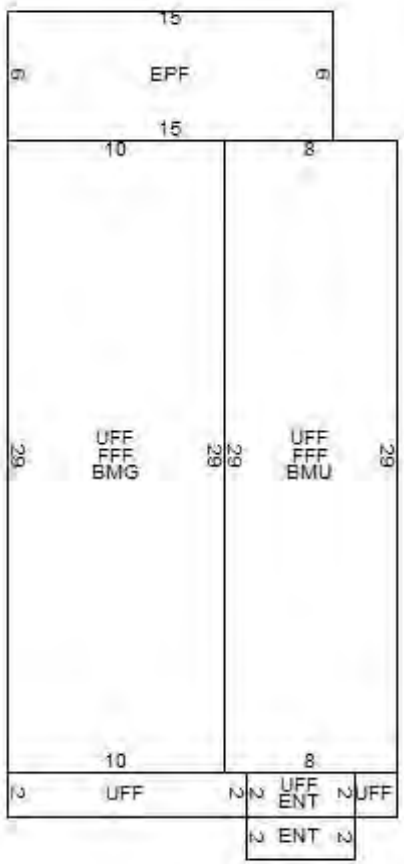
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GAMBREL/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1847** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2761**
Sq. Foot Cost: **$ 122.50**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	558	1.00	558
BMU	BSMNT	232	0.15	35
FFF	FST FLR FIN	522	1.00	522
BMG	BASEMENT	290	0.20	58
EPF	ENCLOSED	90	0.70	63
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,080**	**1,712**		**1,238**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 151,655**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 122,800**

OWNER INFORMATION

GALLI CARA H
GOERKE CARL
35 SENTRY WY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/30/2020	9387	2873	Q I	229,000	LEARY THOMAS
08/05/2008	8008	0801	U I 99		LEARY, LISA M &
01/23/2008	7942	1182	U I 38		LEARY, LISA M &

PICTURE

LISTING HISTORY

02/12/21	ERVM	
12/10/15	MRUM	MARKED FOR INSPECTION
08/11/04	AAUL	

NOTES

END UNIT; 2/21 - NOH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 98,000	$ 70,000	$ 0
		Parcel Total: $ 168,000	
2020	$ 98,000	$ 70,000	$ 0
		Parcel Total: $ 168,000	
2021	**$ 130,400**	**$ 88,000**	**$ 0**
		Parcel Total: $ 218,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

GALLI CARA H
GOERKE CARL
35 SENTRY WY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

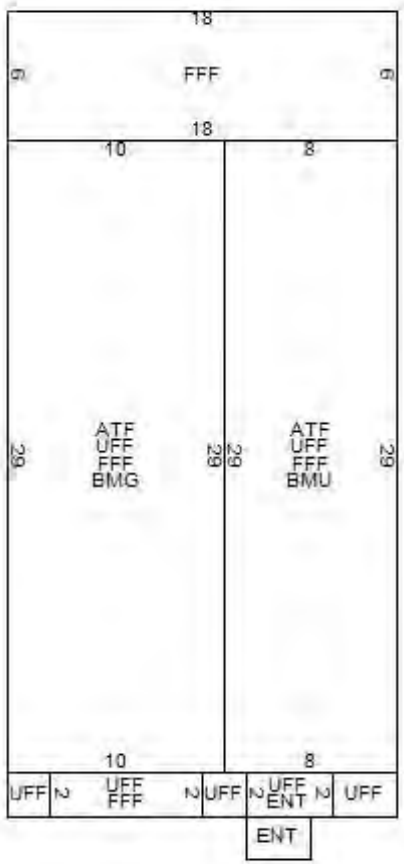
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1205** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1470**
Sq. Foot Cost: **$ 110.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	14	0.10	1
FFF	FST FLR FIN	644	1.00	644
ATF	ATTIC FINISHED	522	0.25	131
UFF	UPPER FLR FIN	558	1.00	558
BMU	BSMNT	232	0.15	35
BMG	BASEMENT	290	0.20	58
GLA:	**1,333**	**2,260**		**1,427**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,127**
Year Built:		**1982**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 130,400**

OWNER INFORMATION

WALSH LEONARD M

40 SENTRY WY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1311	Q I	240,000	BURNHAM SHAWN D
01/20/2016	8823	2894	Q I	156,000	HAND CHRISTOPHER B &
09/06/2012	8467	2207	Q I	132,000	ANDERSON, NICOLE
07/27/2009	8117	2976	Q I	155,000	YOUNG, JOHN & P

PICTURE

LISTING HISTORY

02/12/21	ERVM	
02/18/16	MRUM	
12/10/15	MRUM	MARKED FOR INSPECTION
07/26/04	AAUM	

NOTES

INT UNIT; 2/21 NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 88,600	$ 70,000	$ 0
		Parcel Total: $ 158,600	
2020	$ 88,600	$ 70,000	$ 0
		Parcel Total: $ 158,600	
2021	**$ 122,000**	**$ 88,000**	**$ 0**
		Parcel Total: $ 210,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WALSH LEONARD M

40 SENTRY WY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

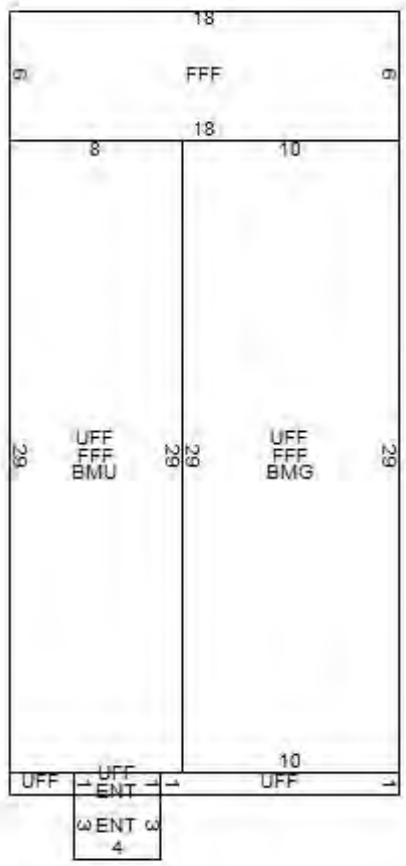
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1743** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2401**
Sq. Foot Cost: **$ 119.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	630	1.00	630
UFF	UPPER FLR FIN	540	1.00	540
BMG	BASEMENT	290	0.20	58
BMU	BSMNT	232	0.15	35
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,170**	**1,708**		**1,265**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,598**
Year Built:		**1982**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 122,000**

OWNER INFORMATION

SILCK GERALDINE
SILCK BRIANA
88 SENTRY WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/02/2020	9358	1131	Q I	245,000	DUNN JOHN F & KAREN
05/04/2020	9289	1045	U I 99	90,000	ELLIS NORMAN M REV
11/07/2000	6424	1465	U I 38		ELLIS, NORMAN

PICTURE

LISTING HISTORY

02/12/21	ERVM	
07/25/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/28/04	AAUL	

NOTES

INT UNIT; 2/21 - HDWD; UPDATED K+B; GRANITE C'TOPS W/ISLAND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						91,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 89,500	$ 73,000	$ 0
		Parcel Total: $ 162,500	
2020	$ 92,500	$ 73,000	$ 0
		Parcel Total: $ 165,500	
2021	**$ 124,300**	**$ 91,000**	**$ 0**
		Parcel Total: $ 215,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SILCK GERALDINE
SILCK BRIANA
88 SENTRY WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

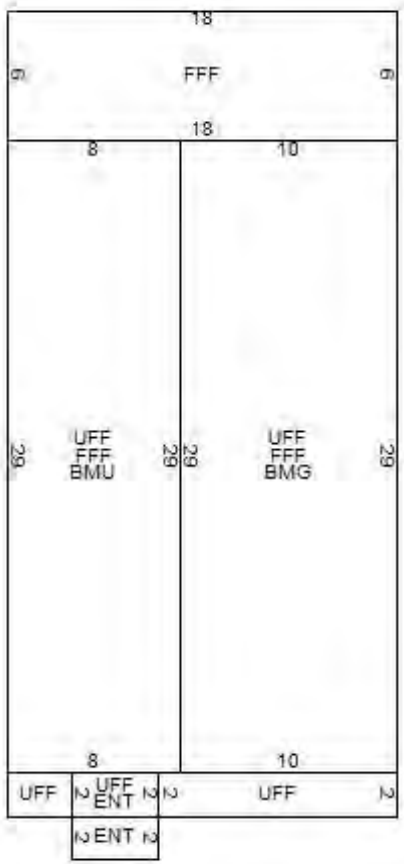
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GAMBREL/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1677** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2454**
Sq. Foot Cost: **$ 119.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BASEMENT	290	0.20	58
BMU	BSMNT	232	0.15	35
ENT	ENTRY WAY	16	0.10	2
FFF	FST FLR FIN	630	1.00	630
UFF	UPPER FLR FIN	558	1.00	558
GLA:	**1,188**	**1,726**		**1,283**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 153,395**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 124,300**

OWNER INFORMATION

KILLKELLEY ROBERT J

85 SENTRY WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/28/2020	9371	1112	Q I	260,000	OSYPIUK MACIEJ
11/16/2012	8494	2448	Q I	130,900	URGENT-MITRANO TAMMY
08/01/2006	7715	2858	Q I	183,933	RYDER, SANDER L

PICTURE

LISTING HISTORY

02/12/21	ERVM	
12/10/15	MRUM	MARKED FOR INSPECTION
07/28/04	AAUL	

NOTES

LOFT AREA; INT UNIT; 2/21 - GRANITE C'TOPS W/ISLAND;FULLY UPDATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 98,400	$ 70,000	$ 0
		Parcel Total: $ 168,400	
2020	$ 98,400	$ 70,000	$ 0
		Parcel Total: $ 168,400	
2021	**$ 139,900**	**$ 88,000**	**$ 0**
		Parcel Total: $ 227,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KILLKELLEY ROBERT J

85 SENTRY WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

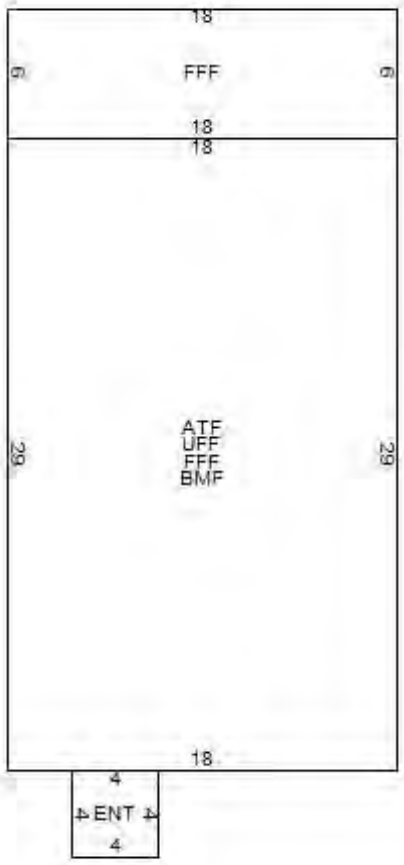
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE/BRK VENEER**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1161** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1887**
Sq. Foot Cost: **$ 114.11**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	630	1.00	630
ATF	ATTIC FINISHED	522	0.25	131
UFF	UPPER FLR FIN	522	1.00	522
BMF	BSMNT FINISHED	522	0.30	157
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,283**	**2,212**		**1,442**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 164,547**
Year Built:		**1984**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 139,900**

OWNER INFORMATION

PEARSONS ANNA ELIZABETH

89 SENTRY WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/19/2021	9471	2189	Q I	275,000	HOWARD SCOTT R
07/01/2016	8871	2433	U I 33	155,000	DRAKE HELLY A
04/24/2015	8745	1451	U I 38	1	SELVER MARY J
07/31/1997	5837	1727	Q I	74,000	RIVARD, PAUL

PICTURE

LISTING HISTORY

07/21/21	LMHC	
07/25/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/28/04	AAUM	

NOTES

GAMBREL EST LLV 100% COMP SLIDER IN/VIEW FROM EXT/SKETCH 19, 7/21 NEW PLANKK FLOORRING, MODERN KIT W/ WHITE CABS/GRANITE/SSAPPL/ISLAND, SOLID SURFACE MODERN BATHS, NEW PAINT AND CARPET

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
COUNTRY CROSSING	1		100	88,000.00	100	88,000	
						91,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 91,100	$ 73,000	$ 0
		Parcel Total: $ 164,100	
2020	$ 96,300	$ 73,000	$ 0
		Parcel Total: $ 169,300	
2021	**$ 133,000**	**$ 91,000**	**$ 0**
		Parcel Total: $ 224,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PEARSONS ANNA ELIZABETH

89 SENTRY WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

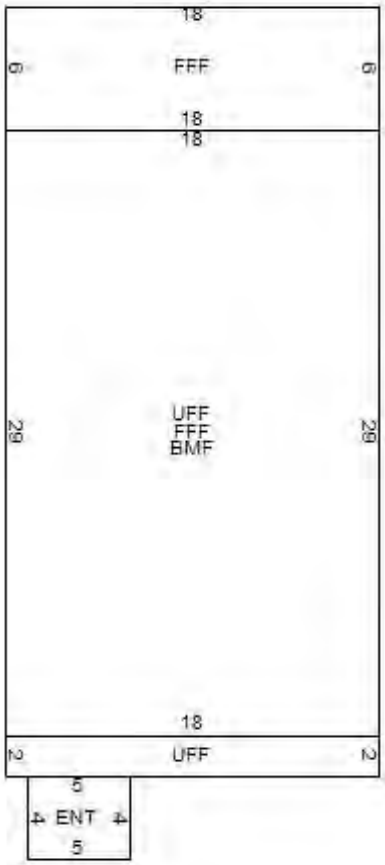
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GAMBREL/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1454** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2095**
Sq. Foot Cost: **$ 116.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	630	1.00	630
UFF	UPPER FLR FIN	558	1.00	558
BMF	BSMNT FINISHED	522	0.30	157
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,188**	**1,730**		**1,347**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 156,414**
Year Built:		**1984**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 133,000**

OWNER INFORMATION

CAMPBELL SEAN
BEAUDOIN LAUREN
14 FLINTLOCK LN UNIT 1

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/22/2021	9414	826	Q I	185,000	WILLETT V IRREVOCABLE
05/03/2018	9069	1470	U I 38	1	WILLETT, V REVOCABLE
01/25/2016	8825	0755	U I 44	1	WILLETT VIVIANE L
12/29/1998	6045	0803	Q I	61,000	CURFMAN, CHARLES

PICTURE

LISTING HISTORY

03/26/21	ERVM	
07/26/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/05/04	AAUM	

NOTES

3/21 1ST FLR UNIT, PERM WALL ALL DNPU NEW LAMINATE 2017, INT PU ENTRY PAINTED MISC EST, OKB

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	75	66,000	
						66,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 72,300	$ 52,500	$ 0
		Parcel Total: $ 124,800	
2020	$ 73,100	$ 52,500	$ 0
		Parcel Total: $ 125,600	
2021	**$ 98,900**	**$ 66,000**	**$ 0**
		Parcel Total: $ 164,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

CAMPBELL SEAN
BEAUDOIN LAUREN
14 FLINTLOCK LN UNIT 1

MERRIMACK, NH 03054

TAXABLE DISTRICTS

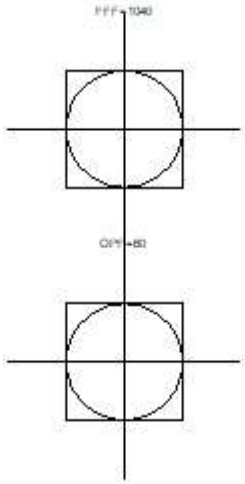
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2687** Base Rate: **RCG 96.00**
Bldg. Rate: **1.2053**
Sq. Foot Cost: **$ 115.71**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1040	1.00	1040
OPF	OPEN PORCH	60	0.25	15
GLA:	**1,040**	**1,100**		**1,055**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 122,074**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW-G	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 98,900**

OWNER INFORMATION

HALVATZES STEPHANIE D

14 TURNBUCKLE LANE UNIT 3

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/22/2020	9368	638	Q I	130,000	GOODRIDGE TIMOTHY P
07/07/2020	9317	214	U I 27	40,000	PREZLOCK TREVOR &
06/20/2016	8867	0747	Q I	105,000	MATTE OWEN E JR &
04/30/2012	8422	0016	Q I	74,333	LOJKO, MARLA B
07/21/2003	7000	0136	Q I	83,000	STOVER, AMY

PICTURE

LISTING HISTORY

02/12/21	ERVM	
08/25/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
08/01/11	LMHC	
08/17/04	AAUL	

NOTES

L+U3/131 420// GEN 1ST FLR UNIT; 2/21 - NOH; PERM WALL AC(WINDOW STYLE)-DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COUNTRY CROSSING	1		100	88,000.00	75	66,000	ECON=1 BR UNIT
						66,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 61,500	$ 52,500	$ 0
		Parcel Total: $ 114,000	
2020	$ 61,500	$ 52,500	$ 0
		Parcel Total: $ 114,000	
2021	**$ 84,700**	**$ 66,000**	**$ 0**
		Parcel Total: $ 150,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HALVATZES STEPHANIE D

14 TURNBUCKLE LANE UNIT 3

MERRIMACK, NH 03054

TAXABLE DISTRICTS

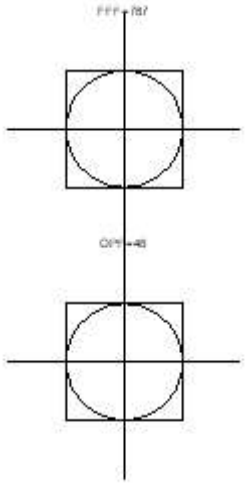
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.4509** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3638**
Sq. Foot Cost: **$ 130.93**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	787	1.00	787
OPF	OPEN PORCH	48	0.25	12
GLA:	**787**	**835**		**799**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 104,613**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW-G	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 84,700**

OWNER INFORMATION

JANHEIM ASSOCIATES LLC

281 DW HIGHWAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/27/2021	9475	135	Q I	350,900	MALETTE RAYMOND R
10/06/2008	8024	1654	U I 38		MALETTE, RAYMOND

PICTURE

LISTING HISTORY

07/21/21	LMHC	
09/11/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
07/23/04	MRUM	

NOTES

YELLOW; RES IN IND ZONE; DNPU HANDICAP RAMP//BATH OFF KIT/OKB/PINE FL UPSTAIRS-CLOSED OFF//ROOF 2005//DRYWALL ONLY KITCHEN//BMF=NV//7/21 HOUSEE HAS BEEN COMPLETELY RENOV, NEW PLANK FLOORING ON FIRST FLOOR, NEW CARPETS, NEW KITCH, EPF HAS HEAT=FFF, RERENTED FOR $1950/MO, NEW DRYWALL,INSUL

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	150	150 x 1	167	6.00	80	1,202	
						1,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 80,800	$ 1,000	$ 107,300
		Parcel Total:	$ 189,100
2020	$ 80,800	$ 1,000	$ 107,300
		Parcel Total:	$ 189,100
2021	**$ 133,800**	**$ 1,200**	**$ 142,300**
		Parcel Total:	**$ 277,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** CONCRETE **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.246 ac	139,466	E	100	100	100	102	100 -- LEVEL	100	142,300	0	N	142,300	MPU/LOC
	0.246 ac									142,300			**142,300**	

PICTURE

OWNER

JANHEIM ASSOCIATES LLC

281 DW HIGHWAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

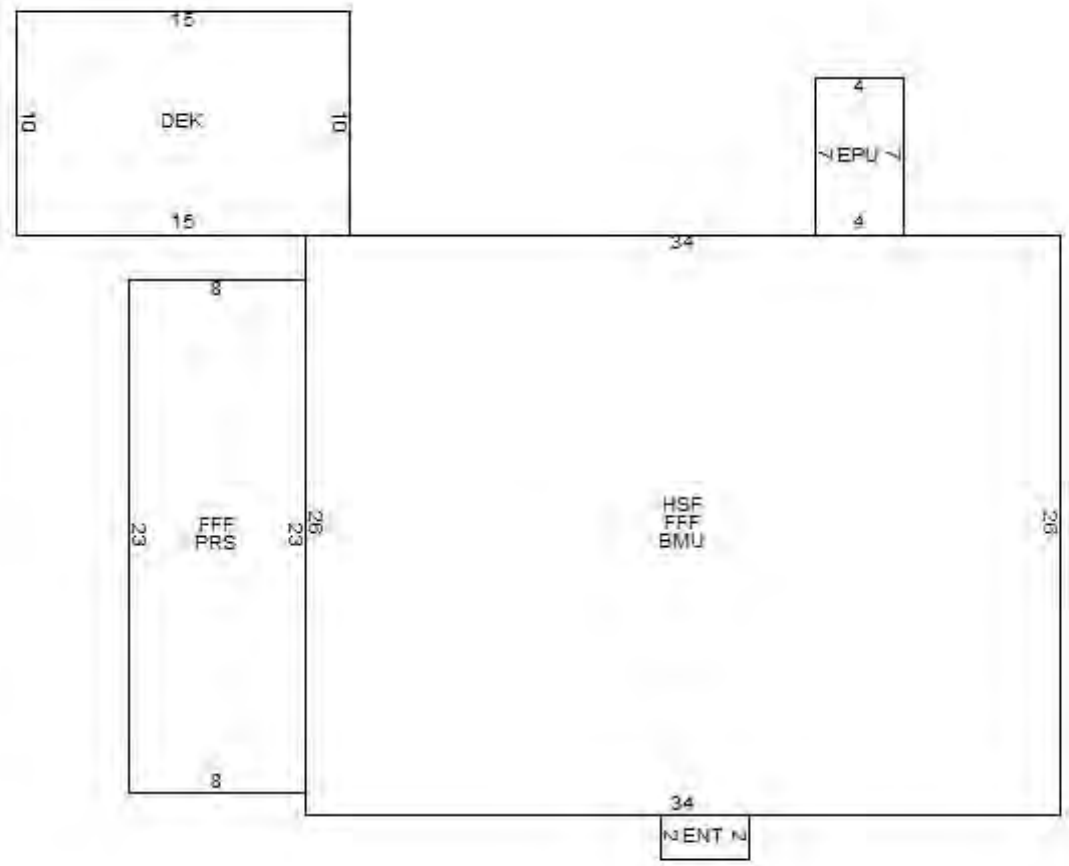
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/15/20		REPAIR	RPR RF DUE TO TREE DMG

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0614** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9882**
Sq. Foot Cost: **$ 94.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	884	0.50	442
FFF	FST FLR FIN	1068	1.00	1068
BMU	BSMNT	884	0.15	133
EPU	COVERED BSMNT	28	0.35	10
PRS	PIERS	184	-0.05	-9
ENT	ENTRY WAY	8	0.10	1
DEK	DECK/ENTRANCE	150	0.10	15
GLA:	**1,510**	**3,206**		**1,660**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 157,468**
Year Built:		**1955**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 133,800**

OWNER INFORMATION

BROUILLETTE RICHARD C JR
BROUILLETTE SUZANNE
70 ISLAND DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/07/2020	9388	2198	U I 38	1	CARDINAL P & D
11/06/2020	9376	2737	Q I	540,000	CARDINAL P & D REVOC
09/28/2017	9011	2138	Q I	410,000	ELLIOTT, NANCY J REVOC
02/23/2011	8296	1345	U I 38	1	ELLIOTT GLEN D & NANCY
07/31/2008	8006	1894	Q I	280,000	FRENCH, KENNETH

PICTURE

LISTING HISTORY

02/26/21	ERVM	
09/08/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
03/23/11	MRPL	
04/10/09	MRUL	

NOTES

YELLOW; HOUSE IN FLOOD ZONE XFIXT=SINKS//CHERRY MAPLE, GRANITE, ISLAND/SS APPPL//2 HT SYSTEMS, RADIENT IN 2 BATHS/ 2/21 - REAR EST PER FENCE/SNOW; 3 FULL BATHS PER HO; K+B UPDATED BUT SEV YEARS AGO; OLD WINDS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 4-CUST	1		100	15,000.00	100	15,000	
OPEN PORCH	80	1 x 80	260	15.00	80	2,496	
						17,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 195,400	$ 14,000	$ 145,000
		Parcel Total:	$ 354,400
2020	$ 195,400	$ 14,000	$ 145,000
		Parcel Total:	$ 354,400
2021	**$ 300,400**	**$ 17,500**	**$ 242,000**
		Parcel Total:	**$ 559,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.500 ac	181,739	F	110	100	100	100	95 -- MILD	100	189,900	0	N	189,900	
HORSESHOE POND	50.000 wf	GRASSY AND/OR CLEARD, WEEDY						95 -- MILD WF	100	52,100	0		52,100	LF EST
	0.500 ac									242,000			**242,000**	

PICTURE

OWNER

BROUILLETTE RICHARD C JR
BROUILLETTE SUZANNE
70 ISLAND DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

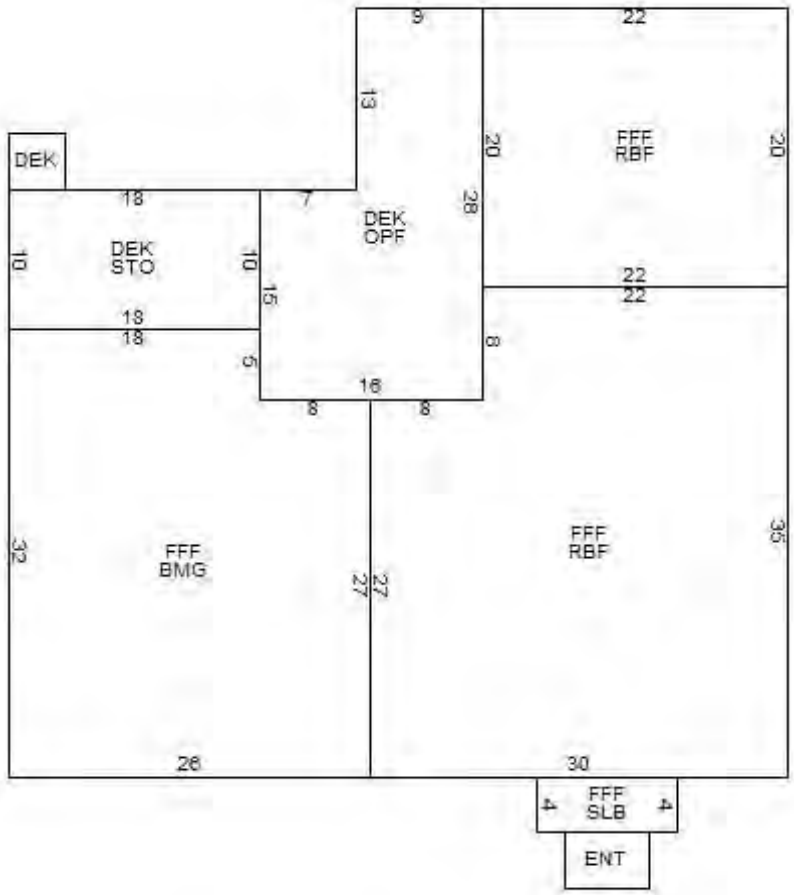
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **3.0** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8632** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9780**
Sq. Foot Cost: **$ 93.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	553	0.10	55
OPF	OPEN PORCH	357	0.25	89
FFF	FST FLR FIN	2258	1.00	2258
RBF	RAISED BSMNT	1426	0.75	1070
BMG	BASEMENT	792	0.20	158
STO	STORAGE AREA	180	0.25	45
SLB	SLB	40	0.00	0
ENT	ENTRY WAY	24	0.10	2
GLA:	**2,258**	**5,630**		**3,677**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 345,234**
Year Built:		**1977**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 300,400**

OWNER INFORMATION

SECOND MERRIMACK ASSOCIATES LLC

80 NASHUA ROAD SUITE A1

LONDONDERRY , NH 03053

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2021	9447	942	Q I	575,000	UNIT 2 MERRIMACK LLC
02/05/2021	9421	1984	U V 40	1	APPLE DEV LIMITED

PICTURE

LISTING HISTORY

04/01/21 LMSL

NOTES

EFF 4/21 CONDO CONVER PL#40542, 33% UNDIV INT, 100% LCA 2 AS SHOWN ON PLAN, PROPOSED 3 STORY APT BLDG WITH 40 UNITS AND 96 PARKING SPACES-AMENITY TO 150 WHEN DEVELOPED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
360 DW HIGHWAY CONDO	1		100	000,000.00	60	600,000	CTD/APPROVS ONLY
						600,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2021	**$ 0**	**$ 600,000**	**$ 0**
		Parcel Total:	**$ 600,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** **Driveway:** **Road:**

Land Type COM/IND **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	SECOND MERRIMACK ASSOCIATES I 80 NASHUA ROAD SUITE A1 LONDONDERRY , NH 03053	District Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

OWNER INFORMATION

STARTEN REALTY LLC

376 DW HIGHWAY

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/09/2021	9437	131	Q I	950,000	376 DW HWY LLC
02/10/2016	8829	0747	Q I	428,000	HAILEYESUS SAMSON
05/04/2012	8423	2945	U I 66	510,000	RCK REALTY TRUST
09/06/1989	5133	133	U I 99		PIEBRAFITTA, JO
03/21/1986	3483	700	Q I	230,000	PLANSKY BERNARD

PICTURE

LISTING HISTORY

03/26/21	ERVM
03/08/16	MRUL
07/25/11	LMHC
08/17/04	MRUL

NOTES

BROWN; PATRIOTS CAR WASH;3/16 PER BUYER PRIVATE SALE OWNER IS CERTIFIED GEN APPRAISER INDICATED VALUE WAS ABOUT $400K; 3/21 NO INFO , EXT ONLY, 3 SINGLE LIGHTS 6 VACUMES

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	21,000	1 x 21000	61	3.25	80	33,306	
LIGHTS, PKG LOT SING	3		100	1,700.00	80	4,080	
SIGN NON ILLUMINATED	24	6 x 4	400	92.00	100	8,832	
VACUUMS	6		100	3,300.00	100	19,800	
						66,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 176,200	$ 0	$ 256,100
		Parcel Total:	$ 432,300*
2020	$ 176,200	$ 0	$ 256,100
		Parcel Total:	$ 432,300*
2021	**$ 394,300**	**$ 66,000**	**$ 460,100**
		Parcel Total:	**$ 920,400**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	250	450,000	0	N	450,000	USE
COM/IND	0.403 ac	x 10,000	X	100				100 -- LEVEL	250	10,100	0	N	10,100	USE
	0.863 ac									460,100			**460,100**	

PICTURE

OWNER

STARTEN REALTY LLC

376 DW HIGHWAY

MERRIMACK , NH 03054

TAXABLE DISTRICTS

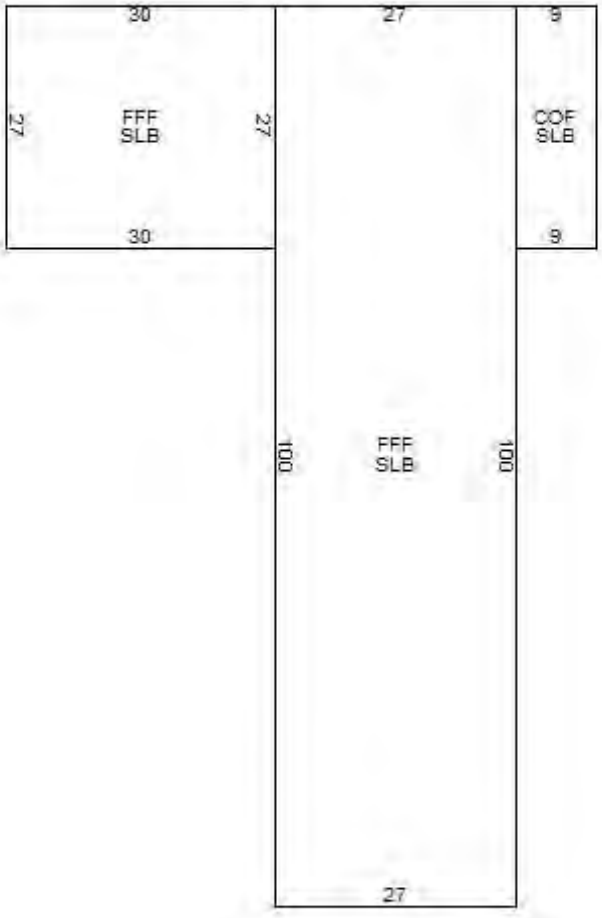
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAR WASH**
Roof: **FLAT/TAR/GRAVEL**
Ext: **CNCRT OR BLK**
Int: **AVE FOR USE**
Floor: **CONCRETE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **B1 AVG-10**
Com. Wall: **MASONRY &/OR CLASS C** **1.0500**
Size Adj: **1.0126** Base Rate: **CCW 160.00**
Bldg. Rate: **0.7017**
Sq. Foot Cost: **$ 117.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	3510	1.00	3510
SLB	SLB	3753	0.00	0
COF	COM OFFICE	243	1.75	425
GLA:	**3,753**	**7,506**		**3,935**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 463,897**
Year Built:		**1987**
Condition For Age:	AVERAGE	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 394,300**

OWNER INFORMATION

KIRK JESSICA L
KIRK TAYLOR A
402 DW HIGHWAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/03/2021	9464	376	Q I	307,000	AB&LL REAL ESTATE
06/15/2020	9307	368	U I 13	144,000	TINSCH DAVID
08/22/1955	1439	245	U I 99		TINSCH, WILLIAM

PICTURE

LISTING HISTORY

09/18/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
09/07/04	MRUL	

NOTES

GRAY,2021 GRAY, COMPLETELY RENOVATED, GOURMET KITCH,GRANITE/BVACKSPLASH, SS APPL, NEW WINDOWS/SIDING

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
SHED-WOOD	60	6 x 10	327	10.00	80	1,570	
						3,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 54,500	$ 2,300	$ 106,500
		Parcel Total:	$ 163,300
2020	$ 54,500	$ 2,300	$ 106,500
		Parcel Total:	$ 163,300
2021	**$ 126,100**	**$ 3,200**	**$ 137,300**
		Parcel Total:	**$ 266,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	137,333	E	100	100	100	100	100 -- LEVEL	100	137,300	0	N	137,300	MPU/LOC
	0.230 ac									137,300			**137,300**	

PICTURE

OWNER

KIRK JESSICA L
KIRK TAYLOR A
402 DW HIGHWAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

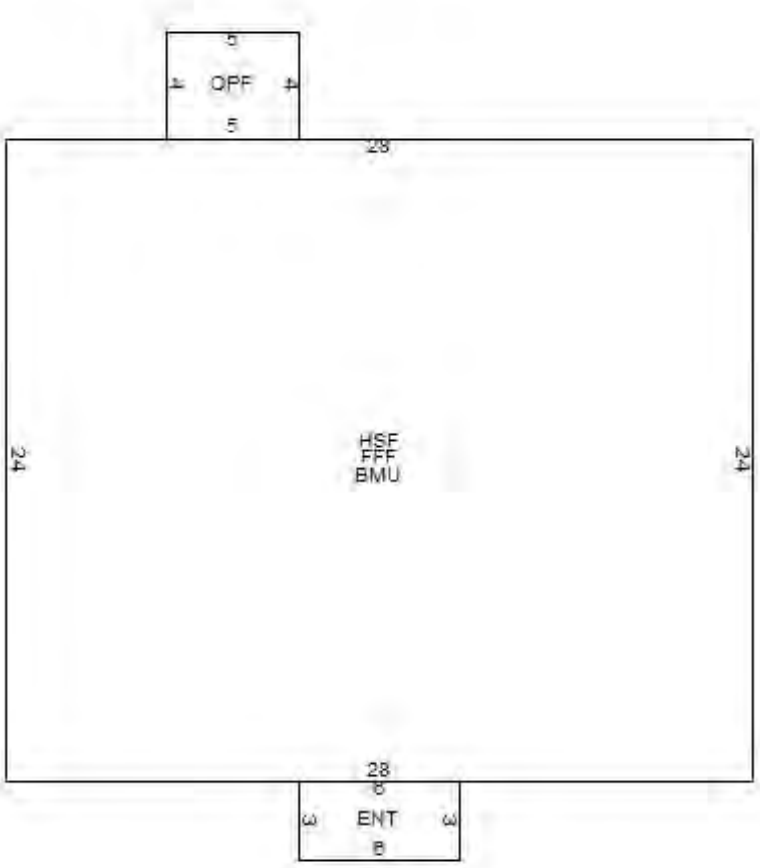
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/06/20		ALTERATION	RENOVATE INTERIOR

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2376** Base Rate: **RSA 96.00**
Bldg. Rate: **1.3075**
Sq. Foot Cost: **$ 125.52**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	672	0.50	336
FFF	FST FLR FIN	672	1.00	672
BMU	BSMNT	672	0.15	101
OPF	OPEN PORCH	20	0.25	5
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,008**	**2,054**		**1,116**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 140,080**
Year Built:		**1954**
Condition For Age:	EXCELLENT	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 126,100**

OWNER INFORMATION

MASCETTI PATRICK R
MASCETTI CARA A
7 HILLCREST DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9399	2083	Q I	293,000	DOUCET CHRISTOPHER D &
08/29/2016	8891	0221	Q I	225,000	BLOW THOMAS A
08/31/2007	7895	1042	U I 38	1	BLOW, PAUL L J & PHYLL
07/05/1996	5733	27	U I 99		PATTERSON DANA

PICTURE

LISTING HISTORY

02/26/21	ERVM	
06/12/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
10/09/04	MRUL	

NOTES

WHITE; 2019 INFO PU HW, SKETCH ADJ; 2/21 - RENOVATING 26X20 UFF AFTER SALE - EST FIN @ 4/21 = NO VC; STATUS BATH UPDATED BY SALE; KITCHEN DATED;

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,800	$ 0	$ 107,500
		Parcel Total:	$ 222,300
2020	$ 114,800	$ 0	$ 107,500
		Parcel Total:	$ 222,300
2021	**$ 155,100**	**$ 0**	**$ 166,200**
		Parcel Total:	**$ 321,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.350 ac	159,047	F	110	100	100	100	95 -- MILD	100	166,200	0	N	166,200	
	0.350 ac									166,200			**166,200**	

PICTURE

OWNER

MASCETTI PATRICK R
MASCETTI CARA A
7 HILLCREST DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

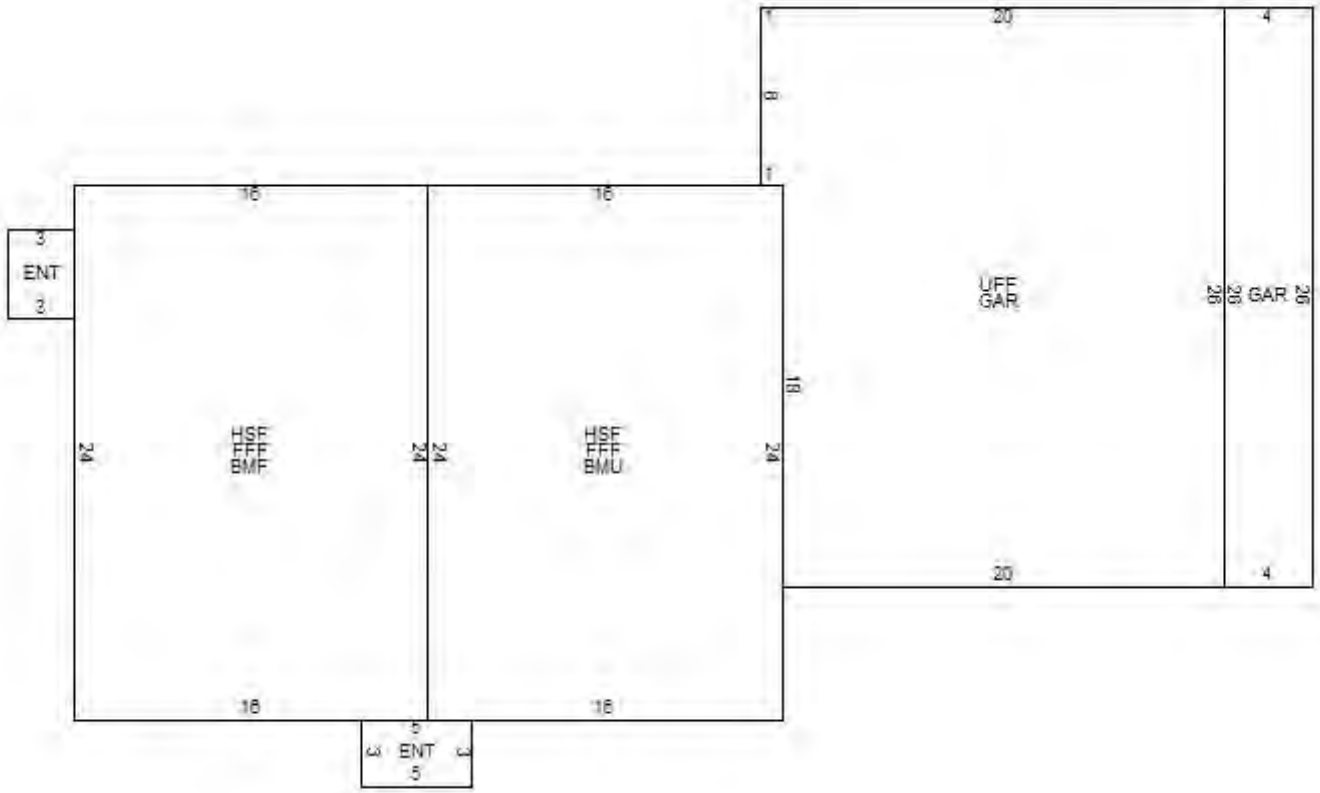
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.9804** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9320**
Sq. Foot Cost: **$ 89.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	768	0.50	384
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	384	0.15	58
BMF	BSMNT FINISHED	384	0.30	115
UFF	UPPER FLR FIN	528	1.00	528
GAR	GARAGE	632	0.45	284
ENT	ENTRY WAY	27	0.10	3
GLA:	**1,680**	**3,491**		**2,140**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 191,466**
Year Built:		**1963**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 155,100**

OWNER INFORMATION

MCKENNA CINDY L
MCKENNA BRIAN G
42 PENACOOK TR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/15/2020	9395	2165	Q I	344,000	HARPER FAMILY REVOC
01/17/2017	8937	2332	U I 38	1	BELANGER CHRISTINE M
05/16/2016	8855	1323	U I 38	1	HARPER FAMILY
10/13/2009	8142	1872	U I 44	1	HARPER, CHRISTINE
12/01/2008	8037	0501	Q I	223,000	LEAR, BRIAN C

PICTURE

LISTING HISTORY

02/26/21	ERVM	
09/13/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/01/13	MRPL	
09/28/04	AAUL	

NOTES

BEIGE; MIDDLE UNIT; JACUZZI, XSINK/(2)ZERO CLEARANCE F/P/ INT; WDB; 2/21 - PAINT/FLOORS AFTER SALE + PAITNING CABS - ADDING COMPOSITE C'TOPS; STATUS K+B ORIG @ SALE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
PENACOOK LANDING	1		100	168,000.00	100	168,000	
						174,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 128,600	$ 96,000	$ 0
		Parcel Total: $ 224,600	
2020	$ 128,600	$ 96,000	$ 0
		Parcel Total: $ 224,600	
2021	**$ 170,500**	**$ 174,000**	**$ 0**
		Parcel Total: $ 344,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MCKENNA CINDY L
MCKENNA BRIAN G
42 PENACOOK TR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

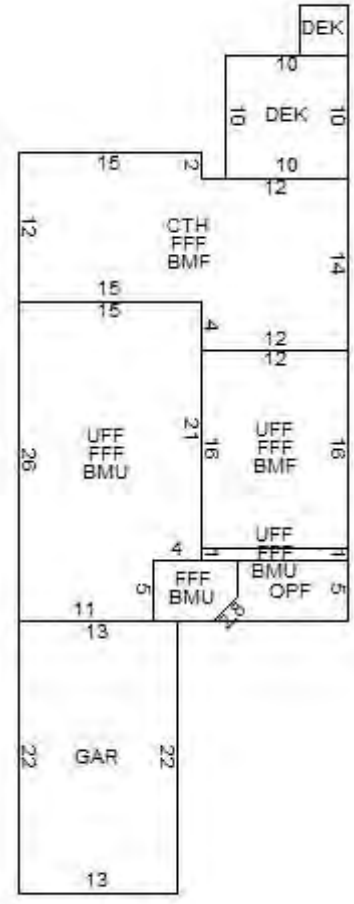
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/10/12		FINISH BASEMENT	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures: **10**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0091** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0763**
Sq. Foot Cost: **$ 103.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	116	0.10	12
GAR	GARAGE	286	0.45	129
UFF	UPPER FLR FIN	574	1.00	574
FFF	FST FLR FIN	955	1.00	955
BMU	BSMNT	415	0.15	62
OPF	OPEN PORCH	47	0.25	12
CTH	CATHEDRAL	348	0.10	35
BMF	BSMNT FINISHED	540	0.30	162
GLA:	**1,529**	**3,281**		**1,941**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 200,544**
Year Built:		**2001**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 170,500**

OWNER INFORMATION

SURPRENANT WALTER C
SURPRENANT DIANE B
45 PONDVIEW DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/08/2021	9422	1368	U I 99	1	SUPRENANT WALTER C
12/30/2020	9403	2919	Q I	295,000	LATANISION STEPHEN A
10/29/2014	8703	0417	Q I	190,000	DALY FAMILY REVOC
03/29/2012	8410	1920	U I 38		DALY MICHAEL J
04/17/2008	7971	2536	U I 57	205,000	BACKA, BRUCE

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/26/21	ERVM	
08/29/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
06/18/08	MRUE	
08/17/04	AAUM	

NOTES

GREY; MIDDLE UNIT; WATERFRONT XFIXT=SPA TUB; 2/21 - NOH; PERM WALL ACS(WIN STYLE) DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1 STY	225	1 x 225	131	30.00	80	7,074	
HORSESHOE POND	1		100	134,000.00	105	140,700	WATERVU LTD
						150,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 114,500	$ 105,500	$ 0
		Parcel Total: $ 220,000	
2020	$ 114,500	$ 105,500	$ 0
		Parcel Total: $ 220,000	
2021	**$ 154,100**	**$ 150,800**	**$ 0**
		Parcel Total: $ 304,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SURPRENANT WALTER C
SURPRENANT DIANE B
45 PONDVIEW DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

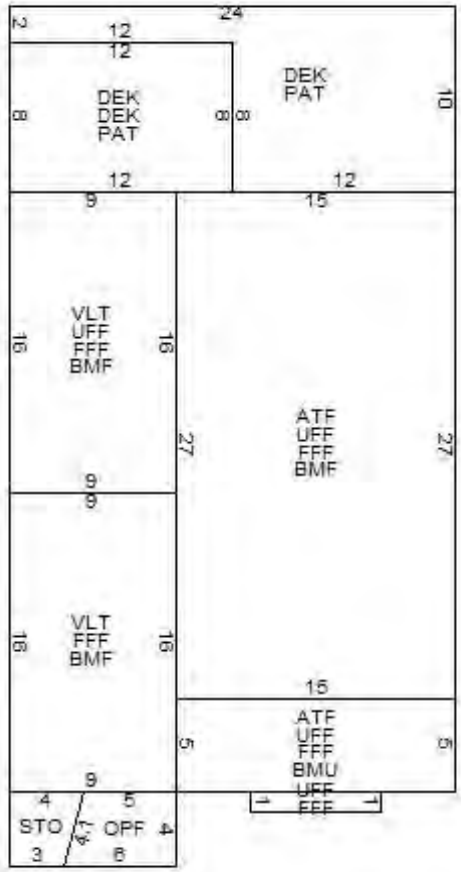
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/22/17		DECK	

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **3.5** Fixtures: **13**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0284** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0846**
Sq. Foot Cost: **$ 104.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	336	0.10	34
PAT	PATIO	240	0.10	24
VLT	VAULTED	288	0.05	14
UFF	UPPER FLR FIN	631	1.00	631
FFF	FST FLR FIN	775	1.00	775
BMF	BSMNT FINISHED	693	0.30	208
ATF	ATTIC FINISHED	480	0.25	120
BMU	BSMNT	75	0.15	11
STO	STORAGE AREA	14	0.25	4
OPF	OPEN PORCH	22	0.25	6
GLA:	**1,526**	**3,554**		**1,827**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 190,227**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 154,100**

OWNER INFORMATION

WILBUR JOHN J
WILBUR NANCY S
79 PONDVIEW DR

MERRIMACK, NH 03054-4158

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/26/2020	9369	1957	Q I	305,000	WYSOLMIERSKI ROBERT S
02/10/2016	8829	0974	U I 38	1	WYSOLMIERSKI ROBERT S
07/01/2004	7269	2266	Q I	227,933	SPIEWAK, DANIEL S & PU
01/05/2000	6198	0671	Q I	144,000	RUSCIO, KATHERIN

PICTURE

LISTING HISTORY

07/21/21	LMHC	
05/04/20	JDPR	
08/29/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
08/17/04	AAUM	

NOTES

GREY; MIDDLE UNIT; WATERFRONT// JACUZZI TUB,DBL VANITY, EPF ON SECOND FLOOR DECK/EST NEW GAS HEAT 18, EST HB IN BMT; 5/20; NVC FOR REPL DEK ; 2/21 - NOH; PERM WALL ACS (WINDOW STYLE) DNPU; WDB; EXT GD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
GARAGE-1 STY	225	1 x 225	131	30.00	80	7,074	
HORSESHOE POND	1		100	134,000.00	110	147,400	WATERVU
						157,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,900	$ 110,100	$ 0
		Parcel Total: $ 233,000	
2020	$ 122,900	$ 110,100	$ 0
		Parcel Total: $ 233,000	
2021	**$ 158,900**	**$ 157,500**	**$ 0**
		Parcel Total: $ 316,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WILBUR JOHN J
WILBUR NANCY S
79 PONDVIEW DR

MERRIMACK, NH 03054-4158

TAXABLE DISTRICTS

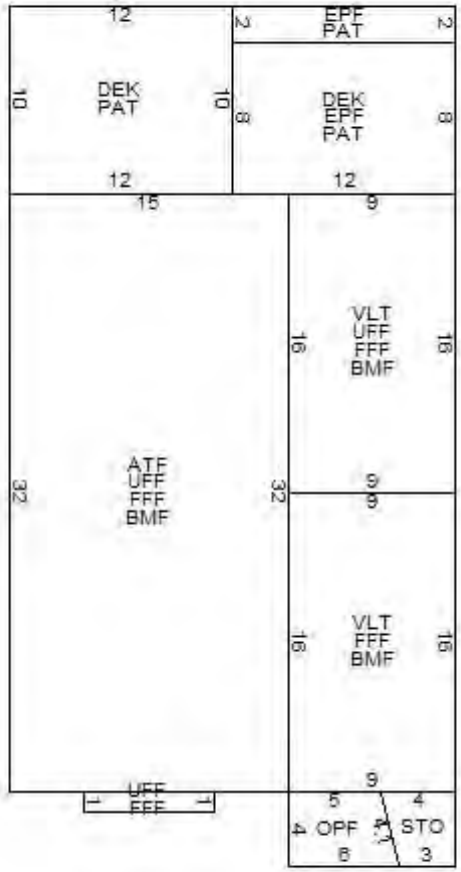
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/03/18		DECK	
11/23/16		DECK	REPLACE 24X10, 10X8 DEC

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **3.0** Fixtures: **12**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0141** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0696**
Sq. Foot Cost: **$ 102.68**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	216	0.10	22
PAT	PATIO	240	0.10	24
EPF	ENCLOSED	120	0.70	84
VLT	VAULTED	288	0.05	14
UFF	UPPER FLR FIN	631	1.00	631
FFF	FST FLR FIN	775	1.00	775
BMF	BSMNT FINISHED	768	0.30	230
ATF	ATTIC FINISHED	480	0.25	120
STO	STORAGE AREA	14	0.25	4
OPF	OPEN PORCH	22	0.25	6
GLA:	**1,526**	**3,554**		**1,910**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 196,119**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 158,900**

OWNER INFORMATION

PARK BRUCE G

86 ISLAND DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/20/2020	9366	1609	Q I	350,000	VAIL-NAYLOR ERIC P
02/24/2016	8832	2115	U I 81	204,900	PETER FELIX P
05/06/1981	2839	430	U I 99		BRENNAN FRANCES

PICTURE

LISTING HISTORY

02/26/21	ERVM	
09/28/15	MRUM	MARKED FOR INSPECTION
09/20/04	MRUL	

NOTES

GREY; UNDERGROUND HOME/ OPEN CONCEPT//SOLAR COLLECTORS/COPPER ROOF; (HOUSE PIC FROM WF SIDE); 2/21 - PER HOUSE WAS MOVE-IN READY JUST DATED IN AREAS; NEW FLOORING + KITCH UPDATED AFTER SALE;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/ATTIC	560	20 x 28	89	33.00	80	13,158	HEAT/ATF
GREENHOUSE-GLASS	100	100 x 1	220	24.00	80	4,224	ATT HSE
SHED-WOOD	52	1 x 52	368	10.00	60	1,148	ATT HSE; SHAPE
						18,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 97,700	$ 11,600	$ 129,300
		Parcel Total:	$ 238,600
2020	$ 97,700	$ 11,600	$ 129,300
		Parcel Total:	$ 238,600
2021	**$ 146,100**	**$ 18,500**	**$ 203,400**
		Parcel Total:	**$ 368,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.350 ac	159,047	F	110	100	100	95	95 -- MILD	100	157,900	0	N	157,900	
HORSESHOE POND	100.000 wf	NATURAL, WEEDY						95 -- MILD WF	100	45,500	0		45,500	WF
	0.350 ac									203,400			**203,400**	

PICTURE

OWNER

PARK BRUCE G

86 ISLAND DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

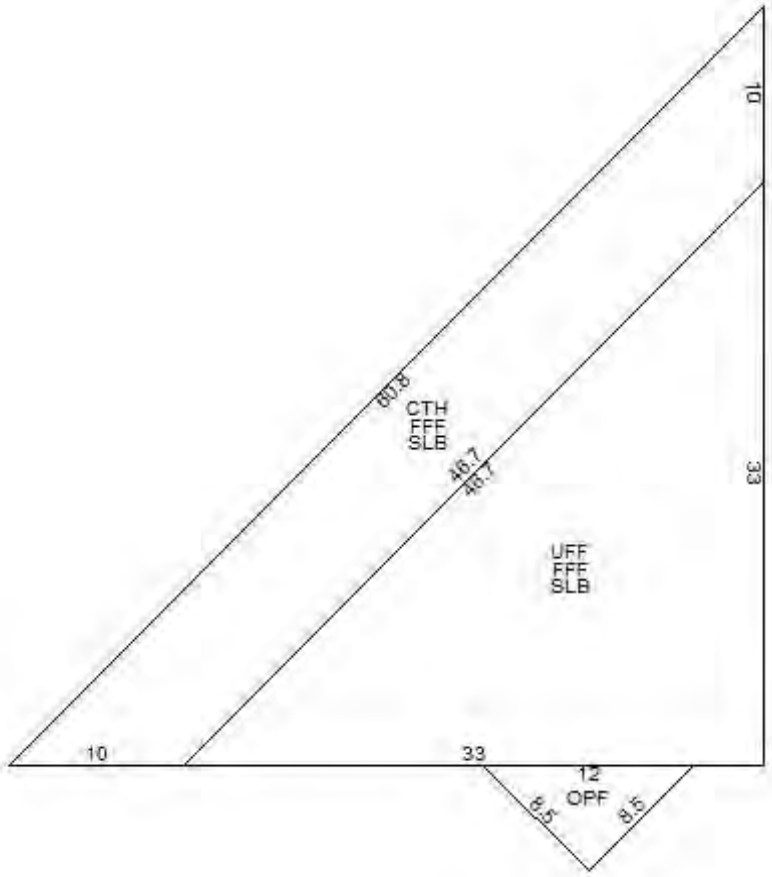
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **SHED/STANDING SEAM**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/HOT WATER**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0955** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1800**
Sq. Foot Cost: **$ 113.28**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	545	1.00	545
FFF	FST FLR FIN	925	1.00	925
SLB	SLB	925	0.00	0
CTH	CATHEDRAL	380	0.10	38
OPF	OPEN PORCH	36	0.25	9
GLA:	**1,470**	**2,811**		**1,517**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,846**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 146,100**

OWNER INFORMATION

CHUENPRAPA APICHAT

14 HOYT STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/30/2020	9387	1791	Q I	485,000	SLEEPER JUSTIN M &
12/18/2017	9036	0743	U I 38	1	ELLIOTT AGNES F
08/03/2015	8777	1222	U I 38	1	ELLIOTT AGNES F
04/29/2010			U I 99	1	ELLIOT,ROBERT
09/02/1988			Q I	115,500	ELLIOT,ROBERT

PICTURE

LISTING HISTORY

02/26/21	ERVM	
06/11/19	MRUM	
04/16/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/24/04	MRUM	

NOTES

BEIGE;//PU SOLAR PANELS 19//SKETCH 19; 2019 NEW PIC; SKETCH 2FAM=ADU; 2/21 - NOH; CORR XFOBS/MIN SKETCH CORR; EXT GOOD;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	ATT
SHED-WOOD	90	9 x 10	238	10.00	80	1,714	ATT
SOLAR ELECT PANEL	50		100	400.00	100	20,000	2018; F+R ROOF
SHED-WOOD	44	11 x 4	400	10.00	80	1,408	ATT
						27,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 192,000	$ 34,900	$ 109,700
		Parcel Total:	$ 336,600
2020	$ 188,200	$ 34,900	$ 109,700
		Parcel Total:	$ 332,800
2021	**$ 295,800**	**$ 27,800**	**$ 166,300**
		Parcel Total:	**$ 489,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.388 ac	166,285	E	100	100	100	100	100 -- LEVEL	100	166,300	0	N	166,300	
	0.388 ac									166,300			**166,300**	

PICTURE

OWNER

CHUENPRAPA APICHAT

14 HOYT STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

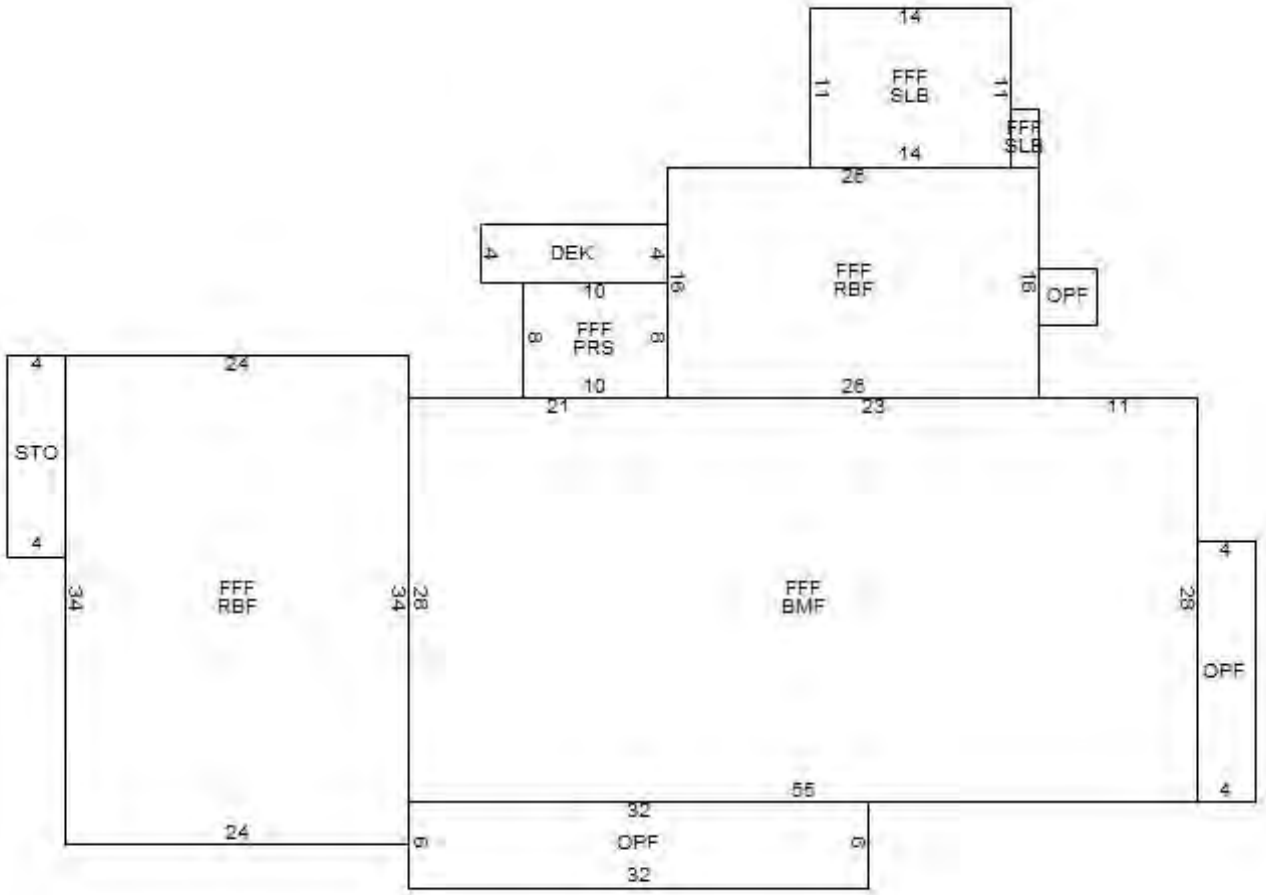
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/15/21		BATH ADDITION/REN	REMODEL 3/4 BATH

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **10** Baths: **3.0** Fixtures: **11**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **0.8338** Base Rate: **RSA 96.00**
Bldg. Rate: **0.8588**
Sq. Foot Cost: **$ 82.45**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	3014	1.00	3014
RBF	RAISED BSMNT	1232	0.75	924
STO	STORAGE AREA	56	0.25	14
BMF	BSMNT FINISHED	1540	0.30	462
OPF	OPEN PORCH	280	0.25	70
SLB	SLB	162	0.00	0
DEK	DECK/ENTRANCE	52	0.10	5
PRS	PIERS	80	-0.05	-4
GLA:	**3,014**	**6,416**		**4,485**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 369,788**
Year Built:		**1957**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 295,800**

OWNER INFORMATION

FOURNIER TRISTAN

14 DW DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/09/2020	9377	1154	Q I	345,000	MEJIA SATIAGO ESPINAL &
07/02/2018	9086	2063	Q I	300,000	APMK VENTURES LLC
10/02/2017	9012	2430	U V 25	77,000	GORDON, SHIRLEY M.
06/18/1980			U I 99		SPAULDING,WILL

PICTURE

LISTING HISTORY

02/26/21	ERVM	
06/24/19	MRUM	
05/04/18	MRPL	
05/25/16	INSP	MARKED FOR INSPECTION
09/14/04	MRUL	

NOTES

GREY; NEW HOUSE 4/18 UC AS OF 4/1 REMOVED UC 35 FOR 19; 2/21 - NOH; DNPU PLASTIC SHED; BACKYARD EST PER FENCE; GRANITE IN KIT & BATHS, KITC WHITE CABS/SS APPL/GRANITE

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 146,400	$ 0	$ 110,000
		Parcel Total:	$ 256,400
2020	$ 146,400	$ 0	$ 110,000
		Parcel Total:	$ 256,400
2021	**$ 160,000**	**$ 0**	**$ 142,000**
		Parcel Total:	**$ 302,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.300 ac	149,523	E	100	100	100	100	100 -- LEVEL	95	142,000	0	N	142,000	
	0.300 ac									142,000			**142,000**	

PICTURE

OWNER

FOURNIER TRISTAN

14 DW DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

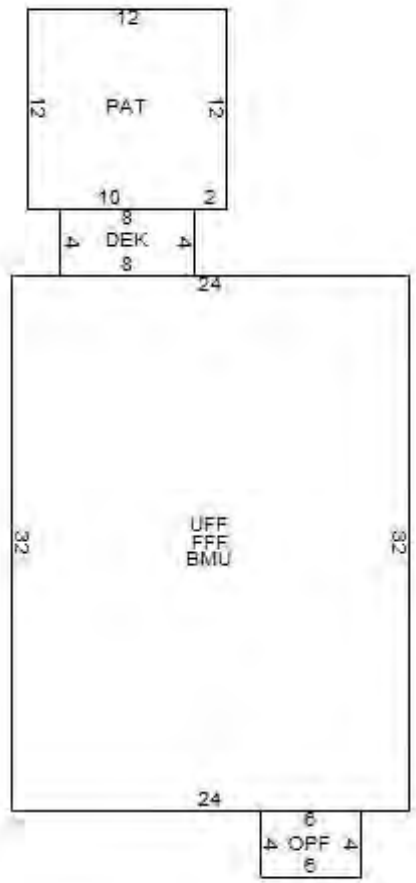
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/08/17		NEW HOUSE	SFR 3 BDRM

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0584** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1065**
Sq. Foot Cost: **$ 106.22**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	768	1.00	768
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	768	0.15	115
OPF	OPEN PORCH	24	0.25	6
DEK	DECK/ENTRANCE	32	0.10	3
PAT	PATIO	144	0.10	14
GLA:	**1,536**	**2,504**		**1,674**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,812**
Year Built:		**2017**
Condition For Age:	AVERAGE	**5 %**
Physical:		
Functional:		
Economic:	LOC	**5 %**
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 160,000**

OWNER INFORMATION

309 DW REALTY LLC

44 MOCKINGBIRD LN

NEWMARKET, NH 03857

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/2021	9449	1021	Q I	1,000,000	309 DW HIGHWAY LLC
09/25/2013	8607	0811	Q I	465,000	MCDUFFEE, DAVID H 2004
04/21/2008			U I 81		MCDUFFEE,DAVID
12/12/1980			U I 99		LOZEAU,ROBERT

PICTURE

LISTING HISTORY

09/05/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
08/10/04	MRUL	

NOTES

BRK; BROWN & BROWN INSURANCE; SITE PL#1136 /1136A LOT LINE/CONSOLIDATION PLAN HCRD #29208 SITE PLAN #1136B; BTHRMS AVG FOR USE;SQUARED PATIO, PAVING MEAS FROM IMAGERY AND DID NOT INCLUDE DRIVEWAY AREA, JUST PARKING SPACES; 4/21 I&E RETURNED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	9,100	9100 x 1	62	3.25	80	14,669	
LIGHTS, PKG LOT SING	2		100	1,700.00	80	2,720	SINGLE
SIGN ILLUMINATED	48	8 x 6	393	106.00	80	15,997	
						33,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 554,500	$ 0	$ 253,400
		Parcel Total:	$ 807,900*
2020	$ 554,500	$ 0	$ 253,400
		Parcel Total:	$ 807,900*
2021	**$ 551,600**	**$ 33,400**	**$ 435,900**
		Parcel Total:	**$ 1,020,900**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	95 -- MILD	250	427,500	0	N	427,500	USE
COM/IND	0.352 ac	x 10,000	X	100				95 -- MILD	250	8,400	0	N	8,400	USE
	0.812 ac									435,900			**435,900**	

PICTURE

OWNER

309 DW REALTY LLC

44 MOCKINGBIRD LN

NEWMARKET, NH 03857

TAXABLE DISTRICTS

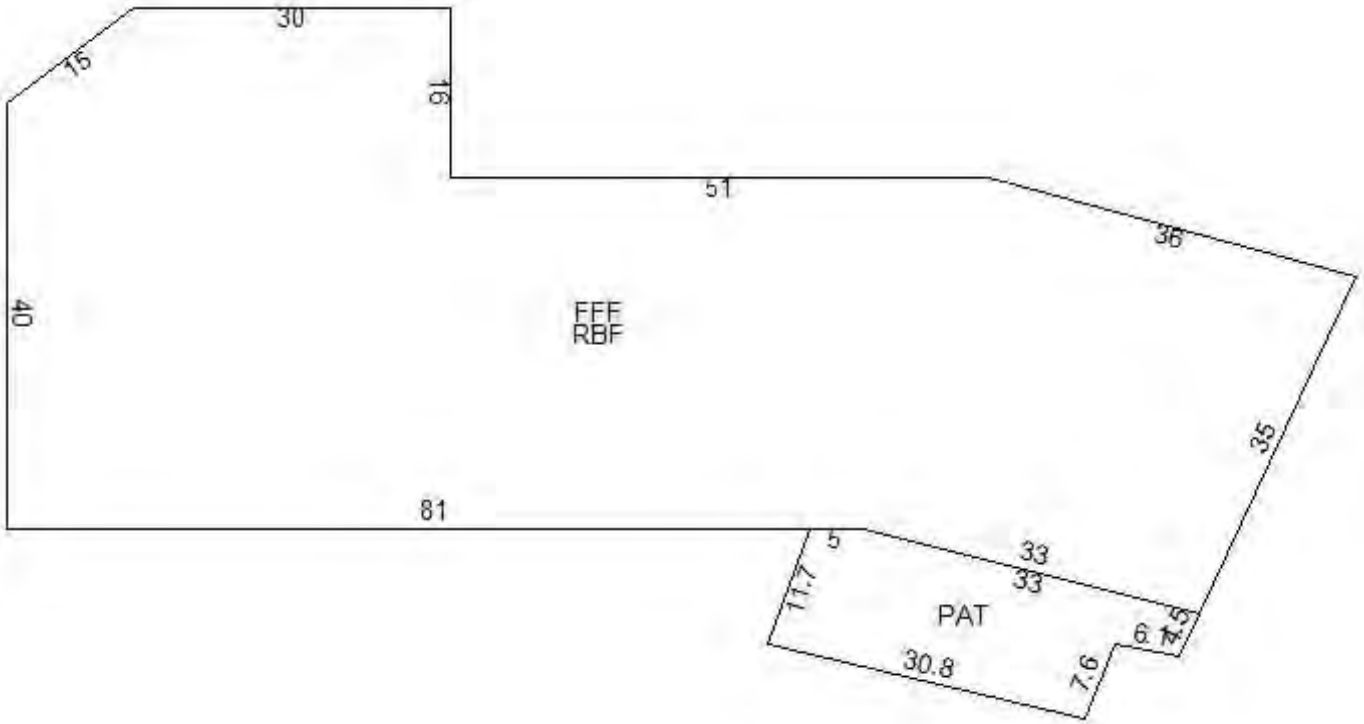
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY OFFICE**
Roof: **FLAT/TAR/GRAVEL**
Ext: **BRK VENEER/PREFAB WD PNL/T111**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **B1 AVG-10**
Com. Wall: **WOOD AND/OR CLASS D, 1.0000**
Size Adj: **0.8493** Base Rate: **COF 112.00**
Bldg. Rate: **0.7567**
Sq. Foot Cost: **$ 84.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	4684	0.75	3513
PAT	PATIO	418	0.10	42
FFF	FST FLR FIN	4684	1.00	4684
GLA:	**4,684**	**9,786**		**8,239**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 698,255**
Year Built:		**1974**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 551,600**

OWNER INFORMATION

THORNTONS LANDING LLC

301 DW HIGHWAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	2019	Q I	1,200,000	VACCA MICHAEL A &
05/28/1997			U I 99		CONSTRUCTION EA
08/23/1985			U I 99		HILL,DOUGLAS G

PICTURE

LISTING HISTORY

03/03/21	ERVM	
05/04/20	CRPR	
09/06/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
09/02/04	MRUL	

NOTES

BEIGE; HIGH MAINT NEEDS WORK;CENTRAL VAC; BTHRMS=2 AVG FOR USE;OFFICE/RETAIL USE;05/20 SIGNAGE ADDED TO MAIN SIGN AND BLDG=NVC; 3/21 - ACE OFF GREELEY ST; LEFT SIDE EST PER LOCKED FENCE; EXT GOOD; OFFICE SPC FOR LEASE;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	26,000	1 x 26000	61	3.25	40	20,618	
SIGN NON ILLUMINATED	15	5 x 3	400	92.00	60	3,312	
SIGN NON ILLUMINATED	49	7 x 7	387	92.00	60	10,468	
						34,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 711,200	$ 0	$ 306,900
		Parcel Total:	$ 1,018,100*
2020	$ 711,200	$ 0	$ 306,900
		Parcel Total:	$ 1,018,100*
2021	**$ 760,400**	**$ 34,400**	**$ 444,100**
		Parcel Total:	**$ 1,238,900**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	95 -- MILD	250	427,500	0	N	427,500	USE
COM/IND	0.700 ac	x 10,000	X	100				95 -- MILD	250	16,600	0	N	16,600	USE
	1.160 ac									444,100			**444,100**	

PICTURE

OWNER

THORNTONS LANDING LLC

301 DW HIGHWAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

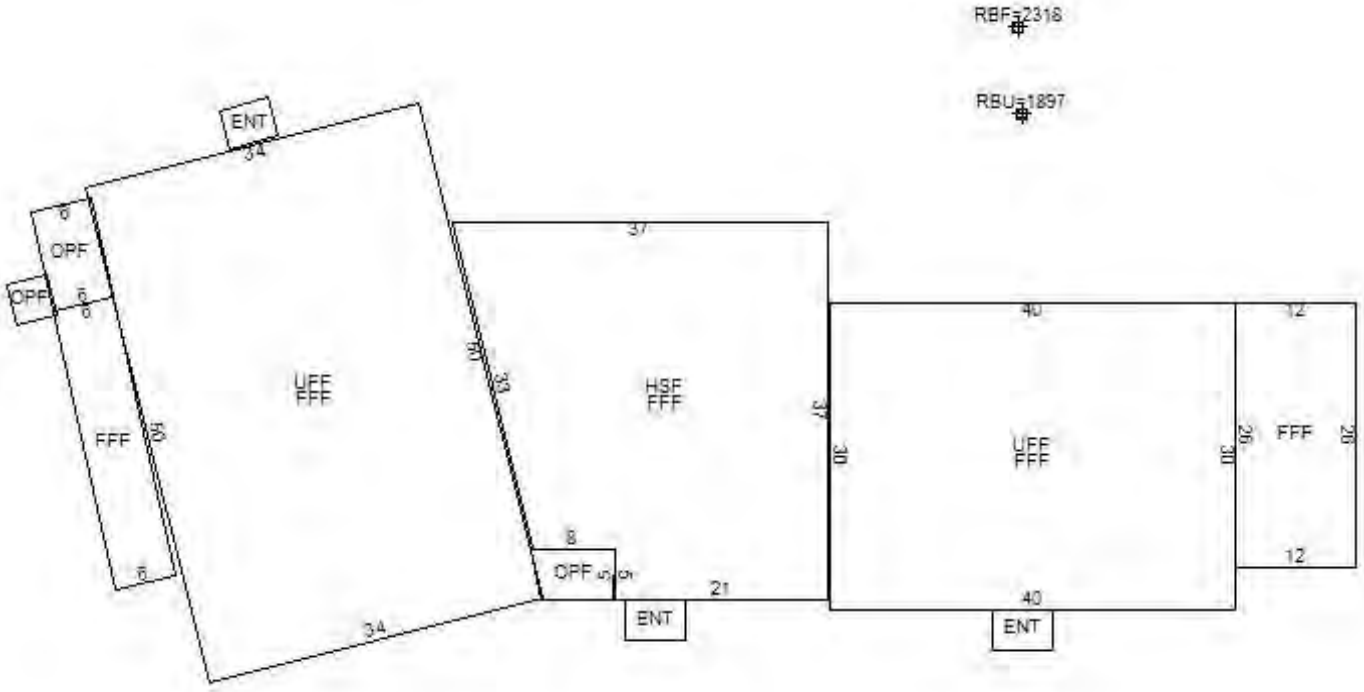
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
06/25/21		ALTERATION	UNT 9 INT FITUP FOR 'THE
02/03/20		SIGN	

BUILDING DETAILS

Model: **2.00 STORY OFFICE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **AVERAGE**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall: **WOOD AND/OR CLASS D, 1.0000**
Size Adj: **0.8198** Base Rate: **COF 112.00**
Bldg. Rate: **0.7870**
Sq. Foot Cost: **$ 88.14**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2900	1.00	2900
FFF	FST FLR FIN	4541	1.00	4541
RBF	RAISED BSMNT	2318	0.75	1739
RBU	RAISED BSMNT	1897	0.25	474
ENT	ENTRY WAY	68	0.10	7
HSF	1/2 STRY FIN	1161	0.50	581
OPF	OPEN PORCH	115	0.25	29
GLA:	**8,022**	**13,000**		**10,271**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 905,286**
Year Built: **1981**
Condition For Age: GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 760,400**

OWNER INFORMATION

8 JENNIFER DR LLC

726 CHESTNUT STREET

MANCHESTER, NH 03104

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2020	9374	124	Q I	875,000	RAYMOND CLAUDE J
05/31/2000			U I 31		EASEMMENT
08/04/1998			U I 99		RAYMOND,CLAUDE

PICTURE

LISTING HISTORY

02/26/21	ERVM	
09/24/15	MRUM	MARKED FOR INSPECTION
08/11/04	MRUL	

NOTES

WHT;ROSEHAVEN VILLA GROUP HOME 3 RM APT FOR OWNER SHARES KITCHEN COMMONLIVING DINING KIT/PLAN #1187 SITE PLAN//27 ROOMS;(6) FULL BTHS &(6) HALF BTHS; 9/11 ZONE CORRECTED PRIOR TO 2011 MS-1/4/16 LACKING SUFFICENT INCOME INFORMATION PROPERTY VALUED VIA COST APPROACH ;11/20 SALE 7 DOM FOR 6K MORE THAN ASKING PRICE/CASH SALE; 2/21 - NOH; POSS INT RENOS/REPAIRS ON-GOING PER EXT MATERIALS; APPEARS OIL/GAS HEAT SOURCE;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	336	14 x 24	108	30.00	80	8,709	
SHED-WOOD	80	10 x 8	260	10.00	60	1,248	
FENCE COMMERCIAL/FT	500	1 x 500	92	15.00	40	2,760	
SHED-EQUIPMENT	140	7 x 20	174	8.00	80	1,559	ATT GAR
GAZEBO	175	1 x 175	151	12.00	80	2,537	SHAPE
SHED-WOOD	80	1 x 80	260	10.00	80	1,664	
PAVING ASPHALT	6,500	6500 x 1	62	3.25	80	10,478	
						29,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 706,300	$ 27,700	$ 181,200
		Parcel Total:	$ 915,200
2020	$ 706,300	$ 27,700	$ 181,200
		Parcel Total:	$ 915,200
2021	**$ 599,100**	**$ 29,000**	**$ 280,200**
		Parcel Total:	**$ 908,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: INDUSTRIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	150	270,000	0	N	270,000	USE/LOC
COM/IND	0.680 ac	x 10,000	X	100				100 -- LEVEL	150	10,200	0	N	10,200	USE/LOC
	1.140 ac									280,200			**280,200**	

PICTURE

OWNER

8 JENNIFER DR LLC

726 CHESTNUT STREET

MANCHESTER, NH 03104

TAXABLE DISTRICTS

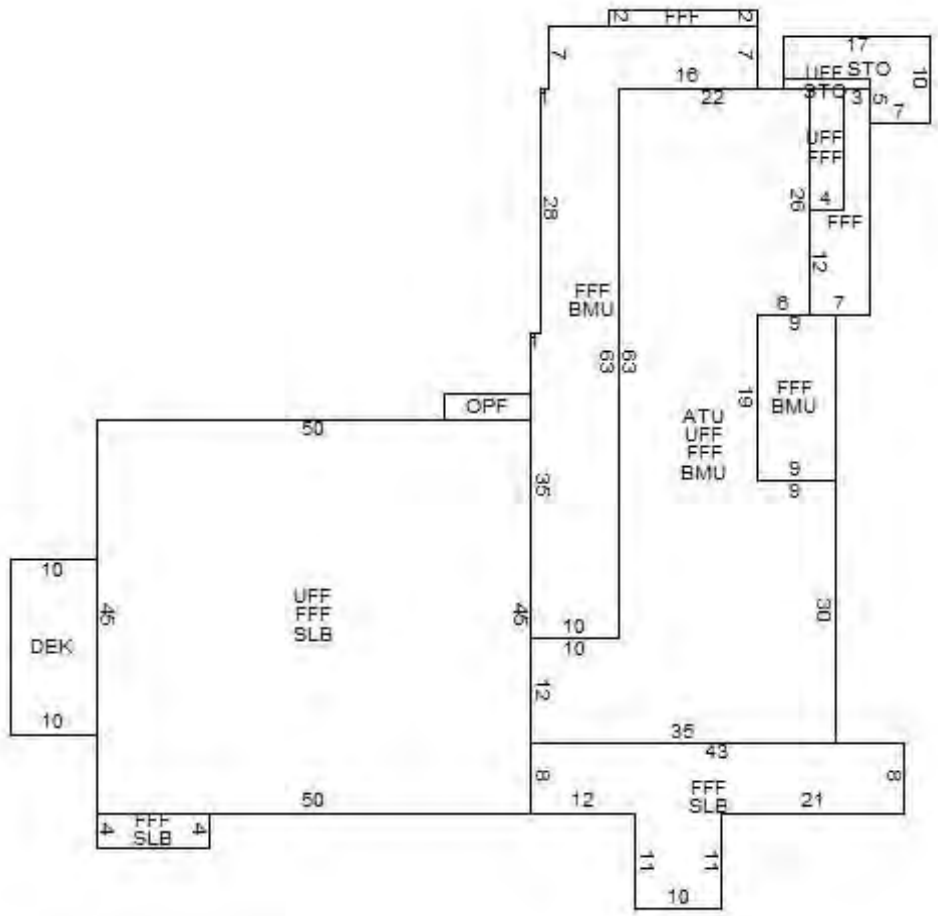
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY NURSING HM**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL/PLASTERED**		
Floor:	**CARPET**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**29**	Baths: **9.0**	Fixtures:
	Extra Kitchens: **1**		Fireplaces:
A/C:	**No**		Generators:
Quality:	**B2 AVG-20**		
Com. Wall:	**WOOD AND/OR CLASS D,**		**1.0000**
Size Adj:	**0.8187**	Base Rate:	**CNH 160.00**
		Bldg. Rate:	**0.6341**
		Sq. Foot Cost:	**$ 101.46**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	4062	1.00	4062
FFF	FST FLR FIN	5659	1.00	5659
SLB	SLB	2756	0.00	0
DEK	DECK/ENTRANCE	200	0.10	20
ATU	ATTIC	1746	0.10	175
BMU	BSMNT	2687	0.15	403
STO	STORAGE AREA	130	0.25	33
OPF	OPEN PORCH	30	0.25	8
GLA:	**9,721**	**17,270**		**10,360**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 1,051,126**
Year Built:		**1900**
Condition For Age:	GOOD	**28 %**
Physical:		
Functional:		
Economic:		
Temporary:	RENOV	**15 %**
Total Depreciation:		**43 %**
Building Value:		**$ 599,100**

OWNER INFORMATION

TAPIA DANIELLE P

3 ARLINGTON ST

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/24/2020	9401	315	Q I	200,000	ENGLAND ROGER W &
01/02/2019	9137	2595	U I 38	1	ENGLAND STEFANIE G
04/16/2012	8416	1979	U I 37	90,000	CWABS INC SERIES 2004-
12/14/2011	8378	0584	U I 51	90,000	RANDLETT, BRENDA S & R
09/14/2011	8349	1126	U I 55	2,598	RANDLETT, ROBERT J & B

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/26/04	AAUM	

NOTES

BEIGE;B// INT UNIT; 2/21 - NOH; CORR DECK MEAS; UPPER UNIT; BSMNT UNIT "3A" BELOW THIS; GOOD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 86,200	$ 60,000	$ 0
		Parcel Total: $ 146,200	
2021	**$ 115,700**	**$ 88,000**	**$ 0**
		Parcel Total: $ 203,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TAPIA DANIELLE P

3 ARLINGTON ST

MERRIMACK , NH 03054

TAXABLE DISTRICTS

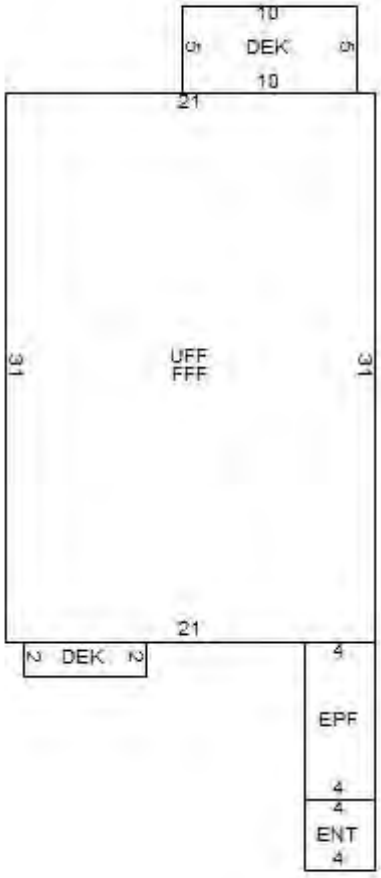
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1494** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1145**
Sq. Foot Cost: **$ 106.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,302**	**1,418**		**1,335**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,832**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 115,700**

OWNER INFORMATION

KANE EMMA

5 ARLINGTON ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/23/2020	9368	2298	Q I	192,000	MARCHETTI JAMES R &
11/16/2018	9126	2720	U I 38	1	MARCHETTI JAMES R
09/24/2014	8694	0166	U I 81	131,500	GILBERT CLAIRE L &
08/25/2000			Q I	72,000	JEKNAVORIAN,AR
06/12/1987			Q I	92,400	BAMISTER,RUSSEL

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
08/26/04	AAUL	

NOTES

BEIGE;B; INT UNIT; BSMT UNIT "5A" BELOW THIS; 2/21 - NEW FLOORING, PAINT, SS APPL; CORR DEK; GOOD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 86,200	$ 60,000	$ 0
		Parcel Total: $ 146,200	
2021	**$ 115,700**	**$ 88,000**	**$ 0**
		Parcel Total: $ 203,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KANE EMMA

5 ARLINGTON ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

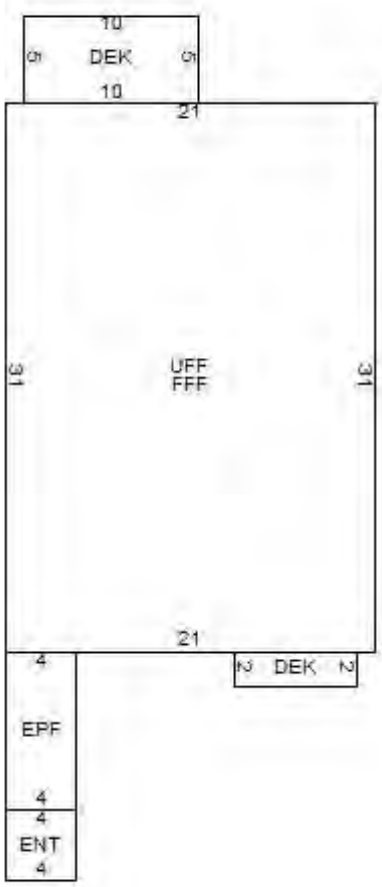
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1494** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1145**
Sq. Foot Cost: **$ 106.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,302**	**1,418**		**1,335**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,832**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 115,700**

OWNER INFORMATION

SHREE KRISHNA REALTY LLC

PO BOX 7953

NASHUA, NH 03060

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/08/2021	9436	759	Q I	223,000	O'LEARY BENJAMIN
05/05/2014	8657	1192	U I 37	149,000	FEDERAL NATIONAL MTG
06/17/2013	8572	1176	U I 51	136,013	PERHAM JOANNE L
10/17/2007			Q I	182,000	SILVERNALE,ROBERT
07/15/1994			Q I	42,000	FALCO,MARK E

PICTURE

LISTING HISTORY

03/20/21	ERVM	
06/07/17	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
08/27/04	AAUM	

NOTES

BEIGE;PRIVATE SALE; END UNIT/PELLET STOVE, 3/21 NOH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 104,700	$ 60,000	$ 0
		Parcel Total: $ 164,700	
2020	$ 104,700	$ 60,000	$ 0
		Parcel Total: $ 164,700	
2021	**$ 148,500**	**$ 88,000**	**$ 0**
		Parcel Total: $ 236,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SHREE KRISHNA REALTY LLC

PO BOX 7953

NASHUA, NH 03060

TAXABLE DISTRICTS

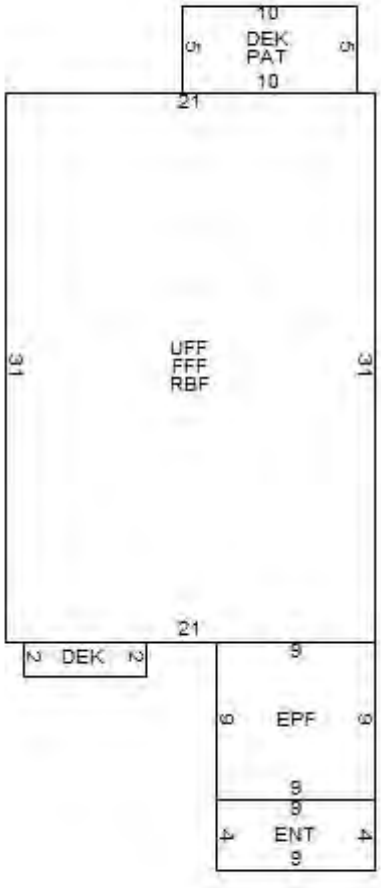
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0222** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0009**
Sq. Foot Cost: **$ 96.09**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	81	0.70	57
ENT	ENTRY WAY	36	0.10	4
DEK	DECK/ENTRANCE	64	0.10	6
PAT	PATIO	50	0.10	5
GLA:	**1,302**	**2,184**		**1,862**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 178,920**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 148,500**

OWNER INFORMATION

FILICE JAMES N
XIA BINLIN
12 EAST RIDGE RD

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/20/2021	9472	740	Q I	260,000	GANLEY SCOTT R
08/06/2015	8778	0743	Q I	145,500	JFG PROPERTIES LLC
04/24/2015	8745	1633	U I 35	98,000	SECRETARY OF HOUSING
02/17/2015	8728	0804	U I 35	1	WELLS FARGO BANK NA
02/28/2014	8643	0830	U I 51	117,030	VASKELIONISS III KEITH &

PICTURE

LISTING HISTORY

07/21/21	LMHC	
09/06/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/01/04	AAUM	

NOTES

BEIGE;B; INT;7/21 MODERERN KKIT WITH CHERRY/GRANITE/SS APPL/ SOLID SURFACE MODERN BATHS, HARDWOOD AND HARDTILE FIRST FLOOT WITH CARPET IN BRS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 88,000	$ 60,000	$ 0
		Parcel Total: $ 148,000	
2021	**$ 123,900**	**$ 88,000**	**$ 0**
		Parcel Total: $ 211,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FILICE JAMES N
XIA BINLIN
12 EAST RIDGE RD

MERRIMACK , NH 03054

TAXABLE DISTRICTS

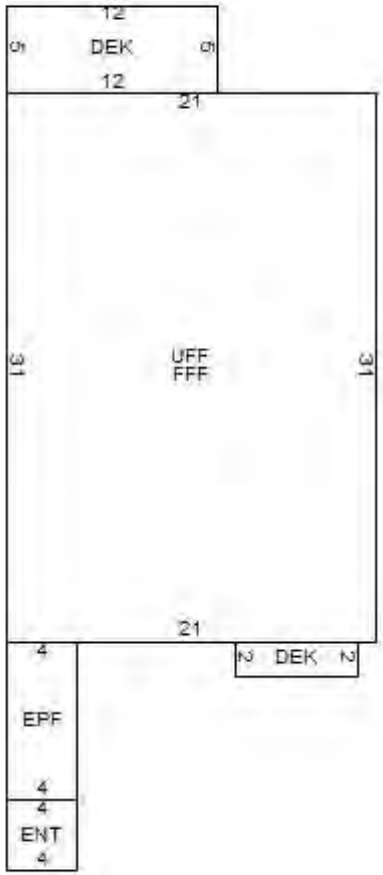
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1491** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1362**
Sq. Foot Cost: **$ 109.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	74	0.10	7
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,302**	**1,428**		**1,336**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 145,731**
Year Built:		**1986**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 123,900**

OWNER INFORMATION

PRESTON ASHLEY
FOX AUSTIN
17 EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/14/2020	9363	2502	Q I	245,000	AMORIM CLAYTON M
03/08/2005			Q I	182,000	KONDON,JULIE A
07/12/1995			U I 99		SEXER,JULIE A

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/06/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/09/04	AAUM	

NOTES

BEIGE;A; END UNIT; NO BSMT UNIT BELOW; 2/21 - NOH; NO PARKING IN FRONT OF UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,600	$ 60,000	$ 0
		Parcel Total: $ 162,600	
2020	$ 103,700	$ 60,000	$ 0
		Parcel Total: $ 163,700	
2021	**$ 147,100**	**$ 88,000**	**$ 0**
		Parcel Total: $ 235,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PRESTON ASHLEY
FOX AUSTIN
17 EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

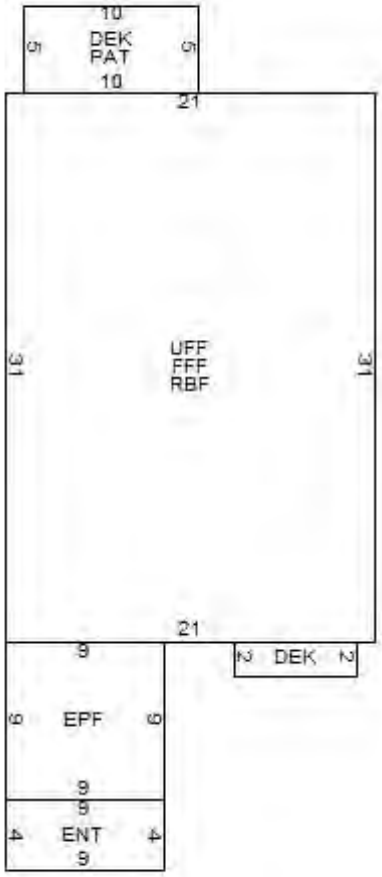
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0222** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9911**
Sq. Foot Cost: **$ 95.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	651	1.00	651
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	81	0.70	57
DEK	DECK/ENTRANCE	64	0.10	6
PAT	PATIO	50	0.10	5
ENT	ENTRY WAY	36	0.10	4
UFF	UPPER FLR FIN	651	1.00	651
GLA:	**1,302**	**2,184**		**1,862**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,169**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 147,100**

OWNER INFORMATION

POPKOVA KARINA

20 EAST RIDGE ROAD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/20/2020	9384	281	Q I	213,000	LOPES MARIA E &
04/30/2015	8747	0432	U I 38	1	GOMES MARIA
09/04/2007			Q I	162,000	DEVINE,ANDREW T
06/15/2004			Q I	150,000	JOHNSON,WAYNE E

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/06/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/02/04	AAUM	

NOTES

BEIGE;B IN; INT UNIT W/ "20A" BSMT UNIT BELOW; 2/21 - INT UPDATED (UNSURE OF YEAR); GOOD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 85,400	$ 60,000	$ 0
		Parcel Total: $ 145,400	
2021	**$ 116,800**	**$ 88,000**	**$ 0**
		Parcel Total: $ 204,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

POPKOVA KARINA

20 EAST RIDGE ROAD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

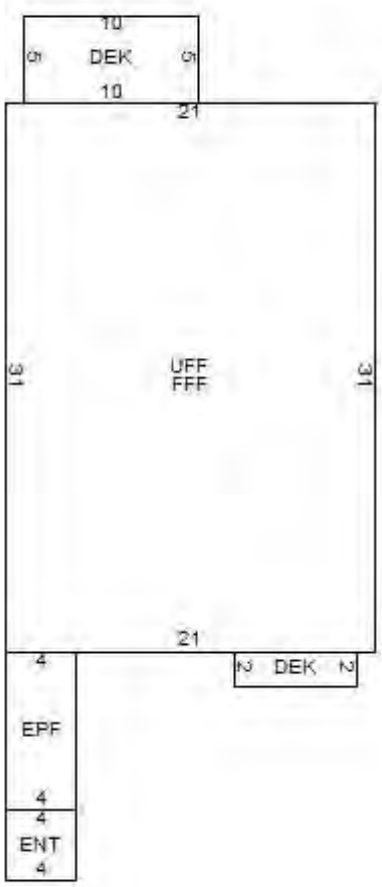
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1494** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1255**
Sq. Foot Cost: **$ 108.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,302**	**1,418**		**1,335**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 144,247**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 116,800**

OWNER INFORMATION

COLON ALAIN J
COLON TRACEY
25 EAST RIDGE RD

MERRIMACK, NH 03054 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/22/2020	9368	2785	Q I	244,900	SMITH KEVIN G
03/29/2004			Q I	169,800	MILLETTE,LAURIE
08/02/2002			Q I	138,933	ST AMANT,NATHAN

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/06/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/09/04	AAUM	INFO AT DOOR

NOTES

BEIGE;A; END UNIT; NO BSMT UNIT BELOW//PELLET STOVE//; 2/21 - K+B 2018; NO PARKING IN FRONT OF UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,600	$ 60,000	$ 0
		Parcel Total: $ 163,600	
2020	$ 103,700	$ 60,000	$ 0
		Parcel Total: $ 163,700	
2021	**$ 147,100**	**$ 88,000**	**$ 0**
		Parcel Total: $ 235,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COLON ALAIN J
COLON TRACEY
25 EAST RIDGE RD

MERRIMACK, NH 03054 **(ET AL.)**

TAXABLE DISTRICTS

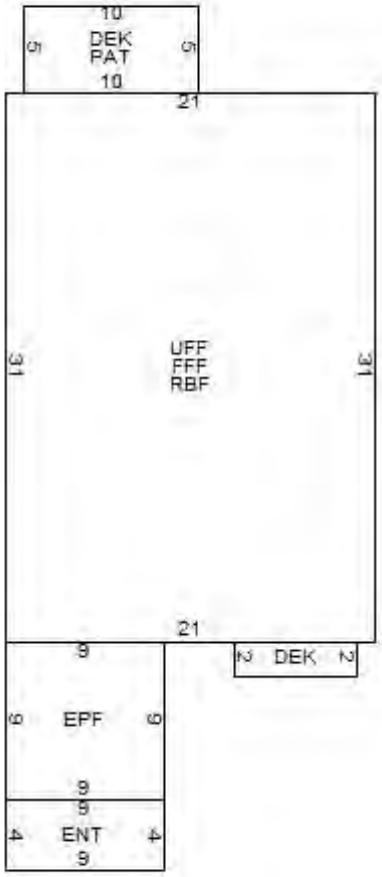
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0222** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9911**
Sq. Foot Cost: **$ 95.15**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	81	0.70	57
DEK	DECK/ENTRANCE	64	0.10	6
PAT	PATIO	50	0.10	5
ENT	ENTRY WAY	36	0.10	4
GLA:	**1,302**	**2,184**		**1,862**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 177,169**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 147,100**

OWNER INFORMATION

DENIS DIANE M

45 EAST RIDGE RD #B2

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/25/2021	9430	2109	Q I	220,000	SAMPERI CHRISTOPHER A
08/26/2019	9202	0909	U I 38	1	SAMPERI CHRISTOPHER A
12/29/2014	8718	0306	Q I	134,900	MAYER BEN A
06/04/2010	8209	1928	Q I	144,000	GLENN,CYNTHIA L
07/20/2001			Q I	98,000	LANSFORD,KIMBE

PICTURE

LISTING HISTORY

03/26/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
06/02/11	MRUM	
09/02/04	AAUM	

NOTES

BEIGE;PDAS3/21 N O H NEWER WINS GOOD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 86,200	$ 60,000	$ 0
		Parcel Total: $ 146,200	
2021	**$ 116,100**	**$ 88,000**	**$ 0**
		Parcel Total: $ 204,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

						Cond	**Ad Valorem**	**SPI**	**R**	**Tax Value**	**Notes**
0 ac										

PICTURE

OWNER

DENIS DIANE M

45 EAST RIDGE RD #B2

MERRIMACK, NH 03054

TAXABLE DISTRICTS

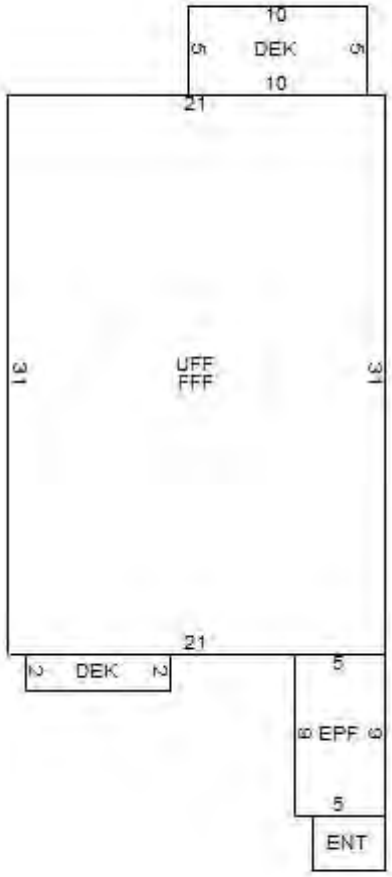
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1471** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1122**
Sq. Foot Cost: **$ 106.77**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	45	0.70	32
DEK	DECK/ENTRANCE	66	0.10	7
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,302**	**1,425**		**1,342**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 143,285**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 116,100**

OWNER INFORMATION

ROBINSON SHAWNI R

79 EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/18/2021	9471	33	Q I	241,000	KLATT STEVEN DANIEL
11/01/2019	9228	222	Q I	182,500	PARLEE JONATHAN
11/13/2012	8493	0454	Q I	135,000	PALCHEVSKIY GRIGORI &
07/22/2008			Q I	145,000	PEERA,ABDUS-SAM
11/04/2003			Q I	135,533	GRAHAM,ERIC C

PICTURE

LISTING HISTORY

07/21/21	LMHC	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/10/04	AAUM	

NOTES

BEIGE;BEDFORD, 7/21 CORRR FLOORS TO HW, MODERN KKIT WD CABS/GRANITE/SS APPL AND SOLID SURFACE BATHS, UNIT HAS BEEN RENOVATED AND UPDATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 85,400	$ 60,000	$ 0
		Parcel Total: $ 145,400	
2021	**$ 123,900**	**$ 88,000**	**$ 0**
		Parcel Total: $ 211,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ROBINSON SHAWNI R

79 EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

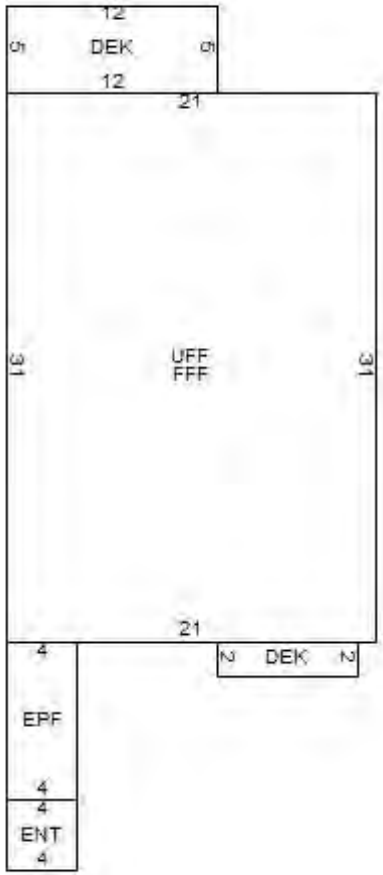
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1488** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1359**
Sq. Foot Cost: **$ 109.05**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	76	0.10	8
GLA:	**1,302**	**1,430**		**1,337**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 145,800**
Year Built:		**1985**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 123,900**

OWNER INFORMATION

MCCARTHY THOMAS EDWARD

6 EVERETT LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/04/2020	9390	2871	Q I	220,000	SOMERVILLE DARLENE F
08/31/2017	9002	2784	Q I	162,000	HALVATZES STEPHAN K
05/29/2014	8662	2884	Q I	134,000	PAINTER SCOTT &
03/04/2005			Q I	172,933	SAWDEY,LEE & KR
07/01/1999			Q I	62,000	LAMY,RICHARD

PICTURE

LISTING HISTORY

02/12/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/01/04	AAUM	

NOTES

BEIGE;B; INT UNIT W/"6A" BSMT UNIT BELOW; 2/21 - NOH; NO PARKING IN FRONT OF UNIT; INT UNIT WITH 6A BSMT UNIT BELOW

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	100	88,000	
						88,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 85,300	$ 60,000	$ 0
		Parcel Total: $ 145,300	
2020	$ 86,200	$ 60,000	$ 0
		Parcel Total: $ 146,200	
2021	**$ 115,700**	**$ 88,000**	**$ 0**
		Parcel Total: $ 203,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MCCARTHY THOMAS EDWARD

6 EVERETT LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

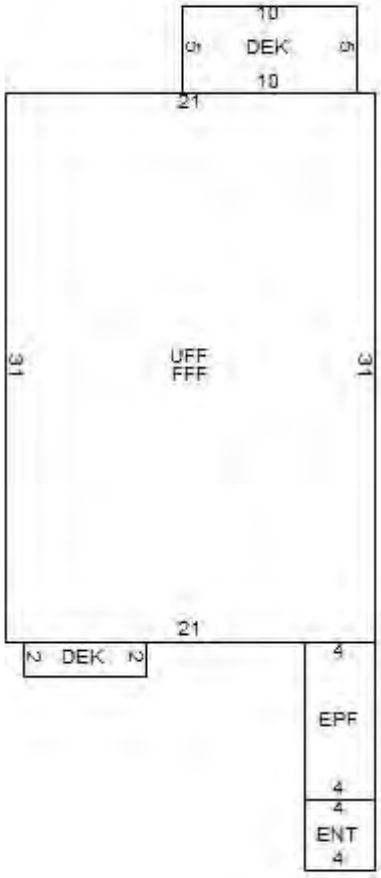
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	REMOVE BALCONY

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1494** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1145**
Sq. Foot Cost: **$ 106.99**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	651	1.00	651
FFF	FST FLR FIN	651	1.00	651
EPF	ENCLOSED	36	0.70	25
DEK	DECK/ENTRANCE	64	0.10	6
ENT	ENTRY WAY	16	0.10	2
GLA:	**1,302**	**1,418**		**1,335**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 142,832**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 115,700**

OWNER INFORMATION

DISKIN KAYLA MARIE

5A ARLINGTON ST

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/14/2021	9470	148	Q I	145,000	MORRISSEY JULIE B
04/23/2019	9161	2720	Q I	114,900	PANAGIOTAKOS GREGORY J
11/30/2016	8923	0236	Q I	92,000	ST LAURENT MARY E
05/15/2014	8659	2599	Q I	77,900	RONAYNE BRYAN S
08/31/2004			Q I	88,533	HILL,LAURA ANN

PICTURE

LISTING HISTORY

07/21/21	LMHC	
06/07/17	MRUM	
05/06/15	INSP	MARKED FOR INSPECTION
08/26/04	AAUM	

NOTES

BEIGE;C

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2021	**$ 77,100**	**$ 61,600**	**$ 0**
		Parcel Total: $ 138,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DISKIN KAYLA MARIE

5A ARLINGTON ST

MERRIMACK , NH 03054

TAXABLE DISTRICTS

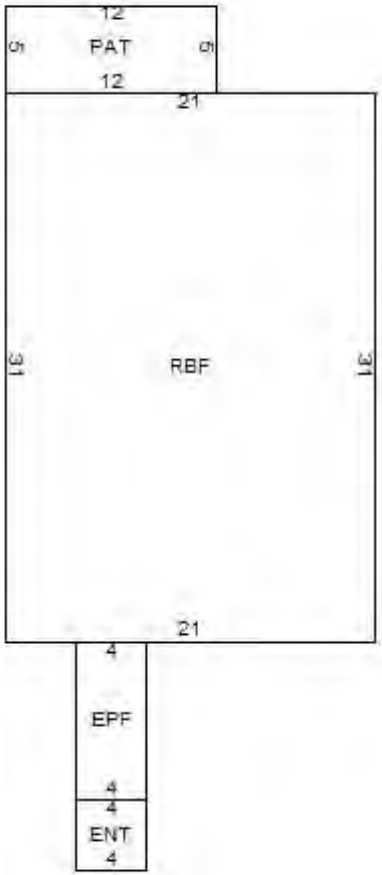
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8516** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8146**
Sq. Foot Cost: **$ 174.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	60	0.10	6
ENT	ENTRY WAY	16	0.10	2
		763		**521**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 90,758**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 77,100**

OWNER INFORMATION

HAMMOND MICHAEL J

55A EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/19/2021	9471	1658	Q I	145,000	BELISLE AMANDA C
06/25/2019	9181	0852	Q I	116,000	ZSOFKA PETER L
11/22/1999			Q I	34,500	PACE,ROBERT P
07/10/1986			Q I	64,900	JACOBSON,BARBARA

PICTURE

LISTING HISTORY

07/01/21	LMHC	
08/28/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/13/11	LMHC	
09/02/04	AAUM	

NOTES

BEIGE;CONCORD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2021	**$ 77,100**	**$ 61,600**	**$ 0**
		Parcel Total: $ 138,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HAMMOND MICHAEL J

55A EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

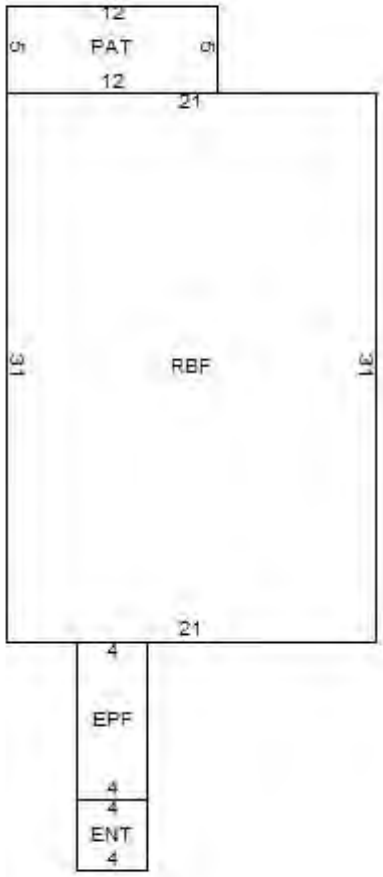
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8516** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8146**
Sq. Foot Cost: **$ 174.20**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	60	0.10	6
ENT	ENTRY WAY	16	0.10	2
		763		**521**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 90,758**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 77,100**

OWNER INFORMATION

SHESTERNEV NADEZHDA

61A EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/11/2021	9408	427	Q I	118,000	BOONE SHEILA M
09/03/1996			Q I	25,000	KEELAN,JOSEPH
08/01/1985			U I 99		POWERS,RICHARD

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/12/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/27/04	AAUL	

NOTES

BEIGE;CONCORD; BSMT UNIT; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 49,500	$ 36,000	$ 0
		Parcel Total: $ 85,500	
2021	**$ 77,900**	**$ 61,600**	**$ 0**
		Parcel Total: $ 139,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SHESTERNEV NADEZHDA

61A EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

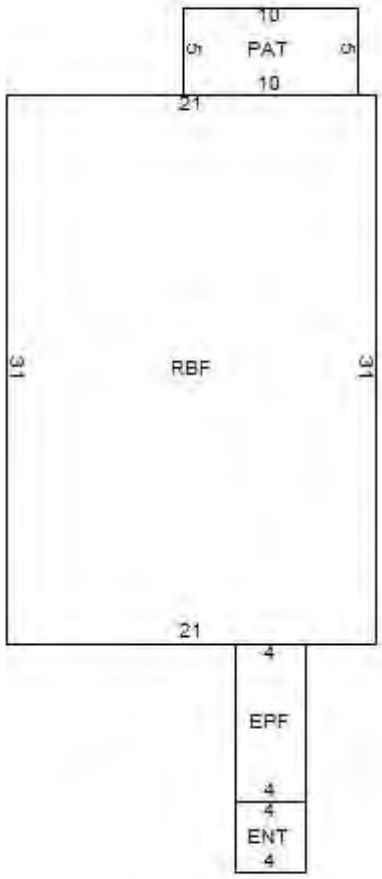
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8538** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8353**
Sq. Foot Cost: **$ 176.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	50	0.10	5
ENT	ENTRY WAY	16	0.10	2
RBF	RAISED BSMNT	651	0.75	488
		753		**520**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 91,619**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 77,900**

OWNER INFORMATION

KRAEMER JACQUELYN MARIE

68 A EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/08/2020	9392	1268	Q I	125,000	SCHULTZ DAVID K
12/09/2013	8627	0932	Q I	80,000	HAMEL MARSHA A
12/01/2006			Q I	80,267	MAHER,SALLY J
03/23/1998			U I 99		SVET,ILARION

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/12/21	ERVM	
08/28/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/12/11	CRHC	
05/15/09	MRUL	

NOTES

BEIGE;STYLE "C"// BMST UNIT; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2021	**$ 77,100**	**$ 61,600**	**$ 0**
		Parcel Total: $ 138,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

KRAEMER JACQUELYN MARIE

68 A EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

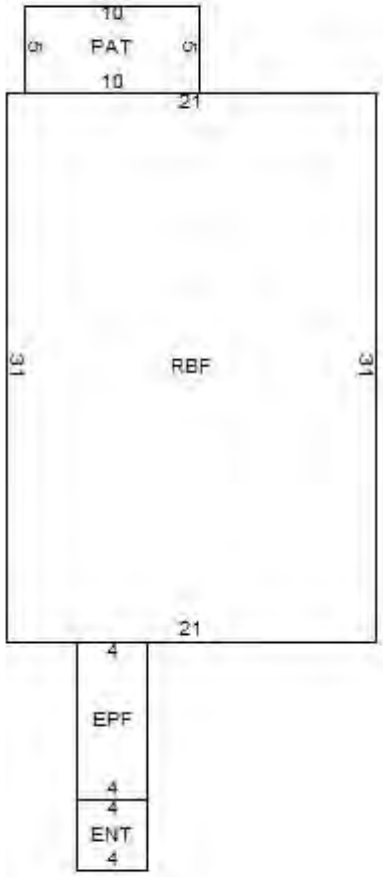
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8538** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8167**
Sq. Foot Cost: **$ 174.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	50	0.10	5
ENT	ENTRY WAY	16	0.10	2
		753		**520**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 90,693**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 77,100**

OWNER INFORMATION

DILLON STEPHANIE

69A EAST RIDGE RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/28/2020	9402	104	Q I	134,000	CHARRON BRIAN S
12/12/2019	9242	375	Q I	114,000	MORRIS JULIA H
10/29/2014	8703	0809	Q I	85,000	HOLTON DAVID J
07/03/2013	8579	1391	Q I	67,200	ARFANAKIS EUGENIOS &
12/10/2012	8502	2692	U I 35	43,800	SECRETARY OF HOUSING &

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/12/21	ERVM	
09/09/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
09/10/04	AAUM	

NOTES

BEIGE;STYLE "C"//MK; BSMT UNIT; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 50,000	$ 36,000	$ 0
		Parcel Total: $ 86,000	
2021	**$ 78,700**	**$ 61,600**	**$ 0**
		Parcel Total: $ 140,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DILLON STEPHANIE

69A EAST RIDGE RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

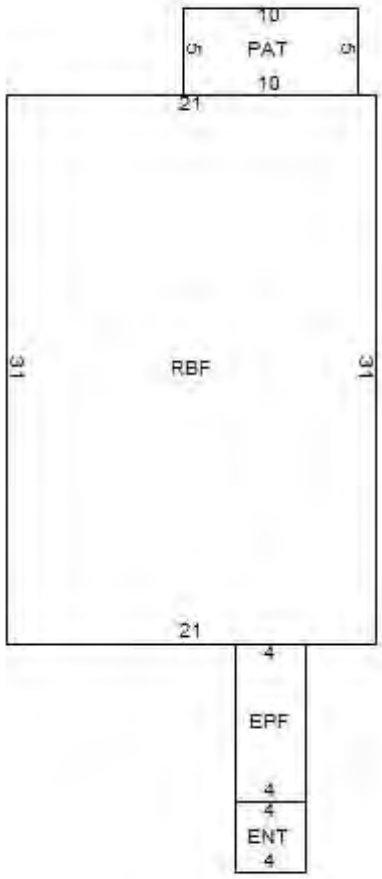
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8538** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8538**
Sq. Foot Cost: **$ 177.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	50	0.10	5
		753		**520**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 92,539**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 78,700**

OWNER INFORMATION

MAFFEE ROBERT A REVOCABLE TRUST
MAFFEE ROBERT A TRUSTEE
20 BEAUVIEW AVE

NASHUA , NH 03064

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/11/2021	9482	93	U I 38	1	MAFFEE ROBERT A
10/19/2020	9366	2554	Q I	128,000	PIAZZA KAREN
07/18/2005			Q I	88,000	THOMSON,JAMES K
12/15/2000			Q I	56,933	COHEN,SETH M

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/12/21	ERVM	
08/28/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/18/11	CRHC	
09/02/04	AAUL	

NOTES

BEIGE; BSMT UNIT; 2/21 - NOH; NO PARKING IN FRONT OF UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
EASTRIDGE	1		100	88,000.00	70	61,600	ECON=1 BR UNIT
						61,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2020	$ 49,000	$ 36,000	$ 0
		Parcel Total: $ 85,000	
2021	**$ 77,100**	**$ 61,600**	**$ 0**
		Parcel Total: $ 138,700	

LAND VALUATION

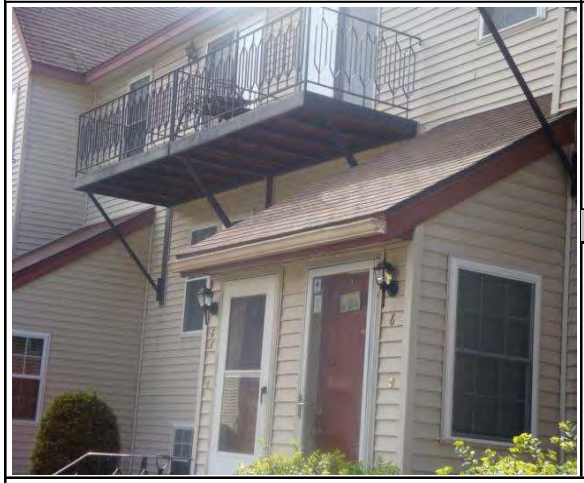
LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						

0 ac

PICTURE



OWNER

MAFFEE ROBERT A REVOCABLE TR
MAFFEE ROBERT A TRUSTEE
20 BEAUVIEW AVE

NASHUA , NH 03064

TAXABLE DISTRICTS

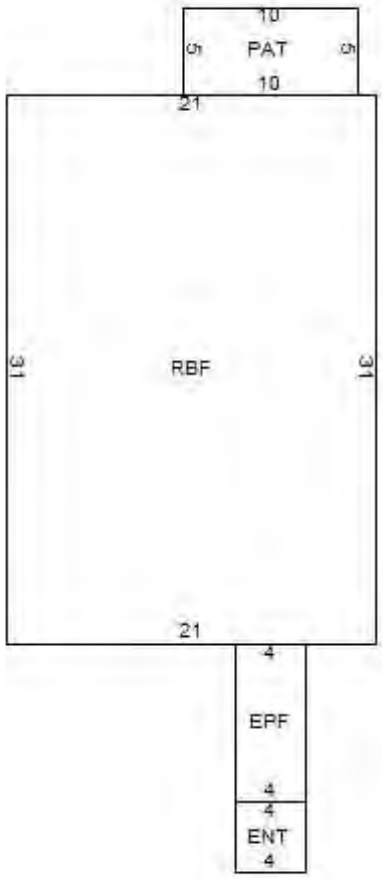
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/17		ALTERATION	REMOVE BALCONY

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/LINOLEUM OR SIM**
Heat: **ELECTRIC/HEAT PUMP**
Bedrooms: **1** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.8538** Base Rate: **RCG 96.00**
Bldg. Rate: **1.8167**
Sq. Foot Cost: **$ 174.41**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	651	0.75	488
EPF	ENCLOSED	36	0.70	25
PAT	PATIO	50	0.10	5
ENT	ENTRY WAY	16	0.10	2
		753		**520**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 90,693**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 77,100**

OWNER INFORMATION

BUNNIE MICHAEL JOHN

10 ESSEX GREEN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/09/2021	9480	2538	Q I	250,000	BURTON JESSE LUKE
04/28/2020	9286	2415	Q I	173,000	CASTELLUCCI ANTHONY &
03/28/2018	9059	1365	U I 81	108,000	BARTLETT ROBERT E
12/02/2005	7593	2847	U I 38	1	BARTLETT, ROBERT
06/28/2004	7265	2613	Q I	121,900	JAMES, LUANNE

PICTURE

LISTING HISTORY

07/21/21	LMHC	
11/08/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
05/06/95	LMUL	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //UNIT 10 //INT UNIT;6/21 MKB/SS APPL/NEW FLOORING AND PAINT THROUGHOUT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	264	12 x 22	121	30.00	80	7,667	
THE COMMONS	1		100	45,000.00	100	45,000	
						52,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 60,800	$ 23,600	$ 0
		Parcel Total: $ 84,400	
2020	$ 60,800	$ 23,600	$ 0
		Parcel Total: $ 84,400	
2021	**$ 96,600**	**$ 52,700**	**$ 0**
		Parcel Total: $ 149,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BUNNIE MICHAEL JOHN

10 ESSEX GREEN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

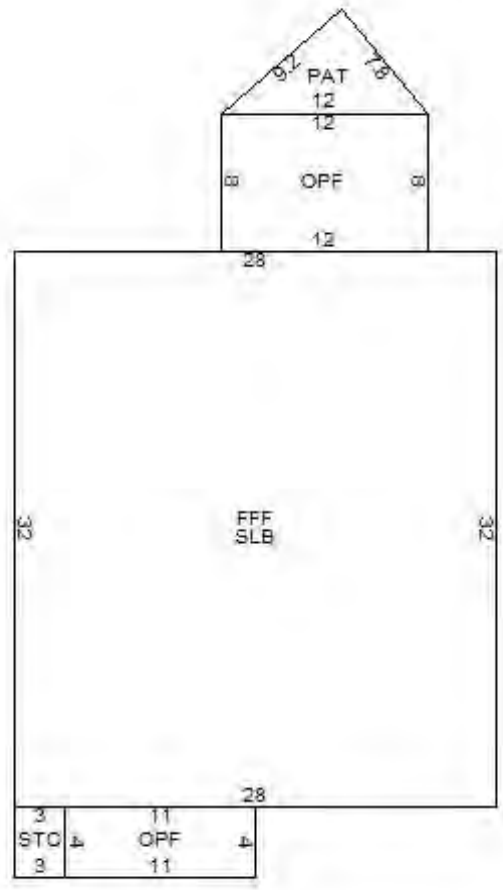
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY FFL-CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **1.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.3397** Base Rate: **RCG 96.00**
Bldg. Rate: **1.2191**
Sq. Foot Cost: **$ 117.04**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	896	1.00	896
SLB	SLB	896	0.00	0
STO	STORAGE AREA	12	0.25	3
OPF	OPEN PORCH	140	0.25	35
PAT	PATIO	36	0.10	4
GLA:	**896**	**1,980**		**938**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 109,784**
Year Built:		**1981**
Condition For Age:	EXCELLENT	**8 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**12 %**
Building Value:		**$ 96,600**

OWNER INFORMATION

MAILLOUX LESLIE

3 KINGSTON CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/02/2021	9492	2103	Q I	220,000	PETA CONSTANCE M
08/27/2018	9103	1201	Q I	165,000	COLPA DANIEL
05/02/2018	9069	0566	U I 49	80,000	COMMONS AT MERRIMACK
05/11/2017	8967	0493	U I 48	3,646	HENDERSON LINDA
09/02/2014	8688	0536	Q I	96,000	CURDO JUDITH L

PICTURE

LISTING HISTORY

07/21/21	LMHC	
07/31/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/19/04	AAUL	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //UNIT 28 UNITA// ; INT UNIT;SKETCH AND WH UPDATED 19

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
THE COMMONS	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,900	$ 18,000	$ 0
		Parcel Total: $ 124,900	
2020	$ 106,900	$ 18,000	$ 0
		Parcel Total: $ 124,900	
2021	**$ 139,600**	**$ 45,000**	**$ 0**
		Parcel Total: $ 184,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MAILLOUX LESLIE

3 KINGSTON CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

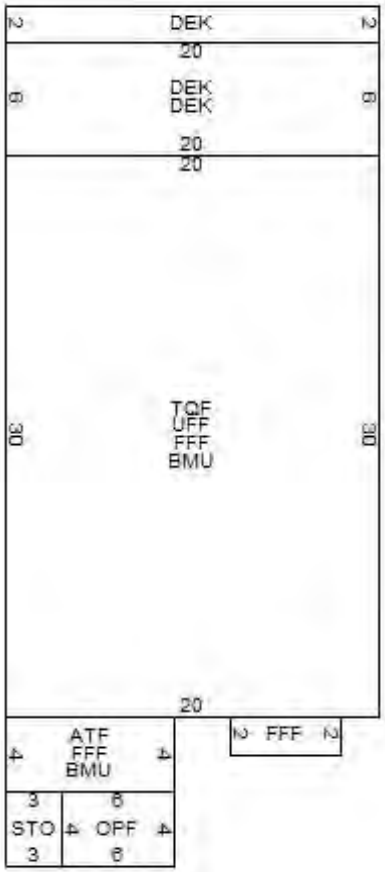
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.75 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0263** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9763**
Sq. Foot Cost: **$ 93.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
TQF	3/4 STRY FIN	600	0.75	450
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	648	1.00	648
BMU	BSMNT	636	0.15	95
ATF	ATTIC FINISHED	36	0.25	9
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
GLA:	**1,707**	**2,836**		**1,839**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,351**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 139,600**

OWNER INFORMATION

MUNOZ EDITH I

16 BLACKSTONE CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9398	2557	Q I	195,000	SCOTT MADISON L
09/08/2020	9345	1257	U I 89	125,000	DOYON REVOCABLE TRUST
10/28/2013	8615	2976	U I 44		DOYON STEVE & DEBRA
05/06/1999	6100	0955	Q I	50,000	VIVIERS, NORRIS
08/07/1998	5979	1453	U I 37	31,500	KING, MERVIN A

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/25/21	ERVM	
07/31/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
10/25/04	AAUM	
07/10/95	AAUL	

NOTES

END UNIT; FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //UNIT A////EXT UNIT;FULL SECOND FLOOR PER TENANT 19, EST BMF; 2/21 - NOH; PERM WALL (WIN STYLE) ACS - DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
THE COMMONS	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 89,800	$ 18,000	$ 0
		Parcel Total: $ 107,800	
2020	$ 89,800	$ 18,000	$ 0
		Parcel Total: $ 107,800	
2021	**$ 121,900**	**$ 45,000**	**$ 0**
		Parcel Total: $ 166,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MUNOZ EDITH I

16 BLACKSTONE CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

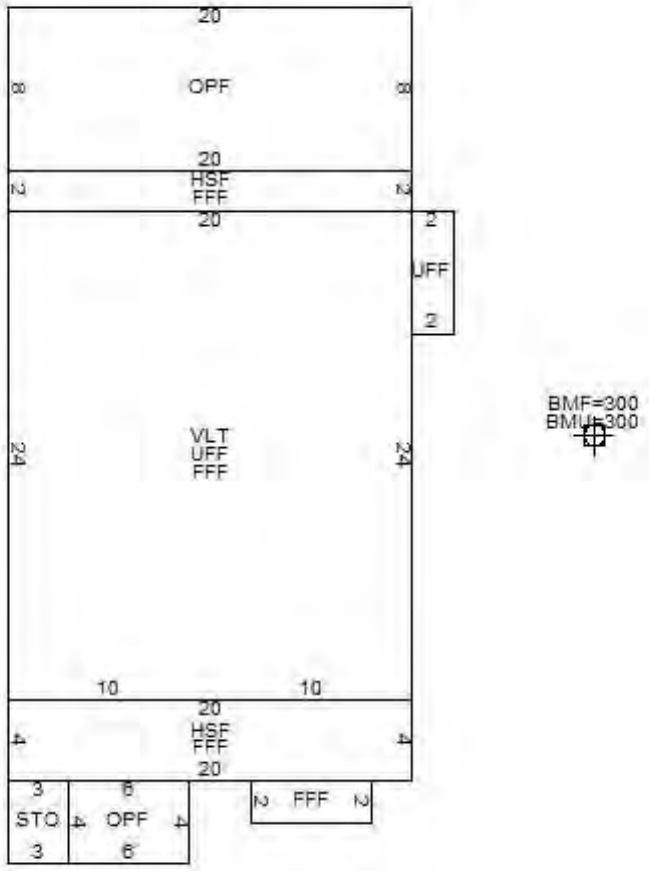
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1373** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1289**
Sq. Foot Cost: **$ 108.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	184	0.25	46
VLT	VAULTED	480	0.05	24
UFF	UPPER FLR FIN	492	1.00	492
FFF	FST FLR FIN	612	1.00	612
STO	STORAGE AREA	12	0.25	3
HSF	1/2 STRY FIN	120	0.50	60
BMF	BSMNT FINISHED	300	0.30	90
BMU	BSMNT	300	0.15	45
GLA:	**1,164**	**2,500**		**1,372**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 148,697**
Year Built:		**1981**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 121,900**

OWNER INFORMATION

WELLMAN NOEL

11 DALTON CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/11/2020	9394	1019	Q I	186,000	MARCHESE RITA I
03/22/1983	3002	214	U I 99		DANA PATTERSON
01/01/1980	2047	279	U I 99		N/A

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/25/21	ERVM	
08/01/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/09/04	AAUM	
05/05/95	AAUL	

NOTES

INT UNIT; FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //SKETCH AND WH 19, EST GD; 2/21 - NOH; PERM WALL (WINDOW STYLE) AC'S - DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE COMMONS	1		100	45,000.00	100	45,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 96,800	$ 21,000	$ 0
		Parcel Total: $ 117,800	
2020	$ 96,800	$ 21,000	$ 0
		Parcel Total: $ 117,800	
2021	**$ 122,200**	**$ 48,000**	**$ 0**
		Parcel Total: $ 170,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WELLMAN NOEL

11 DALTON CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

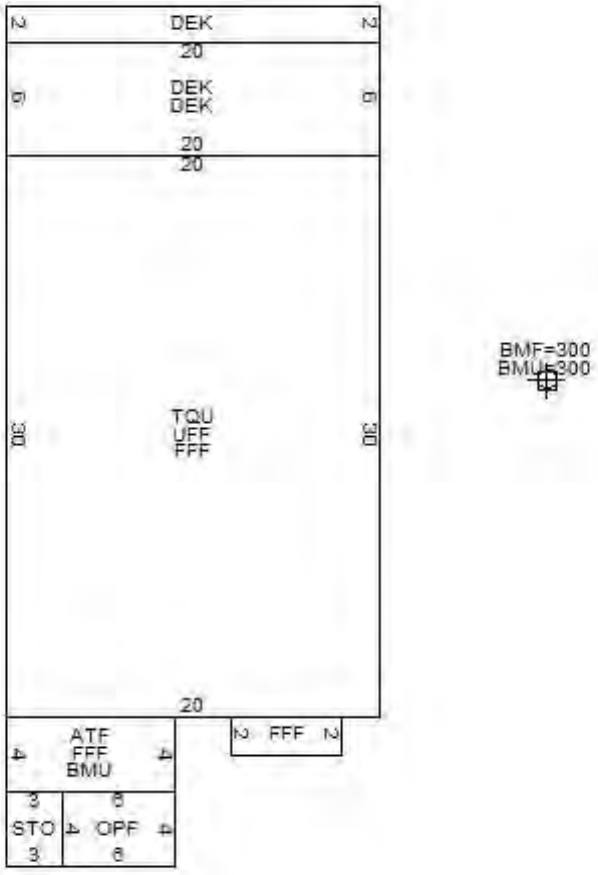
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.75 STORY CONDO-TNHS**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**AVERAGE**		
Int:	**DRYWALL**		
Floor:	**HARDWOOD/CARPET**		
Heat:	**ELECTRIC/RAD/BB ELECT**		
Bedrooms:	**2**	Baths: **1.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.0861**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.0112**
		Sq. Foot Cost:	**$ 97.08**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
TQU	3/4 STRY UNFIN	600	0.20	120
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	648	1.00	648
ATF	ATTIC FINISHED	36	0.25	9
BMU	BSMNT	336	0.15	50
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
BMF	BSMNT FINISHED	300	0.30	90
GLA:	**1,257**	**2,836**		**1,554**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,862**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 122,200**

OWNER INFORMATION

LONG LAUREN H JR

21 DALTON CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/03/2020	9374	2417	Q I	174,000	ORDZIE NICHOLAS
09/02/2008	8015	1318	Q I	155,000	MUN, JESSICA M
09/11/2007	7898	2549	U I 47	1	ANDERSON, JEFFRE

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/25/21	ERVM	
05/05/20	JDPR	NVC
08/01/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/09/04	AAUM	

NOTES

END UNIT; FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //UNIT 85 870 UNIT A /EXT UNIT /1150 SF/ EXT UNIT;APPEARS TO HAVE FULL SECOND FLOOR 19 ;UPDATED SKETCH AND WH 19; 2/21 - NOH; PERM WALL (WIN STYLE) ACS - DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
THE COMMONS	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,700	$ 18,000	$ 0
		Parcel Total: $ 110,700	
2020	$ 92,700	$ 18,000	$ 0
		Parcel Total: $ 110,700	
2021	**$ 121,900**	**$ 45,000**	**$ 0**
		Parcel Total: $ 166,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LONG LAUREN H JR

21 DALTON CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

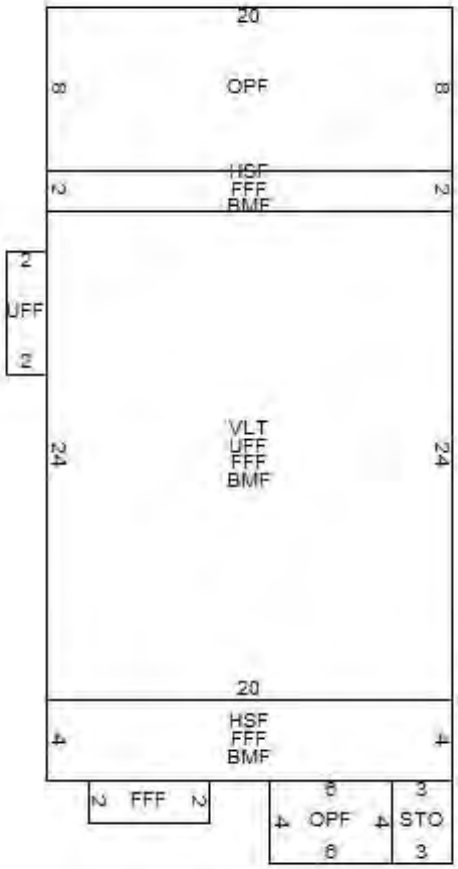
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/19		DECK	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1234** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0795**
Sq. Foot Cost: **$ 103.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	120	0.50	60
OPF	OPEN PORCH	184	0.25	46
VLT	VAULTED	480	0.05	24
UFF	UPPER FLR FIN	492	1.00	492
FFF	FST FLR FIN	612	1.00	612
BMF	BSMNT FINISHED	600	0.30	180
STO	STORAGE AREA	12	0.25	3
GLA:	**1,164**	**2,500**		**1,417**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,858**
Year Built:		**1983**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 121,900**

OWNER INFORMATION

OPPENLAENDER MATTHEW T
OPPENLAENDER JENNA
14 CLINTON CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/16/2021	9456	516	Q I	212,000	SIROIS EDWARD J
10/01/2001	6498	0286	Q I	110,000	GIROUARD, CHAD P
06/23/2000	6256	0767	Q I	75,000	STROUT, PATRICIA

PICTURE

LISTING HISTORY

07/21/21	LMHC	
08/05/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
05/22/95	AAUL	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //KEROSENE MONITOR//KIT RENS 2015, FIXTS, SLIDERS, WINS, COND =VG

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
THE COMMONS	1		100	45,000.00	100	45,000	
						45,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 90,200	$ 18,000	$ 0
		Parcel Total: $ 108,200	
2020	$ 90,200	$ 18,000	$ 0
		Parcel Total: $ 108,200	
2021	**$ 119,000**	**$ 45,000**	**$ 0**
		Parcel Total: $ 164,000	

LAND VALUATION

LAST REVALUATION: 2021

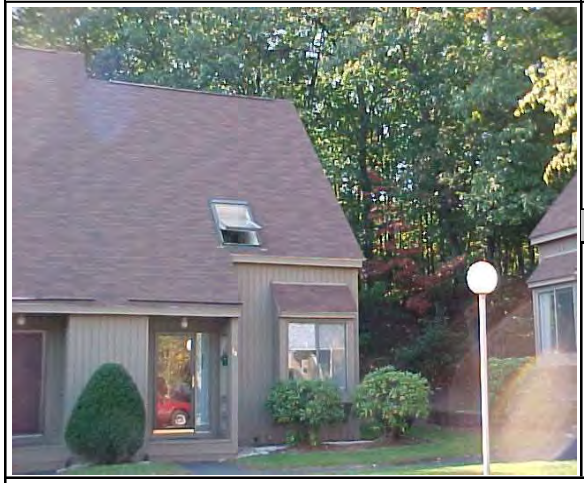
Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE



OWNER

OPPENLAENDER MATTHEW T
OPPENLAENDER JENNA
14 CLINTON CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

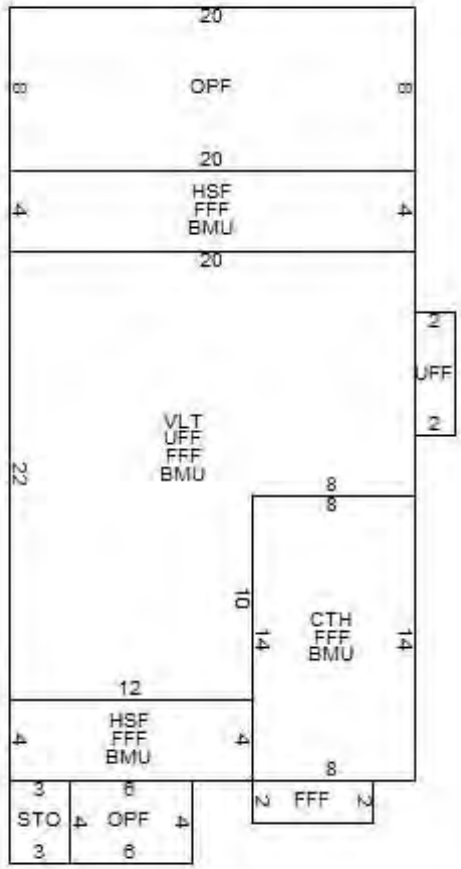
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **1** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1934** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1720**
Sq. Foot Cost: **$ 112.51**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	360	0.05	18
OPF	OPEN PORCH	184	0.25	46
UFF	UPPER FLR FIN	372	1.00	372
BMU	BSMNT	600	0.15	90
STO	STORAGE AREA	12	0.25	3
HSF	1/2 STRY FIN	128	0.50	64
CTH	CATHEDRAL	112	0.10	11
FFF	FST FLR FIN	612	1.00	612
GLA:	**1,048**	**2,380**		**1,216**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,812**
Year Built:		**1984**
Condition For Age:	VERY GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 119,000**

OWNER INFORMATION

ARNOLD CODY
ARNOLD SARAH
12 CLINTON COURT

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2021	9456	0060	Q I	200,000	BEAUSOLEIL JARED M
08/07/2018	9098	0625	U I 99	1	SCHIMP ROBERT H
07/06/2018	9088	1142	Q I	160,000	SCHIMP ROBERT H
06/07/2002	6647	2142	Q I	119,000	SILAMBA, PERCY
06/30/1999	6127	1558	Q I	80,000	PINHEIRO, LUIS

PICTURE

LISTING HISTORY

07/21/21	LMHC	
05/05/20	JDPR	NVC
08/05/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
10/18/04	AAUM	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //EXT UNIT;/SKETCH AND WH 19//EST ATF 19, 2ND BR

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE COMMONS	1		100	45,000.00	100	45,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 95,000	$ 21,000	$ 0
		Parcel Total: $ 116,000	
2020	$ 95,000	$ 21,000	$ 0
		Parcel Total: $ 116,000	
2021	**$ 124,800**	**$ 48,000**	**$ 0**
		Parcel Total: $ 172,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ARNOLD CODY
ARNOLD SARAH
12 CLINTON COURT

MERRIMACK , NH 03054

TAXABLE DISTRICTS

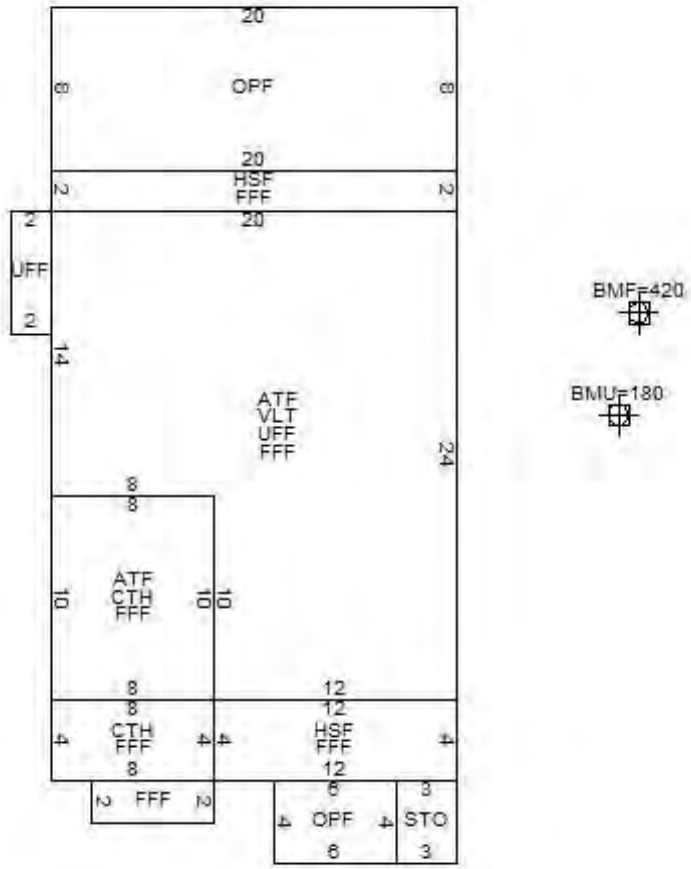
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/13/19		DECK	

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1222** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1021**
Sq. Foot Cost: **$ 105.80**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	184	0.25	46
STO	STORAGE AREA	12	0.25	3
FFF	FST FLR FIN	612	1.00	612
UFF	UPPER FLR FIN	412	1.00	412
HSF	1/2 STRY FIN	88	0.50	44
CTH	CATHEDRAL	112	0.10	11
ATF	ATTIC FINISHED	480	0.25	120
VLT	VAULTED	400	0.05	20
BMF	BSMNT FINISHED	420	0.30	126
BMU	BSMNT	180	0.15	27
GLA:	**1,188**	**2,900**		**1,421**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,342**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 124,800**

OWNER INFORMATION

YOUNG HEATHER
MURRAY CORY-JON
14 TEMPLETON CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/23/2020	9400	2416	Q I	179,000	WAGEMAN RUTH
07/24/2019	9191	1254	Q I	173,400	LACROIX LAURA
04/16/2013	8549	0780	U I 38		ELDER LAURA
05/02/2006	7668	1569	Q I	156,400	TAYLOR, LOIS
07/25/2001	6463	1657	Q I	109,000	MANOOGIAN, GARY

PICTURE

LISTING HISTORY

07/21/21	LMHC	
02/25/21	ERVM	
08/06/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
10/26/04	AAUL	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. //INT UNIT/1200 SF/UNF LOFT//; INT UNIT;//SKETCH AND WH UPDATED 19/EST FIN LOFT, GD 19; 2/21 - PERM WALL (WINDOW STYLE) AC'S - DNPU;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE COMMONS	1		100	45,000.00	100	45,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,400	$ 21,000	$ 0
		Parcel Total: $ 127,400	
2020	$ 106,400	$ 21,000	$ 0
		Parcel Total: $ 127,400	
2021	**$ 139,700**	**$ 48,000**	**$ 0**
		Parcel Total: $ 187,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

YOUNG HEATHER
MURRAY CORY-JON
14 TEMPLETON CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

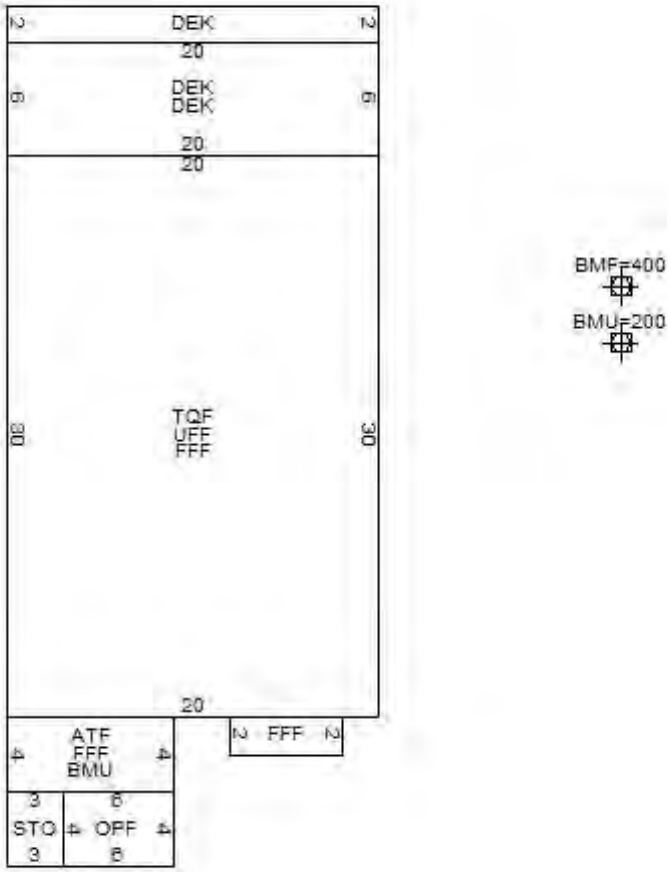
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.75 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0160** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9459**
Sq. Foot Cost: **$ 90.81**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
TQF	3/4 STRY FIN	600	0.75	450
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	648	1.00	648
ATF	ATTIC FINISHED	36	0.25	9
BMU	BSMNT	236	0.15	35
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
BMF	BSMNT FINISHED	400	0.30	120
GLA:	**1,707**	**2,836**		**1,899**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,448**
Year Built:		**1984**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 139,700**

OWNER INFORMATION

AMONS TIMOTHY L

4 WEBSTER CT

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2021	9453	144	Q I	220,000	SANTANA-KNOX ROGELIO C
09/04/2018	9106	1333	Q I	172,500	NEILAN MARY D
09/19/2003	7071	2826	Q I	126,000	SMITH, KEVIN G
12/13/1999	6189	1952	Q I	79,000	FAYNE, MARK C.

PICTURE

LISTING HISTORY

07/21/21	LMHC	
08/06/19	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
05/06/15	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/10/04	AAUL	

NOTES

FOR COMPLETE TAX, SEE PARCEL SUBLOT SUFFIX B. A+B+SEWER=TOTAL TAX DUE. // UNIT A// PELLET STOVE VENTS THRU FIREPLACE//SKETCH AND WH UPDATED 19

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
THE COMMONS	1		100	45,000.00	100	45,000	
						48,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 108,300	$ 21,000	$ 0
		Parcel Total: $ 129,300	
2020	$ 108,300	$ 21,000	$ 0
		Parcel Total: $ 129,300	
2021	**$ 141,400**	**$ 48,000**	**$ 0**
		Parcel Total: $ 189,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

AMONS TIMOTHY L

4 WEBSTER CT

MERRIMACK, NH 03054

TAXABLE DISTRICTS

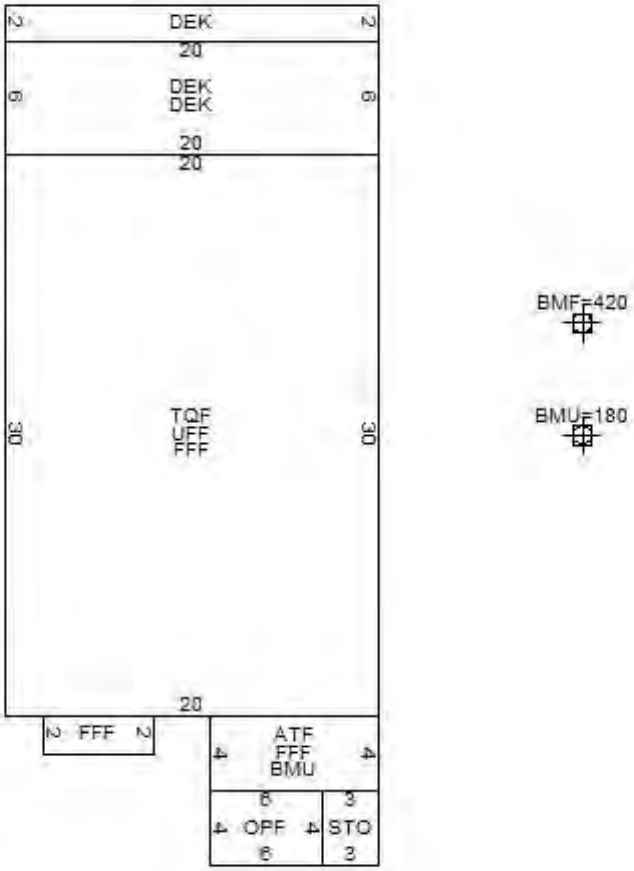
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.75 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0155** Base Rate: **RCD 96.00**
Bldg. Rate: **0.9557**
Sq. Foot Cost: **$ 91.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	280	0.10	28
TQF	3/4 STRY FIN	600	0.75	450
UFF	UPPER FLR FIN	600	1.00	600
FFF	FST FLR FIN	648	1.00	648
ATF	ATTIC FINISHED	36	0.25	9
BMU	BSMNT	216	0.15	32
OPF	OPEN PORCH	24	0.25	6
STO	STORAGE AREA	12	0.25	3
BMF	BSMNT FINISHED	420	0.30	126
GLA:	**1,707**	**2,836**		**1,902**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 174,509**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 141,400**

OWNER INFORMATION

VENNARD CATHERINE
VENNARD PETER
19 USHER LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/30/2020	9373	897	Q I	400,000	MICHAUD FAMILY TRUST
07/21/2020	9323	36	U I 38	1	MICHAUD LISA & MARC
11/15/2016	8918	0812	Q I	295,000	SMITH EMELIA M
12/04/2012	8500	2502	U I 38		SMITH ROBERT P & EMELI
12/04/2003	7131	2740	Q I	271,050	PVA REALTY, LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
12/04/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
04/06/11	MRPR	
11/18/04	AAUL	

NOTES

PARKER VILLAGE PL#142//SKETCH CORRECTION 17; 2/21 - STATUS K+B UPDATED BUT UNSURE WHEN; WALK-IN TILE SHOWER; QUARTZ C'TOPS;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PARKER VILLAGE	1		100	158,000.00	100	158,000	
						158,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 159,200	$ 114,000	$ 0
		Parcel Total: $ 273,200	
2020	$ 159,200	$ 114,000	$ 0
		Parcel Total: $ 273,200	
2021	**$ 207,200**	**$ 158,000**	**$ 0**
		Parcel Total: $ 365,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

VENNARD CATHERINE
VENNARD PETER
19 USHER LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

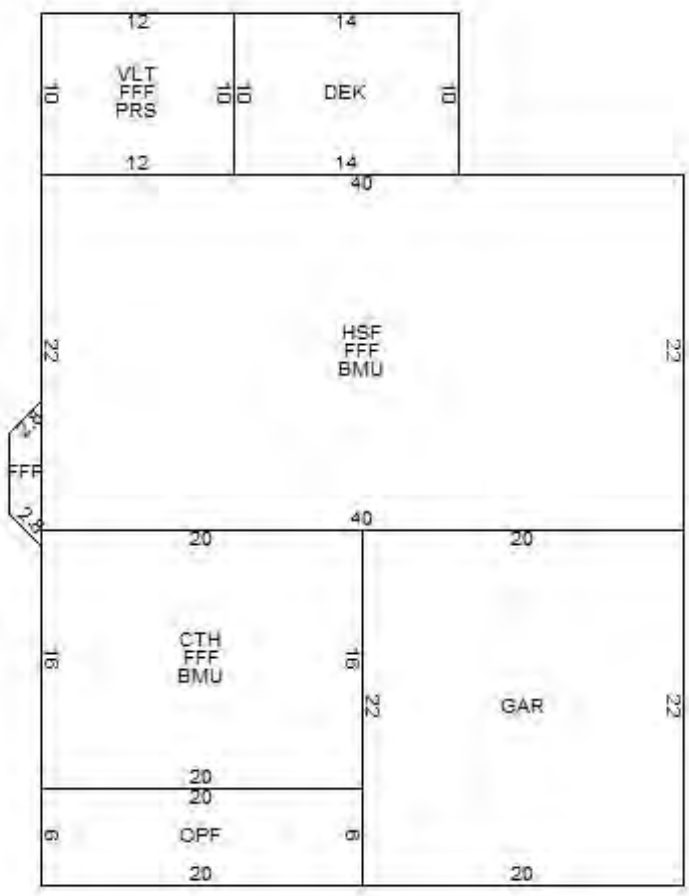
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9693** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0763**
Sq. Foot Cost: **$ 103.32**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1334	1.00	1334
PRS	PIERS	120	-0.05	-6
DEK	DECK/ENTRANCE	140	0.10	14
HSF	1/2 STRY FIN	880	0.50	440
BMU	BSMNT	1200	0.15	180
CTH	CATHEDRAL	320	0.10	32
GAR	GARAGE	440	0.45	198
OPF	OPEN PORCH	120	0.25	30
VLT	VAULTED	120	0.05	6
GLA:	**1,774**	**4,674**		**2,228**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 230,197**
Year Built:		**2003**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 207,200**

OWNER INFORMATION

COMERFORD CATHERINE M
COMERFORD RONALD E
1 UNDERWOOD LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/02/2021	9449	1710	Q I	400,000	VACCA FAMILY
05/30/2012	8431	0831	U I 38		VACCA JAMES E & HELEN
12/01/2011	8374	0546	Q I	239,000	MELTON, RICHARD L & PA
04/16/2004	7213	1073	Q I	293,533	PVA REALTY, LLC

PICTURE

LISTING HISTORY

07/21/21	LMHC	
06/19/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
02/05/05	AAUR	

NOTES

PARKER VILLAGE PL#142 2019 NEW PIC; 7/21 ADDED HW FLOORS, KITCH PECAN CABS/SS APPL/CENTRAL VAC, UPDATED BATH/SHOWER

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PARKER VILLAGE	1		100	158,000.00	100	158,000	
						161,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 157,400	$ 117,000	$ 0
		Parcel Total: $ 274,400	
2020	$ 157,400	$ 117,000	$ 0
		Parcel Total: $ 274,400	
2021	**$ 211,600**	**$ 161,000**	**$ 0**
		Parcel Total: $ 372,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

COMERFORD CATHERINE M
COMERFORD RONALD E
1 UNDERWOOD LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

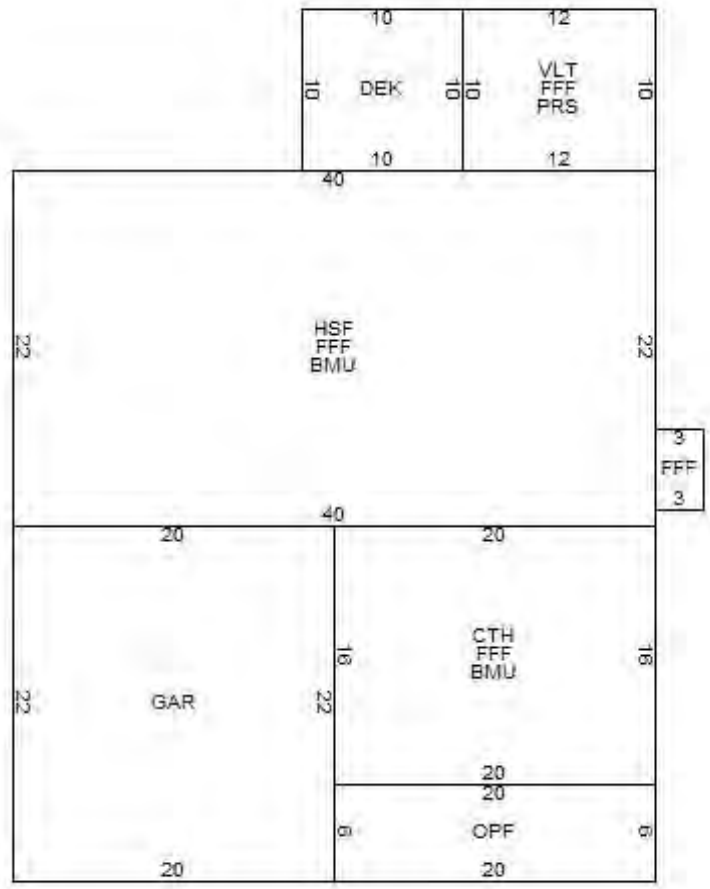
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9697** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0767**
Sq. Foot Cost: **$ 103.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	100	0.10	10
VLT	VAULTED	120	0.05	6
FFF	FST FLR FIN	1335	1.00	1335
PRS	PIERS	120	-0.05	-6
HSF	1/2 STRY FIN	880	0.50	440
BMU	BSMNT	1200	0.15	180
CTH	CATHEDRAL	320	0.10	32
OPF	OPEN PORCH	120	0.25	30
GAR	GARAGE	440	0.45	198
GLA:	**1,775**	**4,635**		**2,225**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 229,976**
Year Built:		**2003**
Condition For Age:	VERY GOOD	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 211,600**

OWNER INFORMATION

AUDETTE DAVID REVOCABLE TRUST
AUDETTE ROSEMARY REVOCABLE TRUST
30 CALDEWELL LN

MERRIMACK, NH 03054 **(ET AL.)**

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/10/2020	9393	2108	Q I	380,000	MAIORIELLO HELEN D
11/23/2004	7363	53	U I 81	1	MAIORIELLO, HELE
07/23/2004	7283	2193	Q I	299,000	PVA REALTY, LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
06/18/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/25/16	INSP	MARKED FOR INSPECTION
02/09/05	AAUR	

NOTES

PARKER VILLAGE PL#142 2019 NEW PIC HW 1/2 INTEREST TO EACH TRUST; 2/21 - NOH; INT EST; EXT GOOD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PARKER VILLAGE	1		100	158,000.00	100	158,000	
						161,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 155,900	$ 117,000	$ 0
		Parcel Total: $ 272,900	
2020	$ 155,900	$ 117,000	$ 0
		Parcel Total: $ 272,900	
2021	**$ 202,900**	**$ 161,000**	**$ 0**
		Parcel Total: $ 363,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

AUDETTE DAVID REVOCABLE TRUS
AUDETTE ROSEMARY REVOCABLE TRUST
30 CALDEWELL LN

MERRIMACK, NH 03054 **(ET AL.)**

TAXABLE DISTRICTS

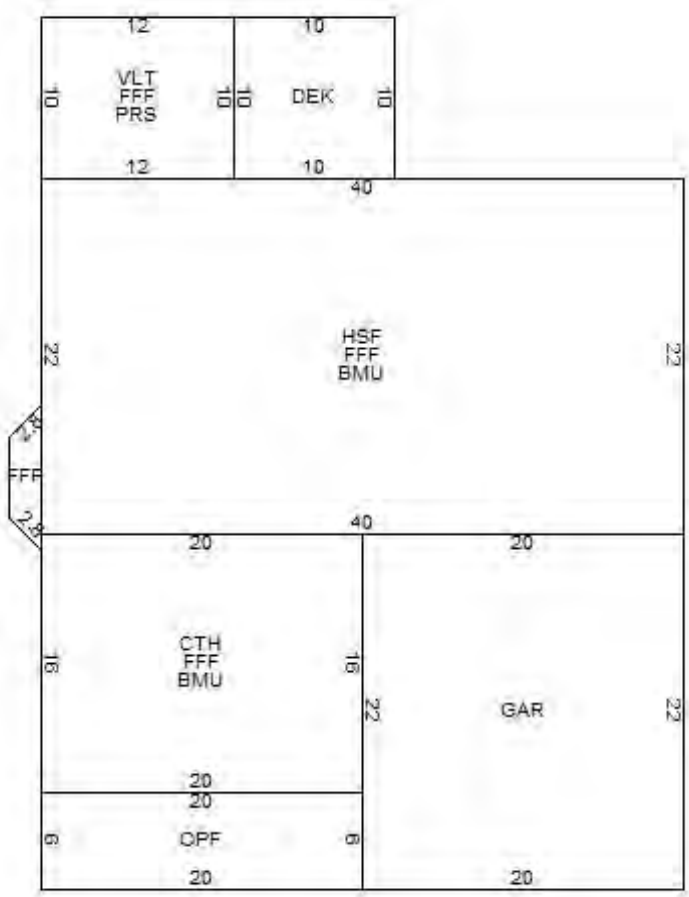
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9698** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0559**
Sq. Foot Cost: **$ 101.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
VLT	VAULTED	120	0.05	6
FFF	FST FLR FIN	1334	1.00	1334
PRS	PIERS	120	-0.05	-6
DEK	DECK/ENTRANCE	100	0.10	10
HSF	1/2 STRY FIN	880	0.50	440
BMU	BSMNT	1200	0.15	180
CTH	CATHEDRAL	320	0.10	32
OPF	OPEN PORCH	120	0.25	30
GAR	GARAGE	440	0.45	198
GLA:	**1,774**	**4,634**		**2,224**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,447**
Year Built:		**2003**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 202,900**

OWNER INFORMATION

TYKESON TERRY & JULIE FAMILY TRU
TYKESON JULE ANN & TERRY NEAL TRUSTEE
5 BLANCHARD LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/01/2021	9419	183	U I 38	1	TYKESON TERRY N & JULIE
11/30/2020	9388	556	Q I	350,000	SCHULTZ DIANE F REVOC
04/14/2016	8846	1125	U I 44	1	SCHULTZ DIANE F
02/27/2013	8532	1242	U I 38		SCHULTZ DIANE F &
05/19/2005			Q I	306,333	PVA REALTY LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
06/19/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
06/29/16	JBHN	
05/25/16	INSP	MARKED FOR INSPECTION
05/27/09	MRUL	

NOTES

BEIGE;PARKER VILLAGE PL#142 2019 NEW PIC; 2/21 - STAUS K+B + INT LOOK ORIG;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
PARKER VILLAGE	1		100	158,000.00	100	158,000	
						161,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 155,900	$ 117,000	$ 0
		Parcel Total: $ 272,900	
2020	$ 155,900	$ 117,000	$ 0
		Parcel Total: $ 272,900	
2021	**$ 202,900**	**$ 161,000**	**$ 0**
		Parcel Total: $ 363,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TYKESON TERRY & JULIE FAMILY T
TYKESON JULE ANN & TERRY NEAL TRUS
5 BLANCHARD LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

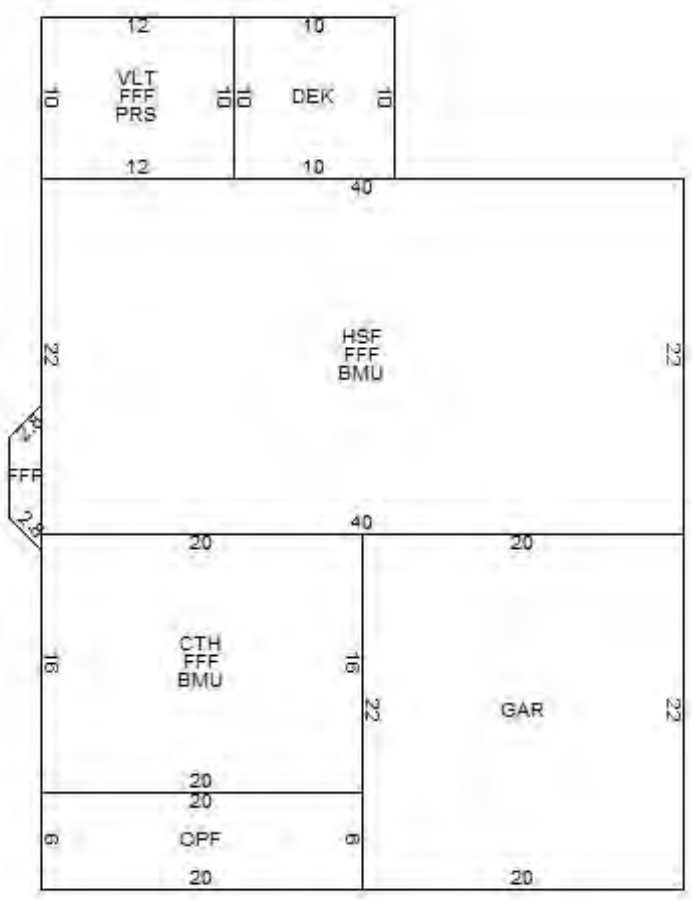
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9698** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0559**
Sq. Foot Cost: **$ 101.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	440	0.45	198
CTH	CATHEDRAL	320	0.10	32
OPF	OPEN PORCH	120	0.25	30
VLT	VAULTED	120	0.05	6
PRS	PIERS	120	-0.05	-6
DEK	DECK/ENTRANCE	100	0.10	10
HSF	1/2 STRY FIN	880	0.50	440
FFF	FST FLR FIN	1334	1.00	1334
BMU	BSMNT	1200	0.15	180
GLA:	**1,774**	**4,634**		**2,224**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 225,447**
Year Built:		**2004**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 202,900**

OWNER INFORMATION

HOULIHAN EDWARD J
HOULIHAN ANGELA J
8 BLANCHARD LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/30/2021	9447	2014	Q I	415,000	GIARDINELLA CHARLES A
01/14/2005			Q I	315,800	PVA REALTY LLC

PICTURE

LISTING HISTORY

12/04/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/11/16	LMHC	
05/01/13	MRPL	
02/17/05	AAUR	REVIEWED

NOTES

BEIGE;PARKER VILLAGE PL#142/GRANITE, MAPLE CABS//CPT ELEC BB BASEMENT, FULL BATH IN BMT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PARKER VILLAGE	1		100	158,000.00	100	158,000	
						158,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 166,600	$ 114,000	$ 0
		Parcel Total: $ 280,600	
2020	$ 166,600	$ 114,000	$ 0
		Parcel Total: $ 280,600	
2021	**$ 216,700**	**$ 158,000**	**$ 0**
		Parcel Total: $ 374,700	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

HOULIHAN EDWARD J
HOULIHAN ANGELA J
8 BLANCHARD LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

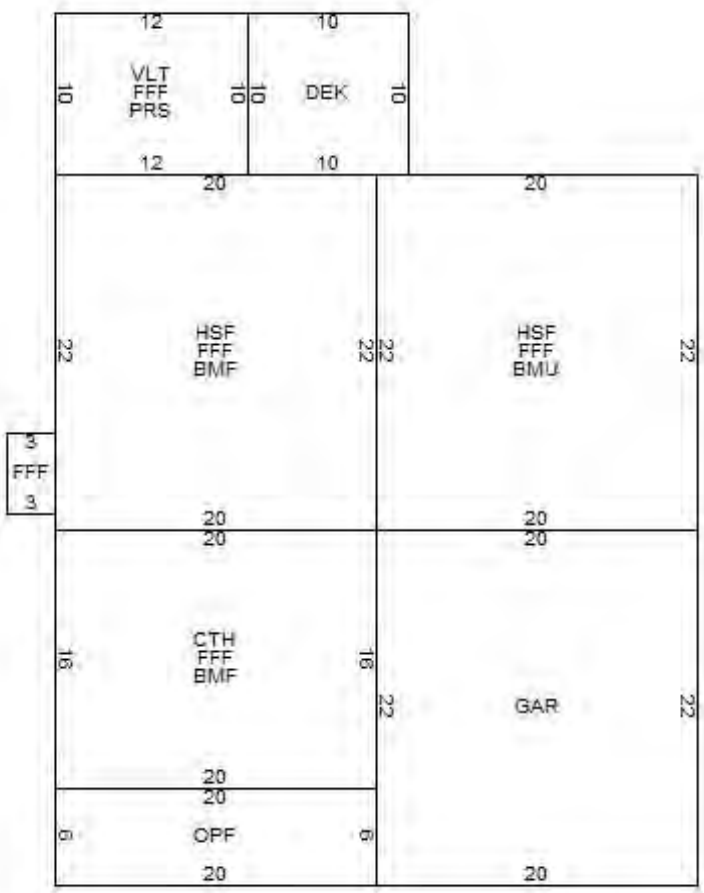
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/27/12		FINISH BASEMENT	

BUILDING DETAILS

Model: **1.5 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **3.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9565** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0724**
Sq. Foot Cost: **$ 102.95**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	440	0.45	198
OPF	OPEN PORCH	120	0.25	30
CTH	CATHEDRAL	320	0.10	32
FFF	FST FLR FIN	1335	1.00	1335
BMF	BSMNT FINISHED	760	0.30	228
HSF	1/2 STRY FIN	880	0.50	440
VLT	VAULTED	120	0.05	6
PRS	PIERS	120	-0.05	-6
DEK	DECK/ENTRANCE	100	0.10	10
BMU	BSMNT	440	0.15	66
GLA:	**1,775**	**4,635**		**2,339**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 240,800**
Year Built:		**2004**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 216,700**

OWNER INFORMATION

SCHULTZ DIANE F REVOCABLE TRUST
SCHULTZ DIANE F TRUSTEE
6 STEARNS LN #102

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2020	9389	1575	Q I	225,000	MCCAFFERY CHARLES E
11/09/2010			U I 81	1	MCCAFFERY,CHARLE
01/13/2010			U I 99	1	MCCAFFERY,CHARLE
06/11/2007			Q I	177,933	PVA REALTY LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
07/11/16	LMHC	
09/27/14	MRUM	MARKED FOR INSPECTION
01/11/03	AA	

NOTES

PARKER VILLAGE #1229A//UNIT A/;SPRNKLR SYS;24 GARDEN STYLE UNITS WITH UNDERGROUND PARKING, ELEVATOR, 6X8 OPF EACH UNIT; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PARKER VILLAGE	1		100	158,000.00	60	94,800	
						94,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 97,800	$ 68,400	$ 0
		Parcel Total: $ 166,200	
2020	$ 97,800	$ 68,400	$ 0
		Parcel Total: $ 166,200	
2021	**$ 127,800**	**$ 94,800**	**$ 0**
		Parcel Total: $ 222,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SCHULTZ DIANE F REVOCABLE TRU
SCHULTZ DIANE F TRUSTEE
6 STEARNS LN #102

MERRIMACK, NH 03054

TAXABLE DISTRICTS

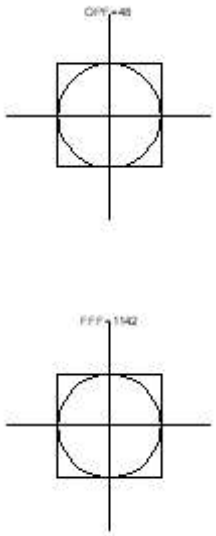
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2199** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3419**
Sq. Foot Cost: **$ 128.82**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1142	1.00	1142
OPF	OPEN PORCH	48	0.25	12
GLA:	**1,142**	**1,190**		**1,154**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 148,658**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 127,800**

OWNER INFORMATION

MUSGROVE JON A
MUSGROVE MARLENE I
6 STEARNS LN UNIT 301

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/22/2020	9368	717	Q I	229,000	PARENT JOYCE M & DAVID
04/19/2016	8847	1290	U I 81	185,000	CORKUM WANDA
06/16/2008			Q I	181,933	PVA REALTY LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
07/11/16	LMHC	
09/27/14	MRUM	MARKED FOR INSPECTION
01/11/03	AA	

NOTES

PARKER VILLAGE #1229A//UNIT B/;SPRNKLR SYS;24 GARDEN STYLE UNITS WITH UNDERGROUND PARKING, ELEVATOR, 6X8 OPF EACH UNIT; 2/21 - NOH;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PARKER VILLAGE	1		100	158,000.00	60	94,800	
						94,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,200	$ 68,400	$ 0
		Parcel Total: $ 168,600	
2020	$ 100,200	$ 68,400	$ 0
		Parcel Total: $ 168,600	
2021	**$ 130,800**	**$ 94,800**	**$ 0**
		Parcel Total: $ 225,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

MUSGROVE JON A
MUSGROVE MARLENE I
6 STEARNS LN UNIT 301

MERRIMACK, NH 03054

TAXABLE DISTRICTS

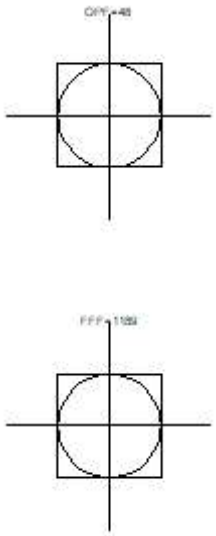
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CONDO-GRDN**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1996** Base Rate: **RCG 96.00**
Bldg. Rate: **1.3196**
Sq. Foot Cost: **$ 126.68**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1189	1.00	1189
OPF	OPEN PORCH	48	0.25	12
GLA:	**1,189**	**1,237**		**1,201**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 152,143**
Year Built:		**2006**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 130,800**

OWNER INFORMATION

JOHNSON DAVID

5 CHURCH STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2021	9455	2404	Q I	399,900	PALMER MICHAEL J
06/08/2016	8863	1598	U I 25	288,500	BEHRENS, WILLIAM L. +
08/30/1989			U I 99		DONOHUE,JAMES
09/13/1985			U I 99		LABRIE,ADRIEN

PICTURE

LISTING HISTORY

07/16/21	LMHC	
10/07/15	MRUM	MARKED FOR INSPECTION
08/17/10	MRUL	

NOTES

CLAY;LOTS OF REMODS;NO BACKYARD ACCESS/UPDATED SKETCH, FEATURES 15

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	380	19 x 20	102	10.00	80	3,101	
SHED-WOOD	64	8 x 8	310	10.00	80	1,587	
OPEN PORCH	125	125 x 1	188	15.00	80	2,820	
GARAGE-1 STY	576	24 x 24	88	30.00	80	12,165	
OPEN PORCH	144	12 x 12	171	15.00	80	2,955	
PATIO	80	10 x 8	260	7.00	80	1,165	
						39,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 134,200	$ 33,300	$ 140,100
		Parcel Total:	$ 307,600
2020	$ 134,200	$ 33,300	$ 140,100
		Parcel Total:	$ 307,600
2021	**$ 170,400**	**$ 39,100**	**$ 220,100**
		Parcel Total:	**$ 429,600**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	100	220,000	0	N	220,000	
1F RES	0.010 ac	x 5,000	X	100				100 -- LEVEL	100	100	0	N	100	
	0.930 ac									220,100			**220,100**	

PICTURE

OWNER

JOHNSON DAVID

5 CHURCH STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

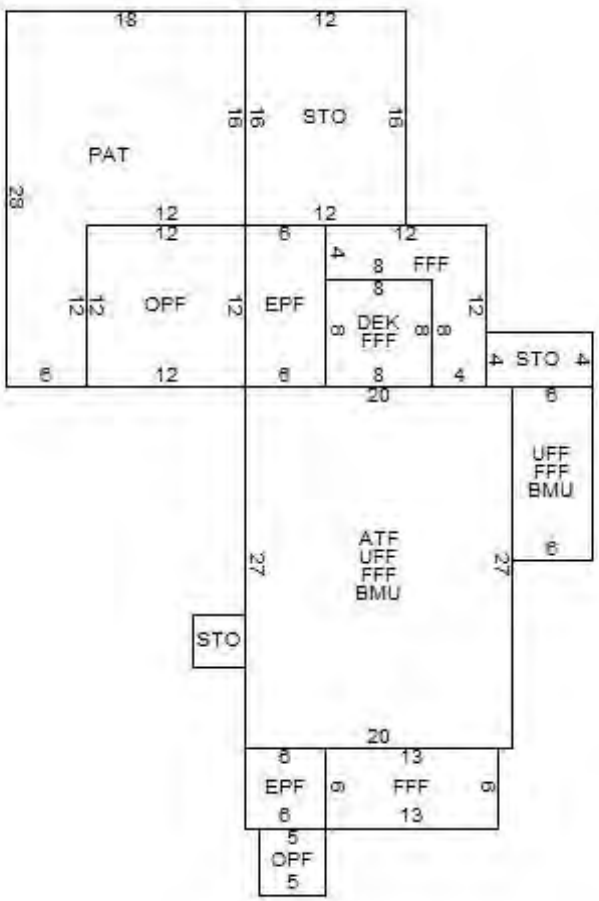
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY OLD STYLE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **PLASTERED**
Floor: **HARDWOOD/PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0148** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1790**
Sq. Foot Cost: **$ 113.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	540	0.25	135
EPF	ENCLOSED	108	0.70	76
OPF	OPEN PORCH	169	0.25	42
DEK	DECK/ENTRANCE	64	0.10	6
UFF	UPPER FLR FIN	618	1.00	618
FFF	FST FLR FIN	840	1.00	840
BMU	BSMNT	618	0.15	93
STO	STORAGE AREA	240	0.25	60
PAT	PATIO	360	0.10	36
GLA:	**1,593**	**3,557**		**1,906**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 215,740**
Year Built:		**1890**
Condition For Age:	VERY GOOD	**21 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**21 %**
Building Value:		**$ 170,400**

OWNER INFORMATION

COOK BRENDAN
BLACK JESSICA
16 MCGAW BRIDGE RD.

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/14/2021	9497	288	Q I	375,000	CRAWFORD ERICA LEE
08/02/2017	8994	0327	Q I	201,000	MCDANIEL KENNETH T
08/28/1998	5987	0678	Q I	96,000	KELLEY,CLAUDIA
01/01/1979			U I 99		AYOTTE,RONALD

PICTURE

LISTING HISTORY

10/01/20	IKVM	
06/27/19	INSP	MARKED FOR INSPECTION
08/19/10	MRUM	

NOTES

GREY; RRM=NV; 10/20 - NOH; CORR SKETCH = PU ENT @ FRONT & ENT VS DEK; FENCE = EPU & ENT/DEL ALL EST;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	
						4,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,400	$ 3,000	$ 106,500
		Parcel Total:	$ 212,900
2020	$ 103,700	$ 4,200	$ 106,500
		Parcel Total:	$ 214,400
2021	**$ 147,500**	**$ 4,800**	**$ 151,100**
		Parcel Total:	**$ 303,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.230 ac	137,333	F	110	100	100	100	100 -- LEVEL	100	151,100	0	N	151,100	
	0.230 ac									151,100			**151,100**	

PICTURE

OWNER

COOK BRENDAN
BLACK JESSICA
16 MCGAW BRIDGE RD.

MERRIMACK, NH 03054

TAXABLE DISTRICTS

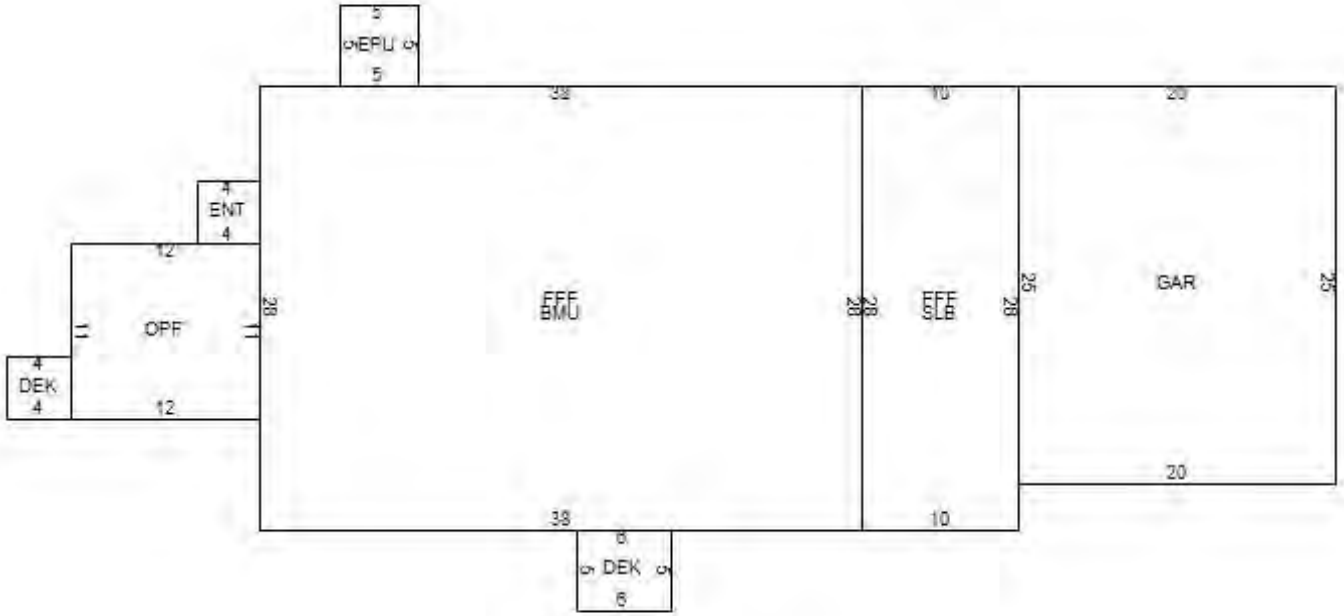
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PERGO/LAMINATE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0375** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0168**
Sq. Foot Cost: **$ 97.61**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	132	0.25	33
FFF	FST FLR FIN	1344	1.00	1344
BMU	BSMNT	1064	0.15	160
SLB	SLB	280	0.00	0
GAR	GARAGE	500	0.45	225
EPU	COVERED BSMNT	25	0.35	9
ENT	ENTRY WAY	16	0.10	2
DEK	DECK/ENTRANCE	46	0.10	5
GLA:	**1,344**	**3,407**		**1,778**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 173,551**
Year Built: **1955**
Condition For Age: VERY GOOD **15 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **15 %**

Building Value: **$ 147,500**

OWNER INFORMATION

FERRANTI LINDA A
FERRANTI GUY J
4 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2020	9384	1862	Q I	378,900	STREIF LLC

PICTURE

LISTING HISTORY

07/15/21	DFHN	
02/25/21	ERVM	
05/04/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO, EST UC AS OF 4/1; 2/21 - STAES BMSNT UNFIN; WDB; 9-10FT CEILINGS; HOUSE COMPLETE; RMVD UC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 207,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 370,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FERRANTI LINDA A
FERRANTI GUY J
4 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

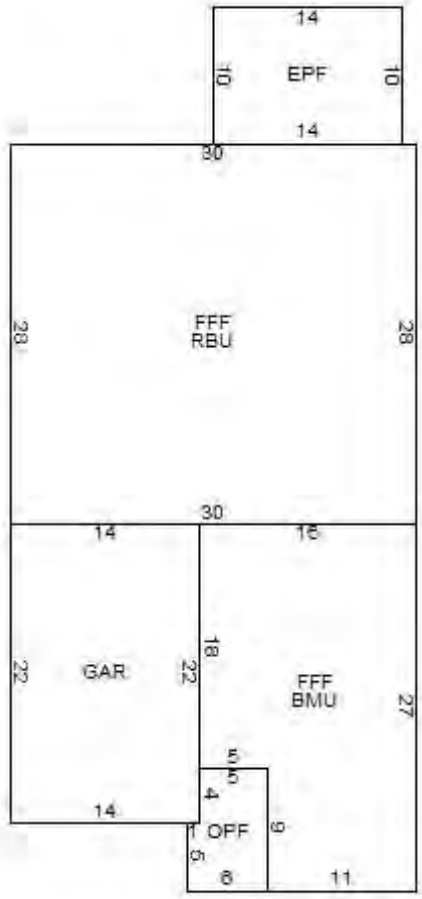
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/31/19		NEW HOUSE	2 BRM GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 207,300**

OWNER INFORMATION

ARONE JOSEPH LAWRENCE
ARONE LINDA ANN
6 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/31/2020	9404	1776	Q I	364,933	STREIF LLC

PICTURE

LISTING HISTORY

03/15/21	IKVM	
02/25/21	ERVM	
05/04/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU COND; EST UC AS OF 4/1; 2/21 - CORR BSMT TO UNFIN; FFF HIGH CEILS; 3/21 - NOH; HSE COMPLETE = RMV UC; QUALITY = A3;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 207,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 370,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ARONE JOSEPH LAWRENCE
ARONE LINDA ANN
6 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

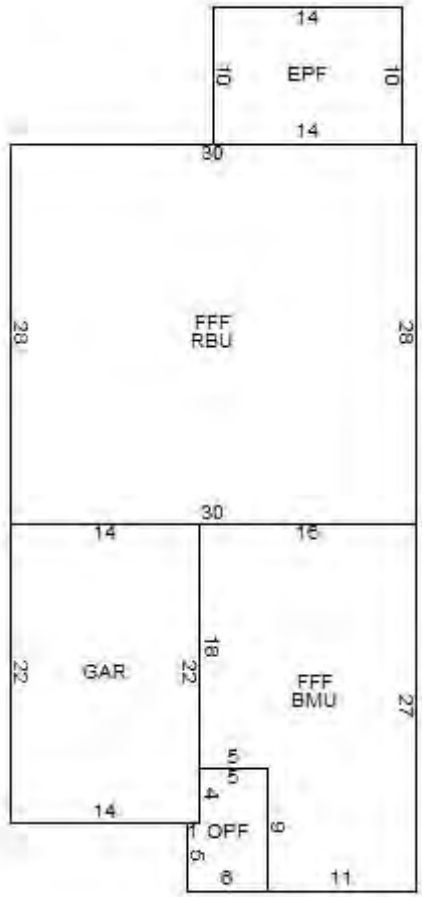
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/18/21		FINISH BASEMENT	27X27 TO OPEN FAMILY R(
10/17/19		NEW HOUSE	1 FAM 2 BDRM WITH GARA

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GAR	GARAGE	308	0.45	139
OPF	OPEN PORCH	50	0.25	13
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 207,300**

OWNER INFORMATION

GRADY 2014 FAMILY TRUST
GRADY JOHN J & GRADY BRENDA B TRUSTEE
8 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/15/2020	9395	2678	Q I	349,900	STREIF LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
05/04/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

MIDDLE UNIT EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO; EST UC AS OF 4/1; CORR BSMT UNF 100% COMP REMOVED UC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 203,000**	**$ 163,000**	**$ 0**
		Parcel Total: $ 366,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

GRADY 2014 FAMILY TRUST
GRADY JOHN J & GRADY BRENDA B TRUS
8 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

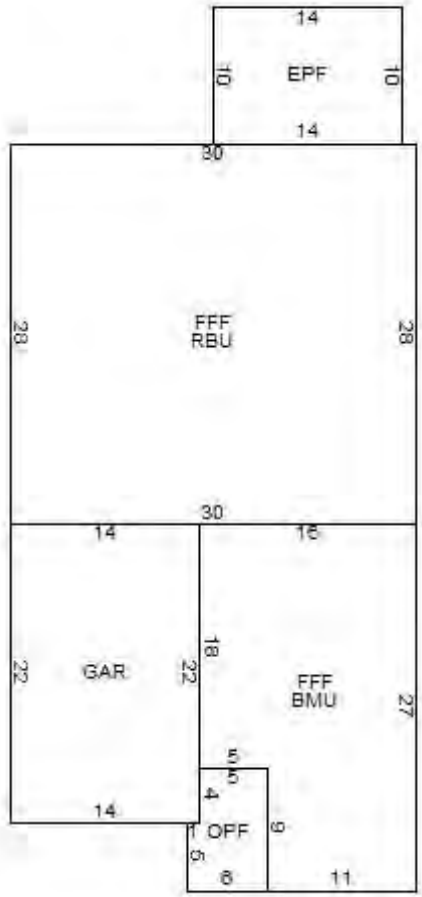
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/17/19		NEW HOUSE	1 FAM 2 BDRM WITH GARA

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
FFF	FST FLR FIN	1227	1.00	1227
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**7 %**
Building Value:		**$ 203,000**

OWNER INFORMATION

DONLAN JAMES M
DONLAN LINDA D
10 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/10/2020	9393	2438	Q I	367,900	STREIF LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM
05/04/20	JDVL
04/01/19	LMSL

NOTES

END UNIT EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO; EST UC AS OF 4/1; 2/21 N O H EST 100% COMPLETE REMOVED UC BSMT UNF

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 207,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 370,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

DONLAN JAMES M
DONLAN LINDA D
10 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

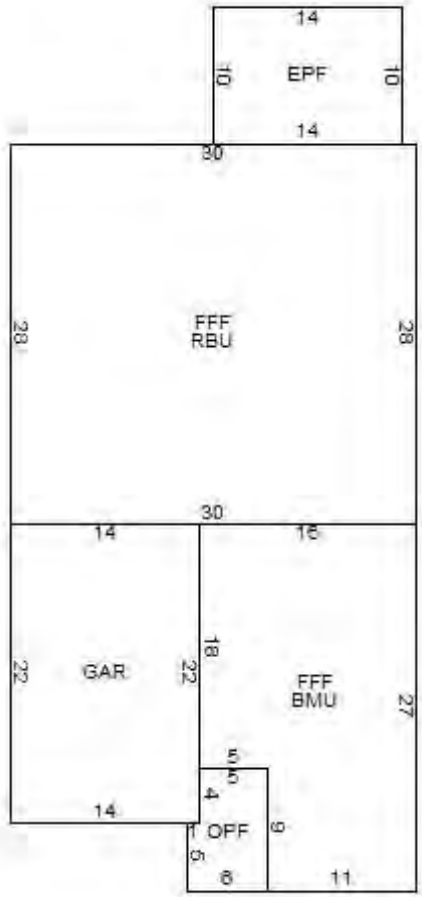
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/17/19		NEW HOUSE	1 FAM 2 BDRM WITH GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 207,300**

OWNER INFORMATION

MAHAN LORRAINE M
MAHAN WALTER G
12 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/16/2020	9380	1258	Q I	384,900	STREIF LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO; EST UC AS OF 4/1; 2/21 N O H REMOVED UC EST COMPLETE END UNIT;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 240,800**	**$ 163,000**	**$ 0**
		Parcel Total: $ 403,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood		Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q							
		0 ac						

PICTURE

OWNER

MAHAN LORRAINE M
MAHAN WALTER G
12 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

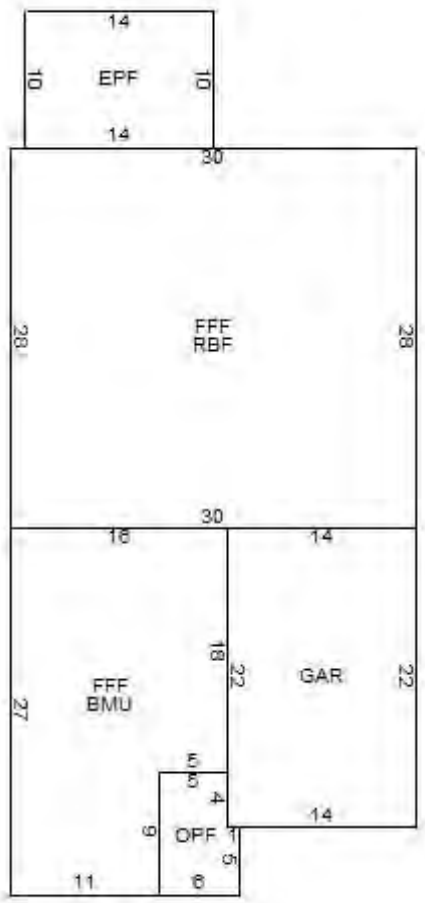
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/27/20		FINISH BASEMENT	27X27 AREA INTO OPEN FA
07/31/19		NEW HOUSE	SFR 2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2194**
Sq. Foot Cost: **$ 117.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	840	0.75	630
GAR	GARAGE	308	0.45	139
EPF	ENCLOSED	140	0.70	98
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,435**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 240,800**

OWNER INFORMATION

SKABO THOMAS P
SKABO CAROL ANN
14 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/27/2020	9370	230	Q I	369,000	STREIF LLC

PICTURE

LISTING HISTORY

02/25/21	ERVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

END UNIT EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU CONDO; EST UC AS OF 4/1; 2/21 PER H O BMNT UNFIN; WOB, REMOVED UC COMPLETE; 9-10' CEILINGS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 207,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 370,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Neighborhood	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	Q						
0 ac							

PICTURE

OWNER

SKABO THOMAS P
SKABO CAROL ANN
14 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

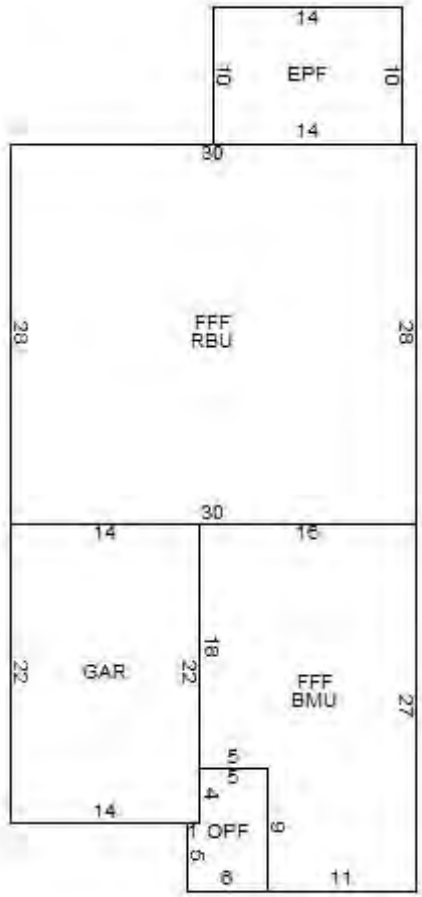
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/31/19		NEW HOUSE	SFR 2 BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 207,300**

OWNER INFORMATION

RUBINIC DAVID
RUBINIC KARI
23 ABENAKI CIRCLE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/12/2021	9495	1606	Q I	439,900	STREIF LLC

PICTURE

LISTING HISTORY

03/25/21	IKVM
04/01/19	LMSL

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED 3/21 HSE NOT COMPLETE FOR 4/1 ROOFE

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	45	72,000	
						72,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2021	**$ 57,300**	**$ 72,000**	**$ 0**
		Parcel Total: $ 129,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

RUBINIC DAVID
RUBINIC KARI
23 ABENAKI CIRCLE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

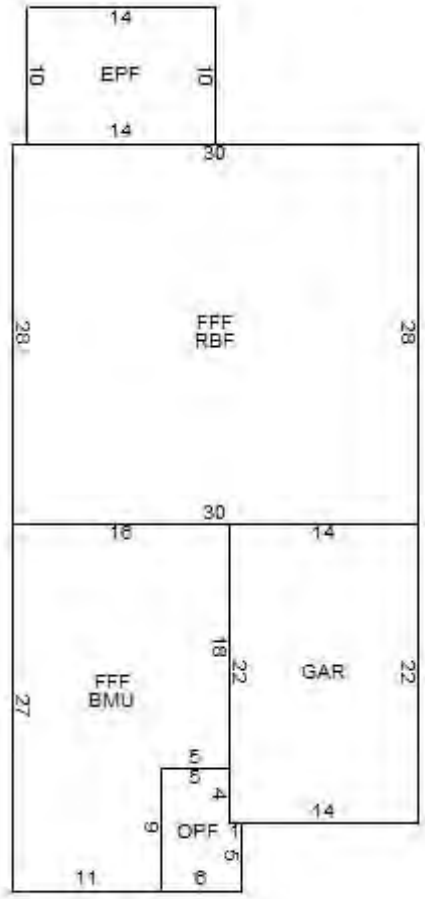
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/07/21		FINISH BASEMENT	27X27 TO OPN FMLY RM &
10/15/20		NEW HOUSE	60X55 MFR W/2BDRM 2 BT

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **MINIMUM**
Int: **MINIMUM**
Floor: **MIN PLYWD**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces: **1**
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **0.6566**
Sq. Foot Cost: **$ 63.03**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	308	0.45	139
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
RBF	RAISED BSMNT	840	0.75	630
OPF	OPEN PORCH	50	0.25	13
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 136,460**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:	UC ROOFED	**55 %**
Total Depreciation:		**58 %**
Building Value:		**$ 57,300**

OWNER INFORMATION

NEIER CAROLYN C

15 ABENAKI CIRCLE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/02/2021	9449	1766	Q I	383,900	STREIF LLC

PICTURE

LISTING HISTORY

03/11/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU CONDO; EST UC AS OF 4/1; 3/21 - INT VB CONTRACTOR; HSE COMPLETE = RMV UC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 240,800**	**$ 163,000**	**$ 0**
		Parcel Total: $ 403,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NEIER CAROLYN C

15 ABENAKI CIRCLE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

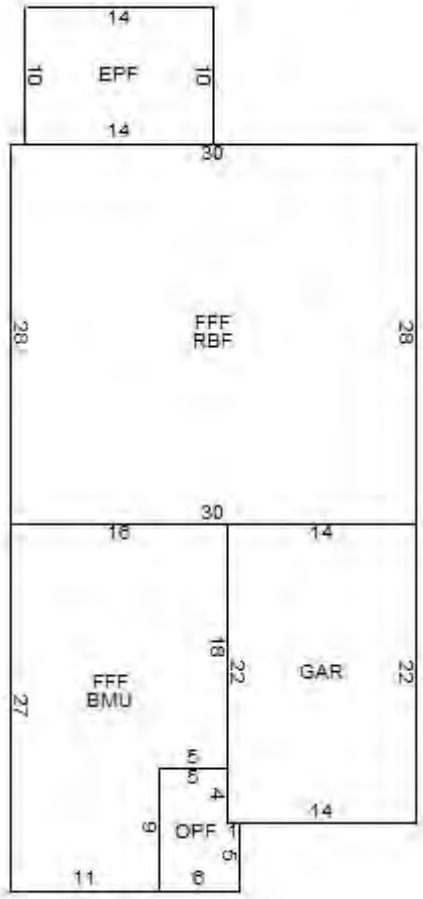
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/27/20		FINISH BASEMENT	27X27 AREA INTO OPEN FA
07/31/19		NEW HOUSE	SFR 2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces: **1**
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2194**
Sq. Foot Cost: **$ 117.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	308	0.45	139
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
RBF	RAISED BSMNT	840	0.75	630
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,435**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 240,800**

OWNER INFORMATION

FAGAN JOHN
FAGAN ANGELA
13 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/12/2021	9468	2948	Q I	383,900	STREIF LLC

PICTURE

LISTING HISTORY

07/15/21	IKHL	
03/11/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU CONDO; EST UC AS OF 4/1; CK 21 & FOR AC; 5/20; PU CONDO; EST UC AS OF 4/1; 3/21 - INT VB CONTRACTOR; HSE COMPLETE = RMV UC; 7/21 BMT NOT FINISHED, GRANITE COUNTERS IN K&B

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 96,500	$ 78,000	$ 0
		Parcel Total: $ 174,500	
2021	**$ 203,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 366,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

FAGAN JOHN
FAGAN ANGELA
13 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

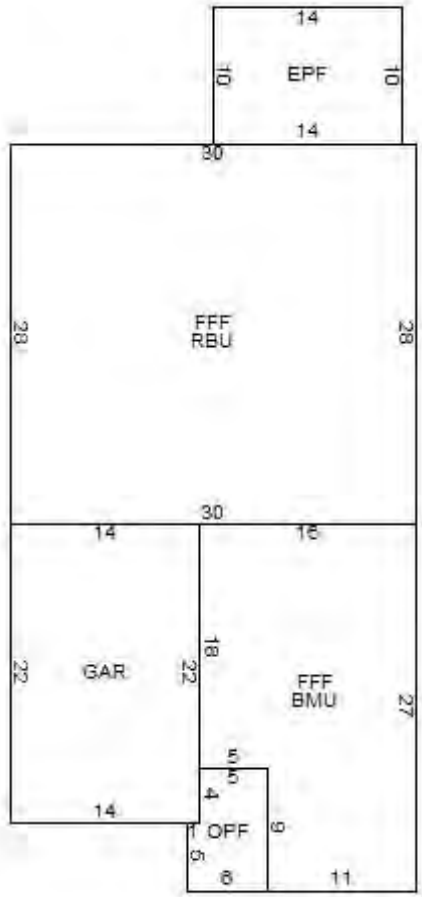
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/22/20		FINISH BASEMENT	27X27 AREA INTO OPEN FA
07/31/19		NEW HOUSE	SFR 2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces: **1**
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2776**
Sq. Foot Cost: **$ 122.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 214,024**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 203,300**

OWNER INFORMATION

SHULTIS SCOTT E
TRANS SHULTIS NGA ANN
9 ABENAKI CIRCLE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/27/2021	9461	439	Q I	411,200	STREIF LLC

PICTURE

LISTING HISTORY

03/11/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU CONDO; EST UC AS OF 4/1; CK 21 & FOR AC; 5/20; PU CONDO; EST UC AS OF 4/1; 3/21 - INT VB CONTRACTOR; HSE COMPLETE = RMC UC;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 167,900	$ 138,000	$ 0
		Parcel Total: $ 305,900	
2021	**$ 240,800**	**$ 163,000**	**$ 0**
		Parcel Total: $ 403,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

SHULTIS SCOTT E
TRANS SHULTIS NGA ANN
9 ABENAKI CIRCLE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

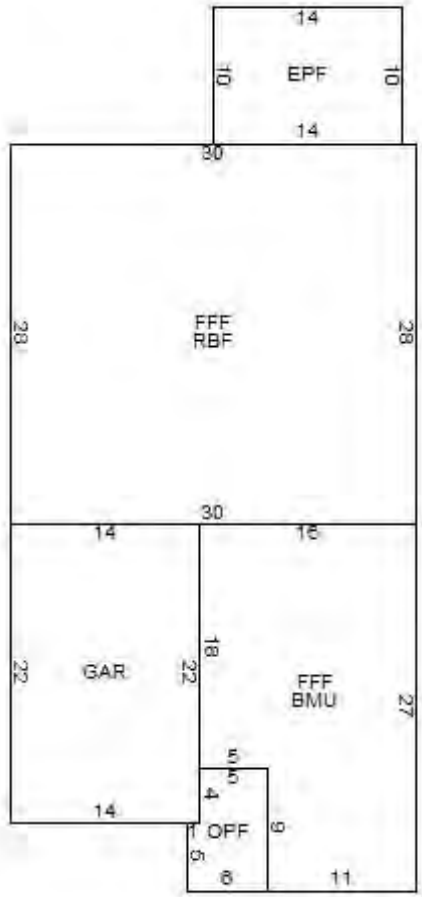
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
11/22/19		FINISH BASEMENT	
07/31/19		NEW HOUSE	SFR 2 BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces: **1**
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2194**
Sq. Foot Cost: **$ 117.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBF	RAISED BSMNT	840	0.75	630
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,435**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 240,800**

OWNER INFORMATION

HENDERSON JAMES D
FISHER CLAIRE J
2 CANOE LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/15/2021	9456	438	Q I	413,100	STREIF LLC

PICTURE

LISTING HISTORY

03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED: 5/20; PU CONDO; EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,700	$ 55,500	$ 0
		Parcel Total: $ 125,200	
2021	**$ 240,800**	**$ 163,000**	**$ 0**
		Parcel Total: $ 403,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

HENDERSON JAMES D
FISHER CLAIRE J
2 CANOE LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

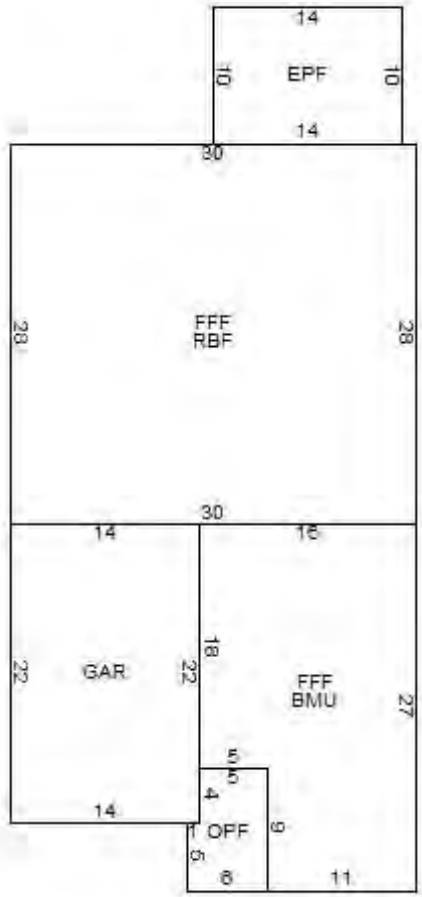
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/07/20		FINISH BASEMENT	27X27 AREA TO OPEN FAM
12/12/19		MULTIFAM BLDG	2 BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2194**
Sq. Foot Cost: **$ 117.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBF	RAISED BSMNT	840	0.75	630
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,435**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 240,800**

OWNER INFORMATION

TOGNA ANTHONY M
TOGNA SANDRA
4 CANOE LANE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/04/2021	9464	2486	Q I	359,900	STREIF LLC

PICTURE

LISTING HISTORY

07/21/21	LMHC	
03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO, EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR; 7/21 NO FIN BMT PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,700	$ 55,500	$ 0
		Parcel Total: $ 125,200	
2021	**$ 203,000**	**$ 163,000**	**$ 0**
		Parcel Total: $ 366,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TOGNA ANTHONY M
TOGNA SANDRA
4 CANOE LANE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

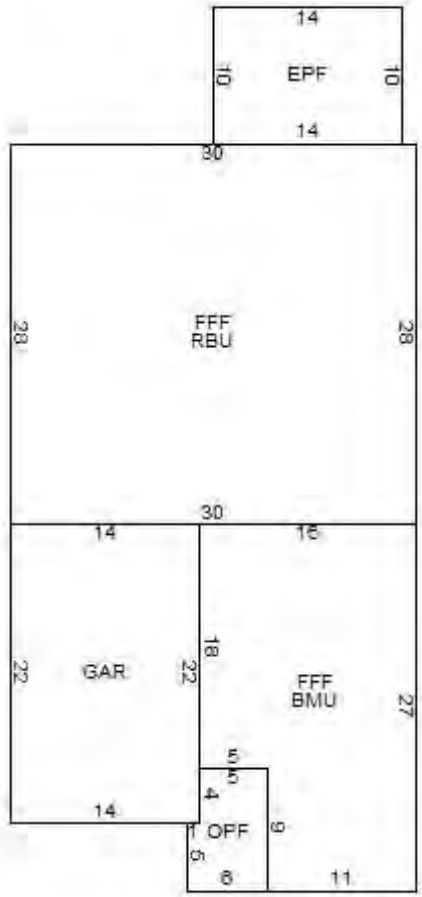
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/12/19		MULTIFAM BLDG	2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**7 %**
Building Value:		**$ 203,000**

OWNER INFORMATION

JOHNSON NANCY J

6 CANOE LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/23/2021	9459	1035	Q I	391,000	STREIF LLC

PICTURE

LISTING HISTORY

03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO, EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,000	$ 55,500	$ 0
		Parcel Total: $ 124,500	
2021	**$ 238,500**	**$ 163,000**	**$ 0**
		Parcel Total: $ 401,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

	Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac						

PICTURE

OWNER

JOHNSON NANCY J

6 CANOE LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

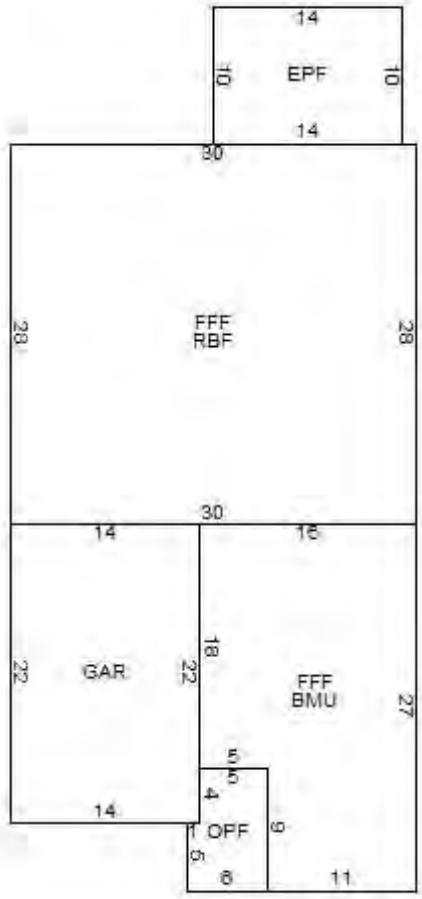
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/21/21		FINISH BASEMENT	PARTIAL 27X27 TO OPN FM
12/12/19		MULTIFAM BLDG	2 BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2077**
Sq. Foot Cost: **$ 115.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBF	RAISED BSMNT	840	0.75	630
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 251,010**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 238,500**

OWNER INFORMATION

CANTRELL JAMES

8 CANOE LN UNIT 43

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/12/2021	9453	1227	Q I	364,900	STREIF LLC

PICTURE

LISTING HISTORY

07/16/21	LMHC	
03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED: 5/20; PU CONDO, EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR; NO RBF PER MLS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,700	$ 55,500	$ 0
		Parcel Total: $ 125,200	
2021	**$ 207,300**	**$ 163,000**	**$ 0**
		Parcel Total: $ 370,300	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

	Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac						

PICTURE

OWNER

CANTRELL JAMES

8 CANOE LN UNIT 43

MERRIMACK, NH 03054

TAXABLE DISTRICTS

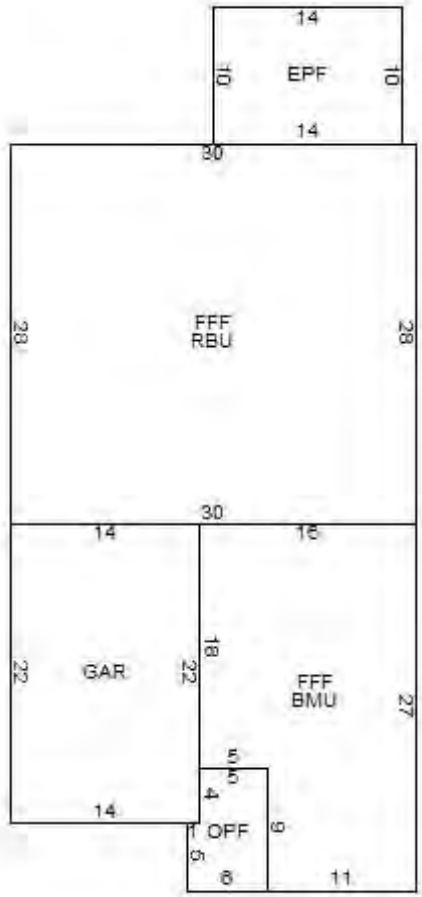
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/12/19		MULTIFAM BLDG	2 BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 207,300**

OWNER INFORMATION

BOIVIN BARRY J REVOCABLE TRUST
GHAEMI MOZHDEH M REVOCABLE TRUST
10 CANOE LANE

MERRIMACK , NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/25/2021	9444	2303	Q I	364,225	STREIF LLC

PICTURE

LISTING HISTORY

03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE AMENITY TO 100 ONCE DEVELOPED; 5/20; PU CONDO, EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,700	$ 55,500	$ 0
		Parcel Total: $ 125,200	
2021	**$ 203,000**	**$ 163,000**	**$ 0**
		Parcel Total: $ 366,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

	Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac						

PICTURE

OWNER

BOIVIN BARRY J REVOCABLE TRUS
GHAEMI MOZHDEH M REVOCABLE TRUST
10 CANOE LANE

MERRIMACK , NH 03054

TAXABLE DISTRICTS

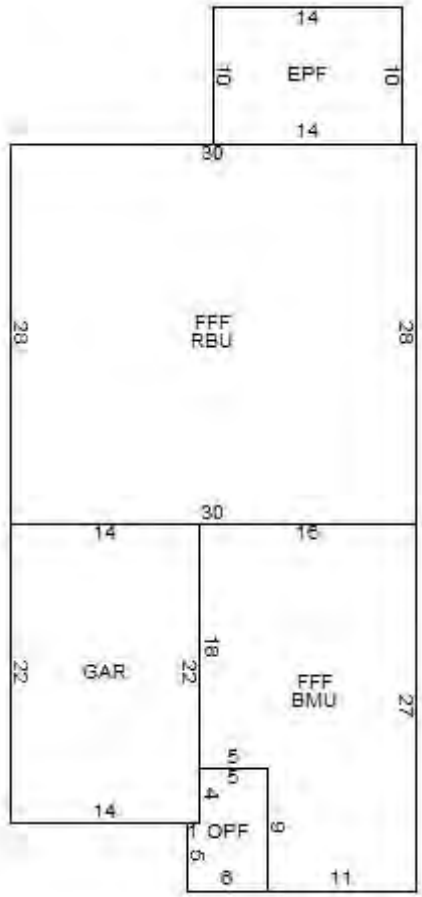
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/27/21		FINISH BASEMENT	27X27 TO BMF
12/12/19		MULTIFAM BLDG	2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0438** Base Rate: **RCD 96.00**
Bldg. Rate: **1.3027**
Sq. Foot Cost: **$ 125.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBU	RAISED BSMNT	840	0.25	210
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**1,745**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 218,230**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW INT	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**7 %**
Building Value:		**$ 203,000**

OWNER INFORMATION

LESSARD FAMILY 2016 REVOCABLE TRU
LESSARD ANN C & CHRISTIAN V TRUSTEES
12 CANOE LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/22/2021	9442	1673	Q I	397,900	STREIF LLC

PICTURE

LISTING HISTORY

03/10/21	IKVM	
05/05/20	JDVL	PU CONDO
04/01/19	LMSL	

NOTES

EFF 4/19 45 UNIT CONDO PL # 39957, APPROVALS IN PLACE; 5/20; PU CONDO, EST UC AS OF 4/1; CK 21 & FOR AC; 3/21 - HSE COMPLETE FOR 4/1/21; RMV UC; INT VB CONTRACTOR; QUALITY = A3;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
OVERLOOK ESTATES	1		100	160,000.00	100	160,000	
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	GAS
						163,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 37,500	$ 0
		Parcel Total: $ 37,500	
2020	$ 69,700	$ 55,500	$ 0
		Parcel Total: $ 125,200	
2021	**$ 240,800**	**$ 163,000**	**$ 0**
		Parcel Total: $ 403,800	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LESSARD FAMILY 2016 REVOCABLE
LESSARD ANN C & CHRISTIAN V TRUSTEE
12 CANOE LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

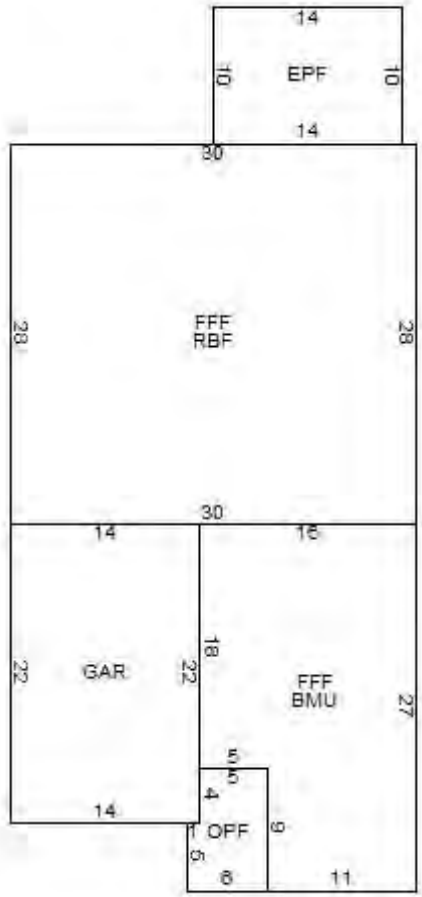
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
12/07/20		FINISH BASEMENT	27X27 AREA TO OPEN FAM
12/12/19		MULTIFAM BLDG	2BDRM 1 CAR GAR

BUILDING DETAILS

Model: **1 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/ABOVE AVG**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9771** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2194**
Sq. Foot Cost: **$ 117.06**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1227	1.00	1227
BMU	BSMNT	387	0.15	58
OPF	OPEN PORCH	50	0.25	13
GAR	GARAGE	308	0.45	139
RBF	RAISED BSMNT	840	0.75	630
EPF	ENCLOSED	140	0.70	98
GLA:	**1,227**	**2,952**		**2,165**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 253,435**
Year Built:		**2019**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW END	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**5 %**
Building Value:		**$ 240,800**

OWNER INFORMATION

PREMIER COMMERCIAL PROPERTIES L
REAL ESTATE TAX DEPT STORE 1
PO BOX 3165

HARRISBURG, PA 17105-3165

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/23/2020	9400	2066	Q I	2,184,000	WEC 97K-3 INVESTMENT
01/09/1998	5890	1253	U I 99	2,050,000	RITE AID OF NEW
10/11/1996			U I 99		LABRIE,ADRIEN

PICTURE

LISTING HISTORY

02/25/21	ERVM	
09/18/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
02/09/05	MRUL	

NOTES

BRK;DBA: RITE AID PHARMACY AND DRUG STORE;SPRNKLR SYS; HARDTILE=VCT;DNPU 6X8 OH DOOR; 2 BTHS=AVG 4 USE;ENERGY STAR CERTIFIED BLDG 2/21 UPDATE FEAT, HEAT, SKETCH, 4/21 I&E RETURNED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
COLD STORAGE	261	1 x 261	121	50.00	80	12,632	COOLER
COLD STORAGE	44	1 x 44	400	50.00	80	7,040	FREEZER
DRIVE UP/WALK UP	1		100	48,000.00	80	38,400	
LIGHTS, PKG LOT/DBL	7		100	2,700.00	80	15,120	DOUBLE
SIGN ILLUMINATED	120	1 x 120	193	106.00	80	19,640	
PAVING ASPHALT	35,000	1 x 35000	60	3.25	80	54,600	
DRIVEUP TUBE	1		100	19,000.00	80	15,200	W/PNEUMATIC
SHED-METAL	112	14 x 8	203	6.00	100	1,364	
LIGHTS, PKG LOT/QUAD	2		100	4,700.00	100	9,400	QUAD
						173,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 994,900	$ 0	$ 357,600
		Parcel Total:	$ 1,352,500*
2020	$ 994,900	$ 0	$ 357,600
		Parcel Total:	$ 1,352,500*
2021	**$ 1,114,500**	**$ 173,400**	**$ 837,600**
		Parcel Total:	**$ 2,125,500**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	400	720,000	0	N	720,000	USE
COM/IND	2.939 ac	x 10,000	X	100				100 -- LEVEL	400	117,600	0	N	117,600	USE
	3.399 ac									837,600			**837,600**	

PICTURE

OWNER

PREMIER COMMERCIAL PROPERTI
REAL ESTATE TAX DEPT STORE 1
PO BOX 3165

HARRISBURG, PA 17105-3165

TAXABLE DISTRICTS

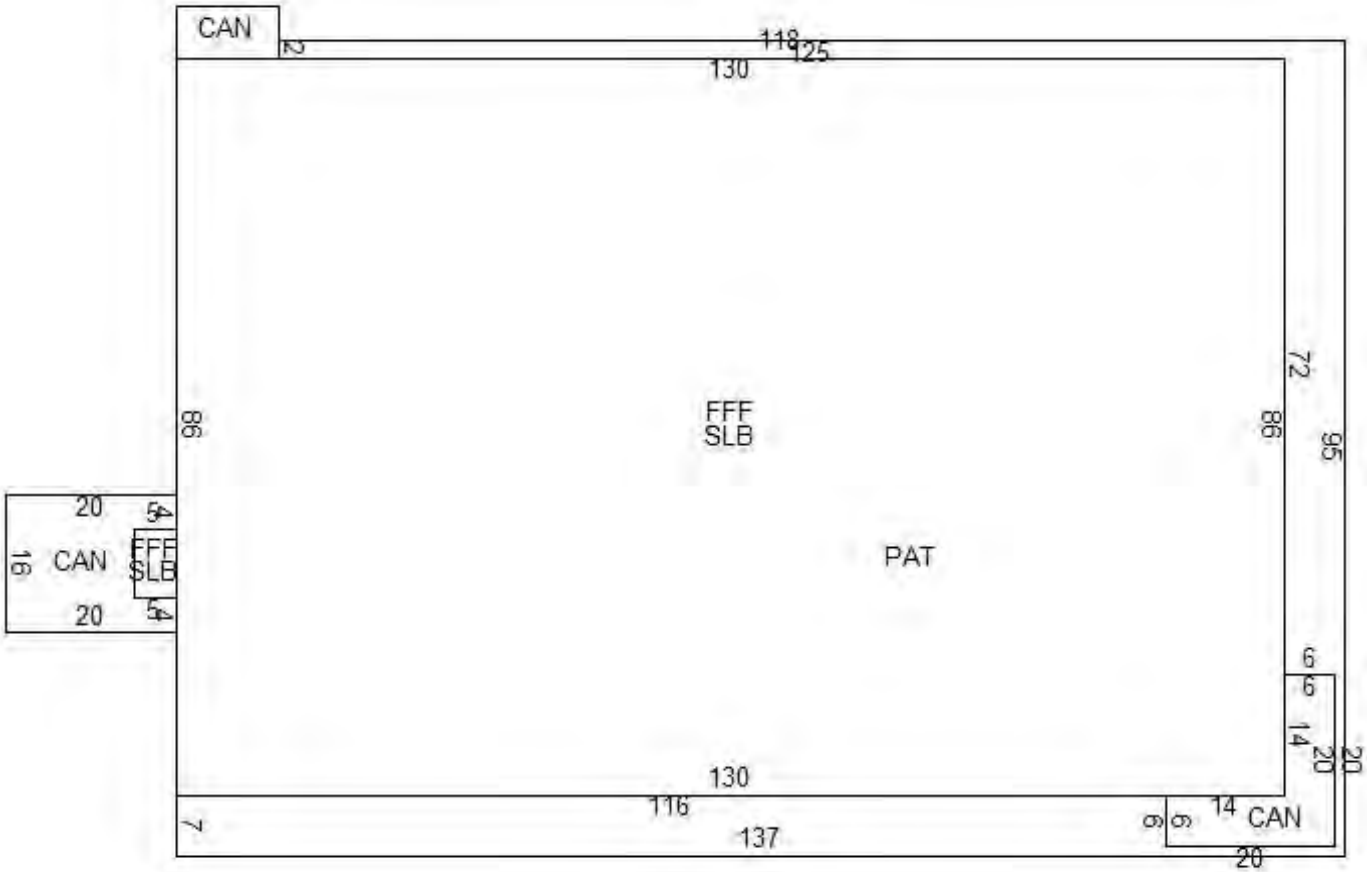
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
01/21/21		SIGN	6'5 X 13'8 WALL SIGN
01/21/21		SIGN	6'5 X 13'8 WALL SIGN
01/21/21		SIGN	3'7 X16' WALL SIGN

BUILDING DETAILS

Model:	**1 STORY DRUG STORE**		
Roof:	**FLAT/TAR/GRAVEL**		
Ext:	**BR ON MASONRY/CB STUCCO**		
Int:	**DRYWALL**		
Floor:	**HARD TILE**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:		Baths: **AVERAGE**	
	Extra Kitchens:	Fireplaces:	
A/C:	**Yes 100.00 %**	Generators:	
Quality:	**A0 AVG**		
Com. Wall:	**MASONRY &/OR CLASS C**		**1.0500**
Size Adj:	**0.8068**	Base Rate:	**CDS 122.00**
		Bldg. Rate:	**0.8391**
		Sq. Foot Cost:	**$ 107.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CAN	CANOPY	556	0.25	139
FFF	FST FLR FIN	11220	1.00	11220
SLB	SLB	11220	0.00	0
PAT	PATIO	1607	0.10	161
GLA:	**11,220**	**24,603**		**11,520**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 1,238,285**
Year Built:		**1997**
Condition For Age:	GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 1,114,500**

OWNER INFORMATION

LIST JOAN
LIST CHARLES W
20 HIGHLAND GREEN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9492	412	Q I	286,000	MCDONOUGH CHARLENE
09/20/2018	9110	2936	U I 38	1	MCDONOUGH FAMILY
09/20/2018	9110	2934	U I 99	1	MCDONOUGH FAMILY
01/04/2018	9041	0496	U I 38	1	MCDONOUGH CHARLENE M
07/11/2016	8874	0515	Q I	165,000	SERINO JOHN T & DONNA M

PICTURE

LISTING HISTORY

06/17/19	MRUM	
10/25/18	INSP	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
10/05/04	AAUL	

NOTES

GREY; INT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HIGHLAND GREEN	1		100	75,000.00	100	75,000	
						75,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 102,200	$ 42,000	$ 0
		Parcel Total: $ 144,200	
2020	$ 102,200	$ 42,000	$ 0
		Parcel Total: $ 144,200	
2021	**$ 134,100**	**$ 75,000**	**$ 0**
		Parcel Total: $ 209,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LIST JOAN
LIST CHARLES W
20 HIGHLAND GREEN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

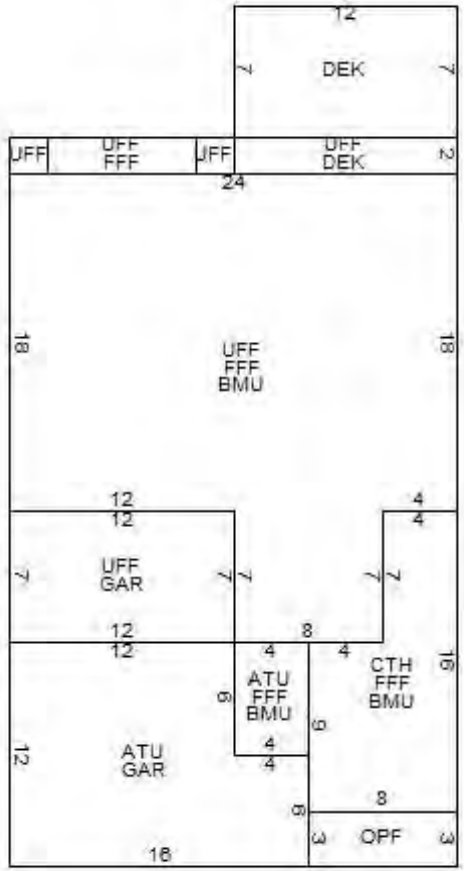
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **PERGO/LAMINATE/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1003** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1503**
Sq. Foot Cost: **$ 110.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	24	0.25	6
ATU	ATTIC	192	0.10	19
GAR	GARAGE	252	0.45	113
CTH	CATHEDRAL	100	0.10	10
FFF	FST FLR FIN	628	1.00	628
BMU	BSMNT	612	0.15	92
UFF	UPPER FLR FIN	620	1.00	620
DEK	DECK/ENTRANCE	108	0.10	11
GLA:	**1,248**	**2,536**		**1,499**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,535**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 134,100**

OWNER INFORMATION

LOMBARDI DIANE M

3 HIGHLAND GREEN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9491	2189	Q I	200,000	HELMBRECHT FAMILY
11/27/2013	8624	2887	U I 44		HELMBRECHT DALE E &
01/06/2003			Q I	159,933	PATTERSON,DANA
07/20/1998			U I 99		PATTERSON,DANA

PICTURE

LISTING HISTORY

06/17/19	MRUL	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
10/01/04	AAUL	

NOTES

GREY; INT UNIT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HIGHLAND GREEN	1		100	75,000.00	100	75,000	
						75,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,600	$ 42,000	$ 0
		Parcel Total: $ 145,600	
2020	$ 104,700	$ 42,000	$ 0
		Parcel Total: $ 146,700	
2021	**$ 134,100**	**$ 75,000**	**$ 0**
		Parcel Total: $ 209,100	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LOMBARDI DIANE M

3 HIGHLAND GREEN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

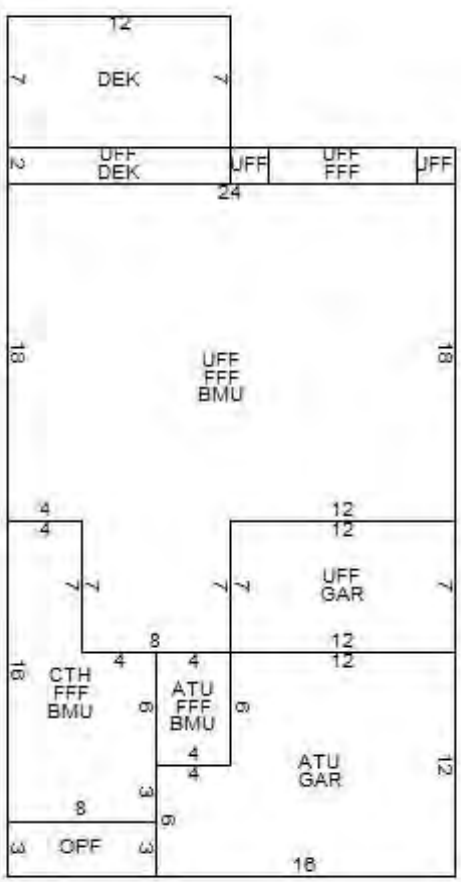
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1003** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1503**
Sq. Foot Cost: **$ 110.43**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	100	0.10	10
UFF	UPPER FLR FIN	620	1.00	620
FFF	FST FLR FIN	628	1.00	628
BMU	BSMNT	612	0.15	92
DEK	DECK/ENTRANCE	108	0.10	11
ATU	ATTIC	192	0.10	19
GAR	GARAGE	252	0.45	113
OPF	OPEN PORCH	24	0.25	6
GLA:	**1,248**	**2,536**		**1,499**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 165,535**
Year Built:		**1987**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 134,100**

OWNER INFORMATION

FAULKNER CRAIG
PATTERSON PATRICIA
11 MCELWAIN ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/04/2021	9405	2055	Q I	268,900	MARCHETTI ALISON &
07/26/2018	9094	0773	U I 33	170,000	FLOOD, PETER J
07/26/2018	9094	0770	U I 99		FLOOD, PETER J &
10/21/2008			U I 81		FLOOD,PETER J
05/05/2000			U I 99		FROM FLOOD,PETER

PICTURE

LISTING HISTORY

02/25/21	ERVM	
10/07/15	MRUM	MARKED FOR INSPECTION
10/06/04	AAUL	

NOTES

YELLOW; 2/21 N O H MIX OLD/NEW WINS, OVERALL EXT GD FOR AGE PU ENT CORR OPF OPF SCREENED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
APPLETREE	1		100	120,000.00	100	120,000	
						123,000	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 106,600	$ 68,000	$ 0
		Parcel Total: $ 174,600	
2020	$ 106,600	$ 68,000	$ 0
		Parcel Total: $ 174,600	
2021	**$ 149,200**	**$ 123,000**	**$ 0**
		Parcel Total: $ 272,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

		Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac							

PICTURE

OWNER

FAULKNER CRAIG
PATTERSON PATRICIA
11 MCELWAIN ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

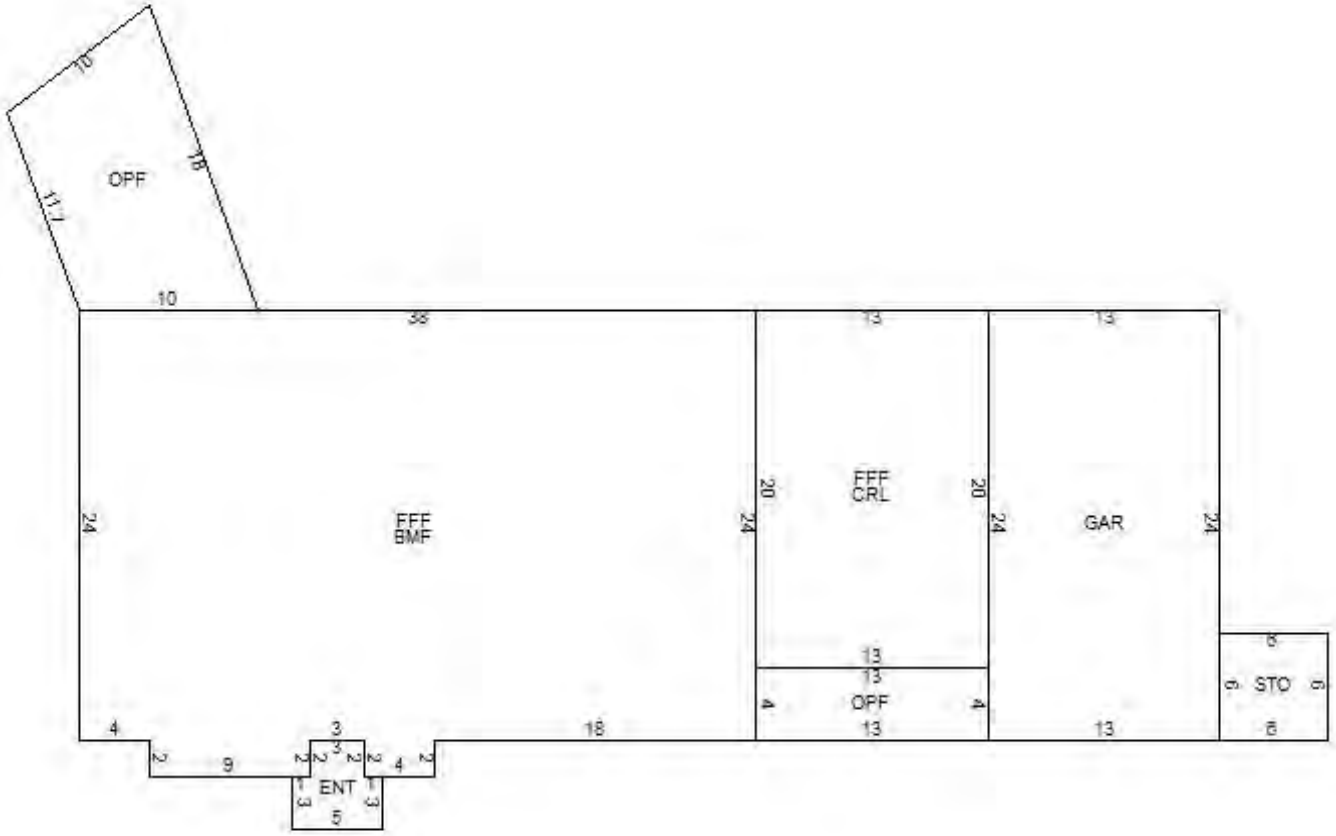
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY DETCH CNDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0548** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1487**
Sq. Foot Cost: **$ 110.27**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	938	0.30	281
CRL	CRAWL SPACE	260	0.05	13
OPF	OPEN PORCH	193	0.25	48
GAR	GARAGE	312	0.45	140
STO	STORAGE AREA	36	0.25	9
ENT	ENTRY WAY	21	0.10	2
FFF	FST FLR FIN	1198	1.00	1198
GLA:	**1,198**	**2,958**		**1,691**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 186,467**
Year Built:		**1955**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 149,200**

OWNER INFORMATION

WENGER ELIZABETH L

6 APPLETREE VILLAGE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9491	2729	Q I	305,000	MACARTHUR DAVID W
11/02/2012	8490	0225	Q I	191,000	SHAH AKANT
09/02/2004			U I 51	197,533	SCHNEIDERMAN,MARC
07/26/2002			Q I	176,000	FLOOD,PETER J

PICTURE

LISTING HISTORY

06/17/19	MRUM	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
01/09/09	MRUL	

NOTES

YELLOW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY	264	12 x 22	121	30.00	100	9,583	
APPLETREE	1		100	120,000.00	100	120,000	
						129,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 118,100	$ 72,000	$ 0
		Parcel Total: $ 190,100	
2020	$ 119,800	$ 72,000	$ 0
		Parcel Total: $ 191,800	
2021	**$ 156,800**	**$ 129,600**	**$ 0**
		Parcel Total: $ 286,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

WENGER ELIZABETH L

6 APPLETREE VILLAGE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

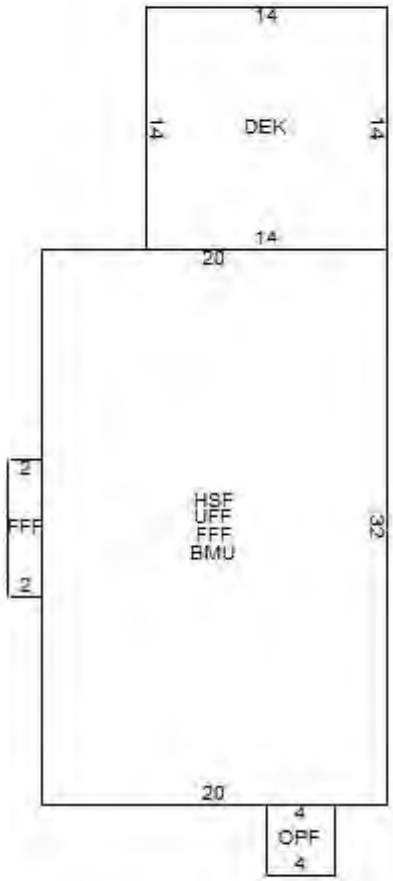
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.50 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **2.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0456** Base Rate: **RCD 96.00**
Bldg. Rate: **1.0812**
Sq. Foot Cost: **$ 103.79**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	640	0.50	320
UFF	UPPER FLR FIN	640	1.00	640
FFF	FST FLR FIN	656	1.00	656
BMU	BSMNT	640	0.15	96
OPF	OPEN PORCH	16	0.25	4
DEK	DECK/ENTRANCE	196	0.10	20
GLA:	**1,616**	**2,788**		**1,736**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 180,179**
Year Built:		**2000**
Condition For Age:	GOOD	**11 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 156,800**

OWNER INFORMATION

LAWRENCE CRAIG CHRISTOPHER

7 MCELWAIN STREET

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/02/2020	9389	2629	Q I	290,000	MACGUIRE ELIZABETH

PICTURE

LISTING HISTORY

02/25/21	ERVM	
06/17/19	MRUL	MARKED FOR INSPECTION
05/25/16	INSP	MARKED FOR INSPECTION
07/19/05	AAUM	

NOTES

GREY;BDRM THRU BDRM//DW ON BISHOP//BMF=NV//REPL WINS AND KIT AND BOILER/ROOF @ 20 YRS 2/21 DECK EST PER SNOW DNPU 2' EST K&B EST 80'S

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 83,900	$ 0	$ 110,000
		Parcel Total:	$ 193,900
2020	$ 83,900	$ 0	$ 110,000
		Parcel Total:	$ 193,900
2021	**$ 124,800**	**$ 0**	**$ 149,500**
		Parcel Total:	**$ 274,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.300 ac	149,523	E	100	100	100	100	100 -- LEVEL	100	149,500	0	N	149,500	
	0.300 ac									149,500			**149,500**	

PICTURE

OWNER

LAWRENCE CRAIG CHRISTOPHER

7 MCELWAIN STREET

MERRIMACK, NH 03054

TAXABLE DISTRICTS

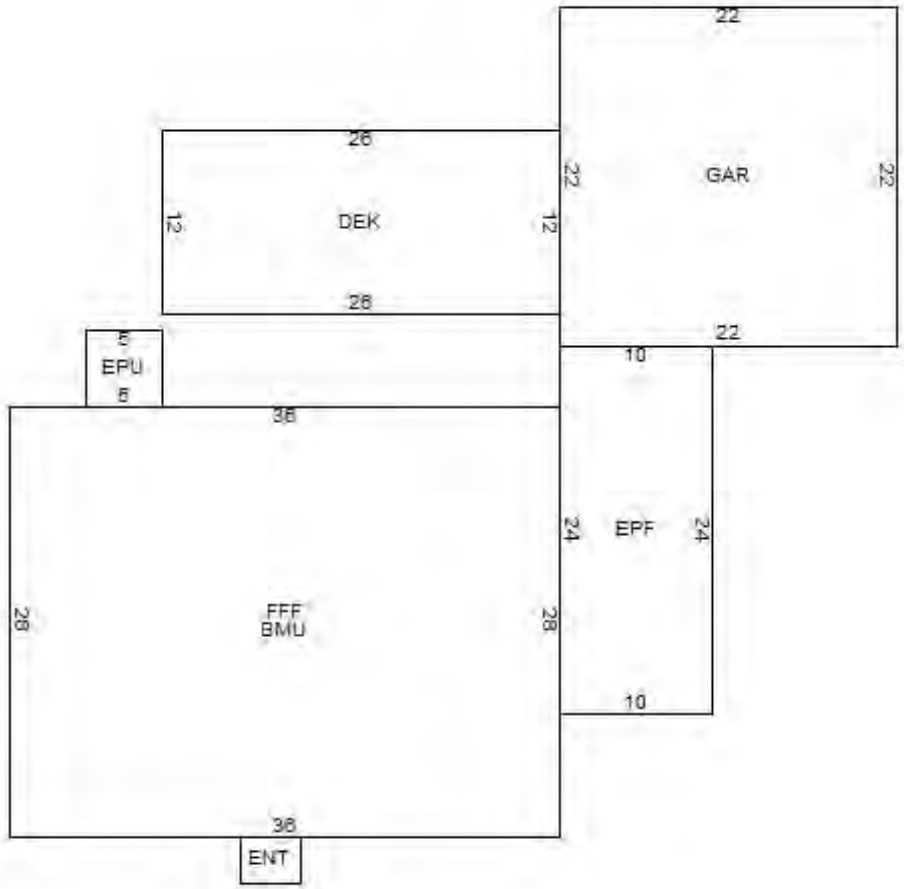
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR 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: **A0 AVG**
Com. Wall:
Size Adj: **1.0783** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0244**
Sq. Foot Cost: **$ 98.34**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1008	1.00	1008
BMU	BSMNT	1008	0.15	151
EPF	ENCLOSED	240	0.70	168
GAR	GARAGE	484	0.45	218
DEK	DECK/ENTRANCE	312	0.10	31
EPU	COVERED BSMNT	25	0.35	9
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,008**	**3,089**		**1,586**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 155,967**
Year Built:		**1954**
Condition For Age:	GOOD	**20 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**20 %**
Building Value:		**$ 124,800**

OWNER INFORMATION

CAROZZA THOMAS J
CAROZZA YOCASTA Y
465 DW HIGHWAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/03/2021	9464	1650	Q I	599,000	WHITTEMORE DAVID M
08/07/2013	8591	2437	U I 38		WHITTEMORE DAVID M & W
02/15/2002			U I 99	238,000	TALON PROPERTIES
12/03/1997			U I 99		WHITTEMORE,DAVID

PICTURE

LISTING HISTORY

09/20/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
05/09/06	MRUM	PERMIT VISIT
07/14/05	MRUM	

NOTES

BRICK/GREEN;TOWN ESMT FOR TRAFFIC LIGHT; RES IN COMM ZONE/LOC=CLOSE TO ROAD AND TRAFFIC LIGHT//2 BRS W/CLOSETS//EST KIT IN CARRIAGE HOUSE(DID NOT VIEW) OLD WINS IN FRONT//200 AMP/CONC BMT//FIREPLACES ARE NOT FUNCTIONAL AND NEED WORK//YB = BLENDED AVG, ORIG HOUSE 1790 AND 1850, CARRIAGE HOUSE CONVERTED IN 1998 TO LIVING SPACE//ADDED KIT 17, FIREPLACE AND SHED; EFF 4/19 ACREAGE ADJ PER BOUNDARY PLAN PROVIDED PL#39275

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	2		100	5,000.00	25	2,500	UNLINED/NEED REPAIR/
SHED-WOOD	80	1 x 80	260	10.00	80	1,664	
SHED-WOOD	96	12 x 8	227	10.00	80	1,743	
SHED-WOOD	336	24 x 14	108	10.00	100	3,629	
FIREPLACE 4-STAND	1		100	8,000.00	25	2,000	UNLINED/NEED REBUILI
						11,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 229,300	$ 9,400	$ 134,000
		Parcel Total:	$ 372,700
2020	$ 229,300	$ 9,400	$ 134,000
		Parcel Total:	$ 372,700
2021	**$ 383,400**	**$ 11,500**	**$ 194,000**
		Parcel Total:	**$ 588,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C1- LTD COMMERCIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	100	180,000	0	N	180,000	MPU/LOC
2F RES	1.477 ac	x 10,000	X	100				95 -- MILD	100	14,000	0	N	14,000	
	1.937 ac									194,000			**194,000**	

PICTURE

OWNER

CAROZZA THOMAS J
CAROZZA YOCASTA Y
465 DW HIGHWAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

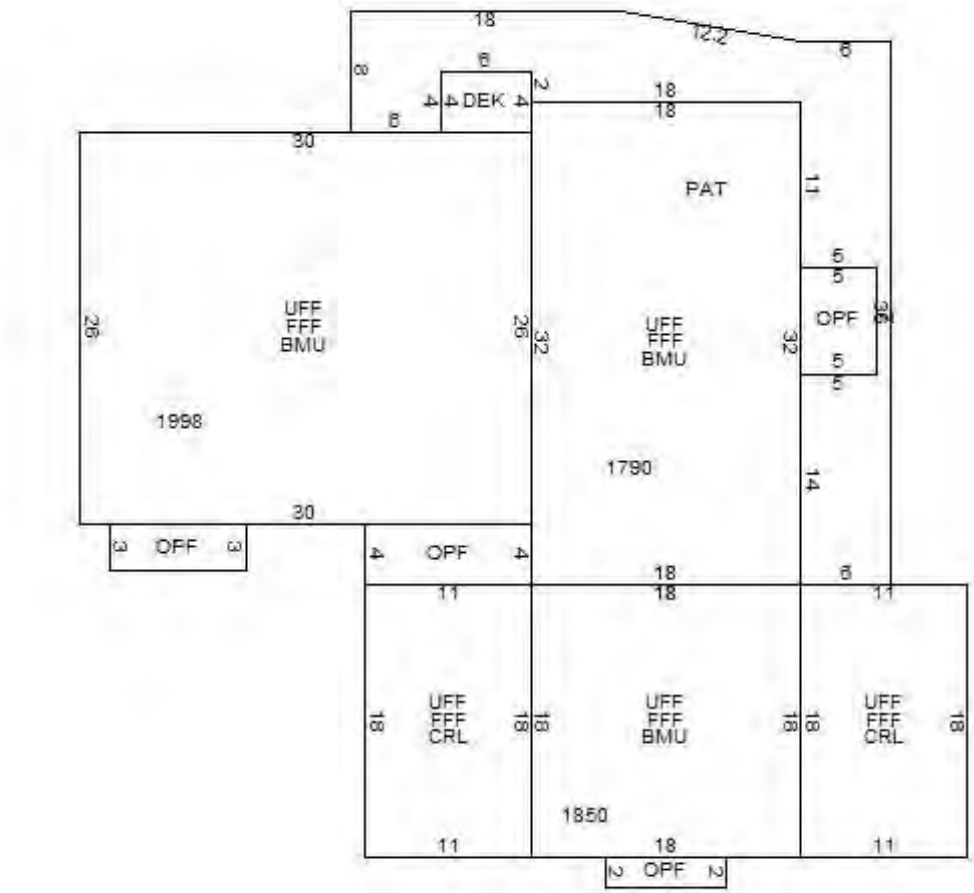
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
05/26/17		SHED	

BUILDING DETAILS

Model: **2.00 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/BR ON MASONRY**
Int: **PLASTERED/DRYWALL**
Floor: **PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **5** Baths: **3.5** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.8336** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1548**
Sq. Foot Cost: **$ 110.86**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2076	1.00	2076
FFF	FST FLR FIN	2076	1.00	2076
BMU	BSMNT	1680	0.15	252
OPF	OPEN PORCH	122	0.25	31
PAT	PATIO	349	0.10	35
DEK	DECK/ENTRANCE	24	0.10	2
CRL	CRAWL SPACE	396	0.05	20
GLA:	**4,152**	**6,723**		**4,492**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 497,983**
Year Built:		**1880**
Condition For Age:	VERY GOOD	**23 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**23 %**
Building Value:		**$ 383,400**

OWNER INFORMATION

DARCY STEPHANIE ELLEN

7 LOOP RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/08/2021	9422	0390	Q I	382,600	KALI CONSTRUCTION LLC
05/26/2020	9297	2623	U I 13	105,000	FOOTE JOYCE M
09/23/1966			U I 99		HINTON ELMER

PICTURE

LISTING HISTORY

07/21/21	DFHN	
03/22/21	IKVM	
09/19/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
11/24/04	MRUL	

NOTES

BLUE; 3/21 - PU NEW HSE; NOH = INT ALL EST;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	80	8 x 10	260	10.00	80	1,664	
						1,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 56,400	$ 1,200	$ 99,800
		Parcel Total:	$ 157,400
2020	$ 56,400	$ 1,200	$ 99,800
		Parcel Total:	$ 157,400
2021	**$ 217,100**	**$ 1,700**	**$ 126,700**
		Parcel Total:	**$ 345,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C1- LTD COMMERCIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.200 ac	133,333	E	100	100	100	100	95 -- MILD	100	126,700	0	N	126,700	MPU/LOC
	0.200 ac									126,700			**126,700**	

PICTURE

OWNER

DARCY STEPHANIE ELLEN

7 LOOP RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

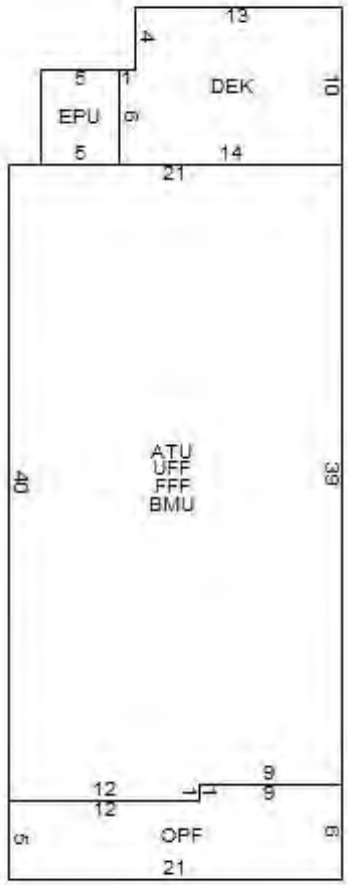
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
08/17/20		NEW HOUSE	3 BDRM SFT W/5X20 FRMR
07/09/20		DEMOLITION	DEMO CURRENT STRUCTU

BUILDING DETAILS

Model: **2.50 STORY COLONIAL**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.5** Fixtures: **11**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0119** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1871**
Sq. Foot Cost: **$ 113.96**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	114	0.25	29
ATU	ATTIC	831	0.10	83
UFF	UPPER FLR FIN	831	1.00	831
FFF	FST FLR FIN	831	1.00	831
BMU	BSMNT	831	0.15	125
EPU	COVERED BSMNT	30	0.35	11
DEK	DECK/ENTRANCE	136	0.10	14
GLA:	**1,662**	**3,604**		**1,924**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 219,259**
Year Built:		**2020**
Condition For Age:	AVERAGE	**1 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**1 %**
Building Value:		**$ 217,100**

OWNER INFORMATION

4 RAILROAD AVENUE LLC

165 AMHERST ST

NASHUA, NH 03064

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/14/2021	9410	805	Q I	313,000	HOCK DANIEL G
07/08/2008	7999	2937	U I 38		HOCK,MARION S
10/26/1994			U I 81		HOCK,MARION S

PICTURE

LISTING HISTORY

03/26/21	ERVM	
09/24/17	MRUL	
07/27/17	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
10/05/04	MRUL	

NOTES

YELLOW;MERRIMACK FLOWER SHOP + GREENHOUSE NEEDS PART FLOOR;A/C=75%; 3/17 NET LEASABLE AREA REDUCED AS UFF IS STO ONLY, NO HEAT OR AIR UP,UFF BATHROOM NOT OPERABLE, COOLERS ARE OUTDATED AND INEFFICIENT,EFF 4/20 LLA PLAN#40118, PLUS PARCEL C, 3/21 NO INFO, EXT MEAS ONLY

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
COLD STORAGE	81	9 x 9	258	50.00	20	2,090	COOLER
COLD STORAGE	100	10 x 10	220	50.00	20	2,200	COOLER
GREENHOUSE-POLY	1,440	24 x 60	71	5.00	80	4,090	
GREENHOUSE-POLY	456	19 x 24	95	5.00	50	1,083	
SHED-WOOD	81	9 x 9	258	10.00	80	1,672	
LEAN-TO	108	12 x 9	208	4.00	50	449	
LEAN-TO	240	24 x 10	127	4.00	5	61	W/O ROOF COVER
LEAN-TO	96	24 x 4	227	4.00	5	44	W/O ROOF COVER
PAVING ASPHALT	2,142	1 x 2142	67	3.25	25	1,166	SHAPE/OLD/CRACKED
						12,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 131,800	$ 0	$ 133,100
		Parcel Total:	$ 264,900*
2020	$ 123,200	$ 0	$ 141,700
		Parcel Total:	$ 264,900*
2021	**$ 145,700**	**$ 12,900**	**$ 159,800**
		Parcel Total:	**$ 318,400**

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C2- GEN COMM **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.354 ac	159,809	E	100	100	100	100	100 -- LEVEL	100	159,800	0	N	159,800	USE LTD/PRKNG LTD
	0.354 ac									159,800			**159,800**	

PICTURE

OWNER

4 RAILROAD AVENUE LLC

165 AMHERST ST

NASHUA, NH 03064

TAXABLE DISTRICTS

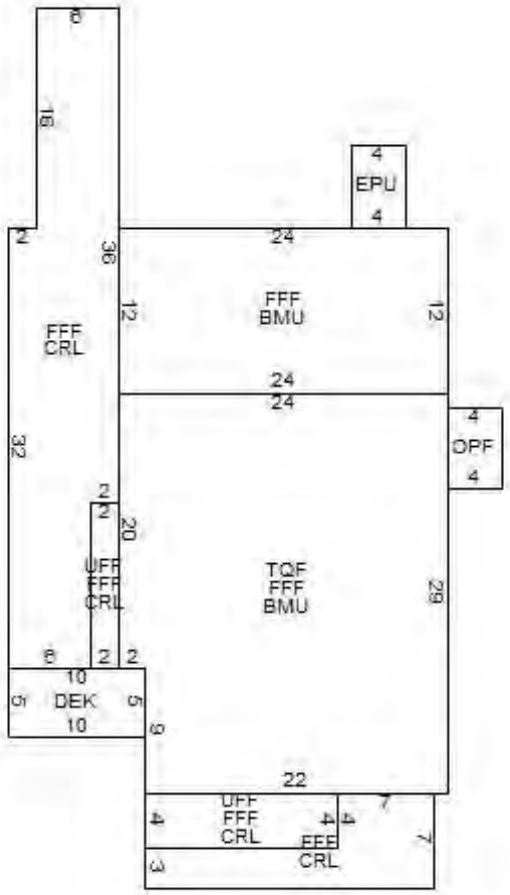
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY STORE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **PLASTERED/PLYWOOD PANEL**
Floor: **CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: Baths: **BELOW AVG**
Extra Kitchens: Fireplaces:
A/C: **Yes 75.00 %** Generators:
Quality: **A0 AVG**
Com. Wall: **WOOD AND/OR CLASS D, 1.0000**
Size Adj: **1.2484** Base Rate: **CST 92.00**
Bldg. Rate: **1.1385**
Sq. Foot Cost: **$ 104.75**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1465	1.00	1465
DEK	DECK/ENTRANCE	50	0.10	5
EPU	COVERED BSMNT	24	0.35	8
OPF	OPEN PORCH	24	0.25	6
BMU	BSMNT	966	0.15	145
TQF	3/4 STRY FIN	678	0.75	509
UFF	UPPER FLR FIN	80	1.00	80
CRL	CRAWL SPACE	499	0.05	25
GLA:	**2,054**	**3,786**		**2,243**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 234,954**
Year Built:		**1890**
Condition For Age:	AVERAGE	**36 %**
Physical:		
Functional:	WH	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 145,700**

OWNER INFORMATION

LAPIERRE GREGORY M

7 VILLAGE FALLS WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/06/2020	9360	1020	Q I	227,000	BURPEE PAULA M HEIRS OF
08/20/1997			Q I	85,000	EVERLY,CARLENE
07/05/1994			Q I	70,000	ANDERSON, DAVID

PICTURE

LISTING HISTORY

02/25/21	ERVM	
11/01/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
04/19/11	MRPR	
09/22/04	AAUL	

NOTES

TAN ;INT UNIT VAULTED 2/21 N O H WOB, EXT GD NEWER WINS, PU PATIO HEAT, SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
CARPORT WOOD	190	10 x 19	144	11.00	80	2,408	
VILLAGE FALLS	1		100	95,000.00	100	95,000	
PATIO	78	13 x 6	265	7.00	50	723	SLB UNDER DECK
						101,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,400	$ 63,400	$ 0
		Parcel Total: $ 166,800	
2020	$ 103,400	$ 63,400	$ 0
		Parcel Total: $ 166,800	
2021	**$ 139,800**	**$ 101,100**	**$ 0**
		Parcel Total: $ 240,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

LAPIERRE GREGORY M

7 VILLAGE FALLS WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

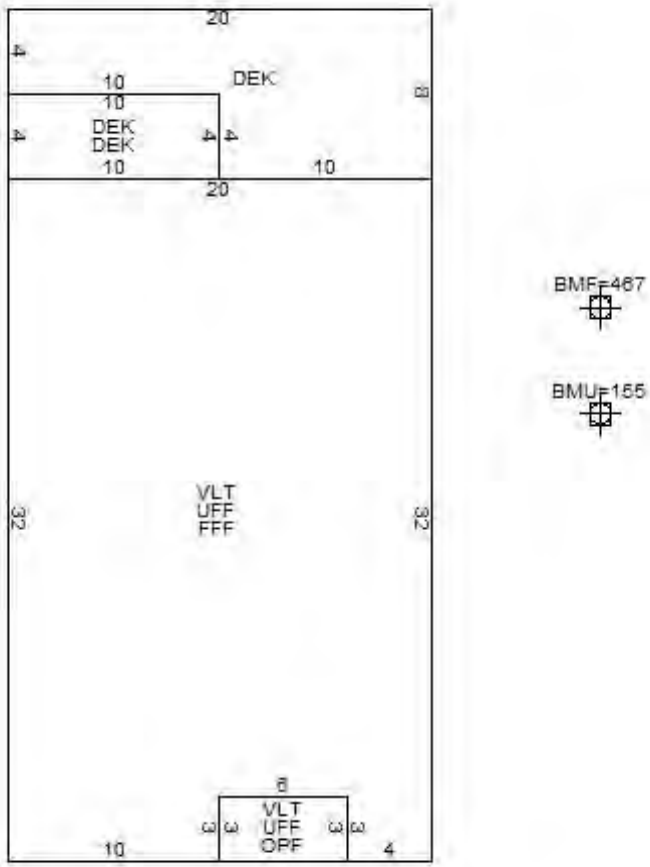
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1049** Base Rate: **RCD 96.00**
Bldg. Rate: **1.2134**
Sq. Foot Cost: **$ 116.49**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	640	1.00	640
VLT	VAULTED	640	0.05	32
FFF	FST FLR FIN	622	1.00	622
OPF	OPEN PORCH	18	0.25	5
BMF	BSMNT FINISHED	467	0.30	140
DEK	DECK/ENTRANCE	200	0.10	20
BMU	BSMNT	155	0.15	23
GLA:	**1,262**	**2,742**		**1,482**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,638**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 139,800**

OWNER INFORMATION

BURR DOROTHY

9 VILLAGE FALLS WY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/06/2021	9466	1625	Q I	252,000	HASTY ELAINE DEBRA
04/30/2019	9164	0040	Q I	205,000	MACKAY BRENDAN
05/08/2018	9070	1374	Q I	192,000	DODD KYLE J
09/02/2016	8893	0880	Q I	176,000	MCLAUGHLIN BRENDAN &
12/01/2009			Q I	189,000	SAUVE,BONNIE R

PICTURE

LISTING HISTORY

11/01/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
04/19/11	MRPR	
09/22/04	AAUM	INFO AT DOOR

NOTES

GREY;INT VAULTED/PU TILE17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
CARPORT WOOD	190	10 x 19	144	11.00	80	2,408	
VILLAGE FALLS	1		100	95,000.00	100	95,000	
						100,400	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 103,500	$ 63,400	$ 0
		Parcel Total: $ 166,900	
2020	$ 103,500	$ 63,400	$ 0
		Parcel Total: $ 166,900	
2021	**$ 139,800**	**$ 100,400**	**$ 0**
		Parcel Total: $ 240,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

BURR DOROTHY

9 VILLAGE FALLS WY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

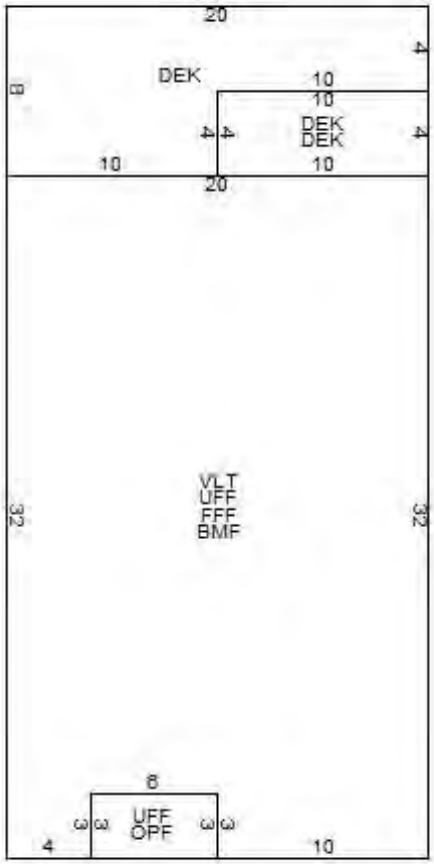
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0987** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1950**
Sq. Foot Cost: **$ 114.72**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	200	0.10	20
VLT	VAULTED	622	0.05	31
UFF	UPPER FLR FIN	640	1.00	640
FFF	FST FLR FIN	622	1.00	622
BMF	BSMNT FINISHED	622	0.30	187
OPF	OPEN PORCH	18	0.25	5
GLA:	**1,262**	**2,724**		**1,505**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,654**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 139,800**

OWNER INFORMATION

MAILHOT PAUL R
MAILHOT ELLEN K
17 VILLAGE FALLS WAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/06/2020	9376	921	Q I	225,000	DOBERSTEIN ERIC P &
08/03/2015	8776	2491	Q I	153,500	DOBERSTEIN KARA C
06/17/2009			U I 99	155,000	FEDERAL HOME LOAN
04/03/2009			U I 51		ARMSTRONG,MARY

PICTURE

LISTING HISTORY

02/25/21	ERVM	
11/01/17	MRUM	
07/27/17	INSP	MARKED FOR INSPECTION
04/19/11	MRPR	
09/22/04	AAUM	

NOTES

TAN; INT UNIT; 2/21 N O H, EXT GD CONV TO GAS SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
CARPORT WOOD	190	10 x 19	144	11.00	80	2,408	
VILLAGE FALLS	1		100	95,000.00	100	95,000	
PATIO	78	13 x 6	265	7.00	50	723	SLB UNDER DECK
						101,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 100,000	$ 63,400	$ 0
		Parcel Total: $ 163,400	
2020	$ 100,000	$ 63,400	$ 0
		Parcel Total: $ 163,400	
2021	**$ 135,300**	**$ 101,100**	**$ 0**
		Parcel Total: $ 236,400	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

MAILHOT PAUL R
MAILHOT ELLEN K
17 VILLAGE FALLS WAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

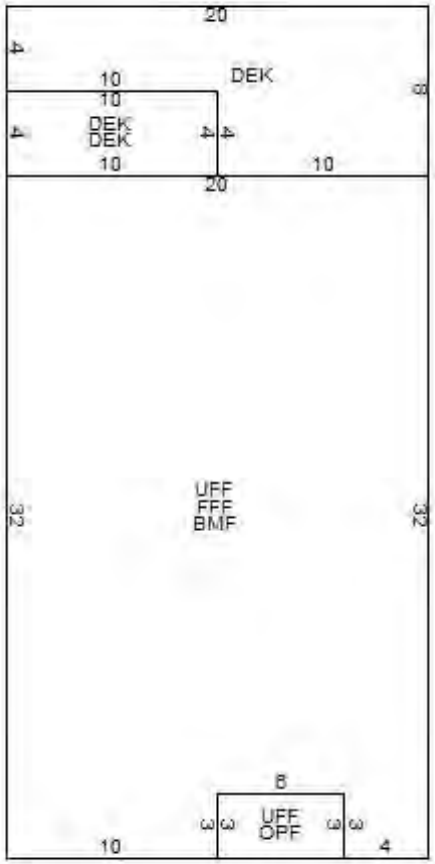
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1071** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1808**
Sq. Foot Cost: **$ 113.36**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	622	1.00	622
BMF	BSMNT FINISHED	622	0.30	187
UFF	UPPER FLR FIN	640	1.00	640
OPF	OPEN PORCH	18	0.25	5
DEK	DECK/ENTRANCE	200	0.10	20
GLA:	**1,262**	**2,102**		**1,474**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 167,093**
Year Built:		**1985**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:	CW	**4 %**
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 135,300**

OWNER INFORMATION

DICOSIMO JASON DANIEL

9 FOUR SEASONS LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	779	Q I	410,000	GINSBERG BRUCE G
05/29/2007	7853	392	U I 38	1	GINSBERG BRUCE G

PICTURE

LISTING HISTORY

09/12/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
08/21/02	MRVM	

NOTES

WD.STV.HK.UP 2015 SHED SIZE, DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	192	12 x 16	143	10.00	100	2,746	
						5,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 130,400	$ 4,900	$ 157,000
		Parcel Total:	$ 292,300
2020	$ 130,400	$ 4,900	$ 157,000
		Parcel Total:	$ 292,300
2021	**$ 183,700**	**$ 5,700**	**$ 203,500**
		Parcel Total:	**$ 392,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.919 ac	199,956	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
BABOOSIC LAKE	10.000 wf	4 SEASONS/SHRD BCH, MAIN BODY						100 -- LEVEL WF	100	3,500	0		3,500	
	0.919 ac									203,500			**203,500**	

PICTURE

OWNER

DICOSIMO JASON DANIEL

9 FOUR SEASONS LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

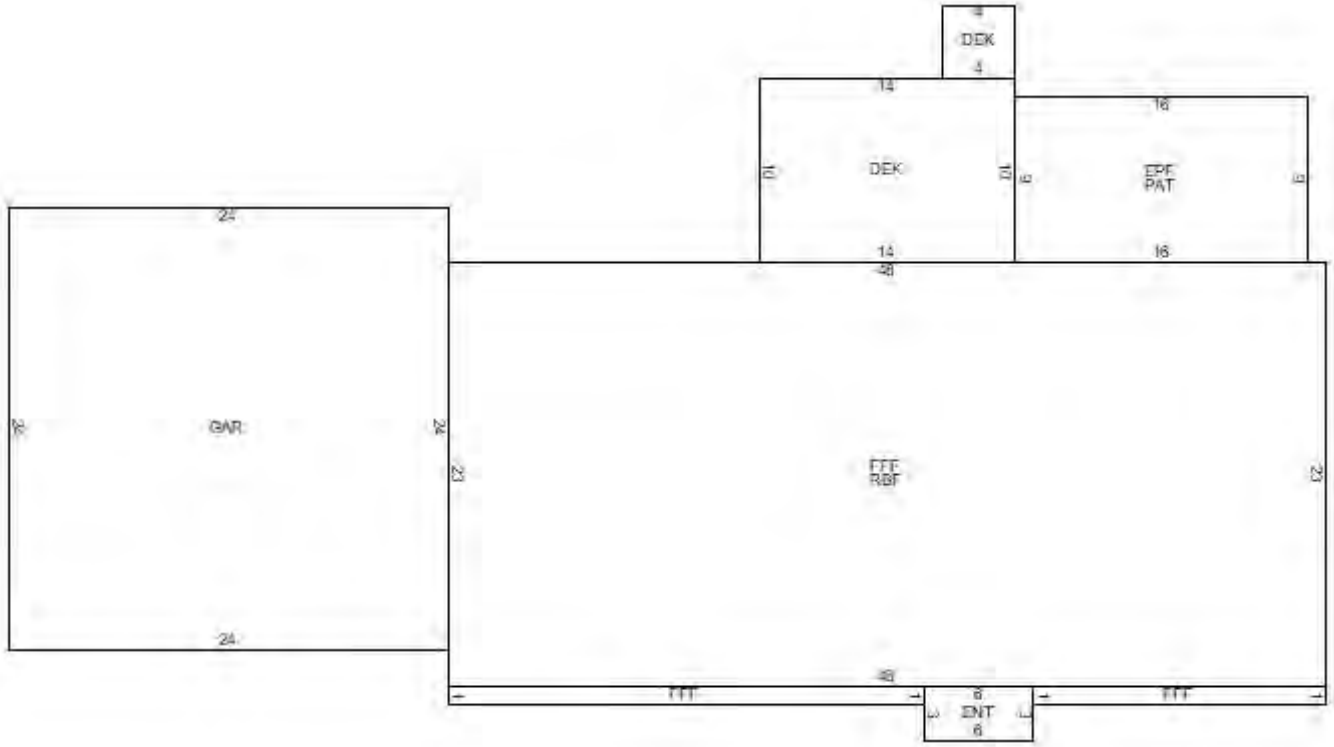
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **ELECTRIC/RAD/BB ELECT**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9536** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9860**
Sq. Foot Cost: **$ 94.66**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBF	RAISED BSMNT	1104	0.75	828
EPF	ENCLOSED	144	0.70	101
PAT	PATIO	144	0.10	14
DEK	DECK/ENTRANCE	156	0.10	16
GAR	GARAGE	576	0.45	259
FFF	FST FLR FIN	1146	1.00	1146
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,146**	**3,288**		**2,366**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 223,966**
Year Built:		**1971**
Condition For Age:	GOOD	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 183,700**

OWNER INFORMATION

BURKHARDT PRESTON EDWARD
BURKHARDT KATANYUTA
5 HUNTER LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/16/2020	9365	1238	Q I	380,000	RAYMOND RICHARD R
09/08/2000	6292	1441	Q I	150,533	HENSSLER, ROBERT

PICTURE

LISTING HISTORY

07/13/21	LMHC	
03/03/21	ERVM	
09/15/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
08/19/02	MRVM	

NOTES

2015 FPL, SHED SIZE, SKETCH 3/21N O H SHED COND SKETCH;7/21 COND G TO VGD PER INFO OF ANOTHER

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000	
SHED-WOOD	96	8 x 12	227	10.00	60	1,308	
						6,300	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 112,700	$ 6,200	$ 157,500
		Parcel Total:	$ 276,400
2020	$ 112,700	$ 6,200	$ 157,500
		Parcel Total:	$ 276,400
2021	**$ 162,100**	**$ 6,300**	**$ 204,000**
		Parcel Total:	**$ 372,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES WTR ACS	0.107 ac	x 5,000	X	100				100 -- LEVEL	100	500	0	N	500	
BABOOSIC LAKE	10.000 wf	4 SEASONS/SHRD BCH, MAIN BODY						100 -- LEVEL WF	100	3,500	0		3,500	
	1.027 ac									204,000			**204,000**	

PICTURE

OWNER

BURKHARDT PRESTON EDWARD
BURKHARDT KATANYUTA
5 HUNTER LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

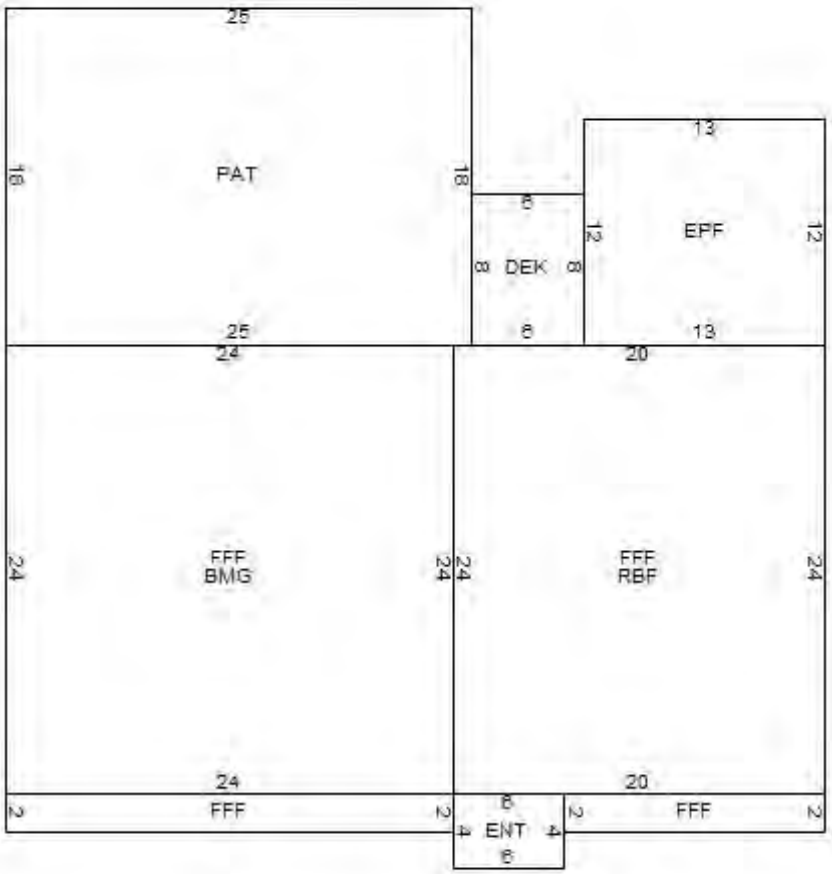
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **1.5** Fixtures: **5**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0394** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0976**
Sq. Foot Cost: **$ 105.37**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1132	1.00	1132
BMG	BASEMENT	576	0.20	115
RBF	RAISED BSMNT	480	0.75	360
EPF	ENCLOSED	156	0.70	109
DEK	DECK/ENTRANCE	48	0.10	5
PAT	PATIO	450	0.10	45
ENT	ENTRY WAY	24	0.10	2
GLA:	**1,132**	**2,866**		**1,768**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 186,294**
Year Built:		**1976**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 162,100**

OWNER INFORMATION

ARIAZI ELIZABETH LYNN
KLAMMER SHAUN JEFFREY
8 GREENWOOD RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/09/2021	9495	1316	Q I	495,000	STG LLC
04/05/2021	9450	1359	U I 51	353,000	HAGERTY JOHN W III
09/02/1982	2946	455	Q I	1	COUNTRY BUILDER

PICTURE

LISTING HISTORY

09/15/14	MRUL	
06/05/14	INSP	MARKED FOR INSPECTION
08/21/02	MRVL	

NOTES

SIDING=WOOD 2015 PU COND AV,2 STY CONT, OPF.PRIOR TO SALE, HOME WAS REMODELED, MODERN KITCH/BATH, KITCH MARBLE WITH BACKSPLASH, SS APPL/WHITE CABS, TILED SHOWER IN BATH, SOLID SURFACE COUNTER, NEW WINDOWS/FLOORING/TRIM/PAINT ETC, ADDED FIN BMT

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 139,000	$ 3,000	$ 150,800
		Parcel Total:	$ 292,800
2020	$ 139,000	$ 3,000	$ 150,800
		Parcel Total:	$ 292,800
2021	**$ 216,000**	**$ 3,000**	**$ 204,300**
		Parcel Total:	**$ 423,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.920 ac	200,000	E	100	100	100	100	100 -- LEVEL	100	200,000	0	N	200,000	
1F RES WTR ACS	0.172 ac	x 5,000	X	100				95 -- MILD	100	800	0	N	800	
BABOOSIC LAKE	10.000 wf	4 SEASONS/SHRD BCH, MAIN BODY						100 -- LEVEL WF	100	3,500	0		3,500	
	1.092 ac									204,300			**204,300**	

PICTURE

OWNER

ARIAZI ELIZABETH LYNN
KLAMMER SHAUN JEFFREY
8 GREENWOOD RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

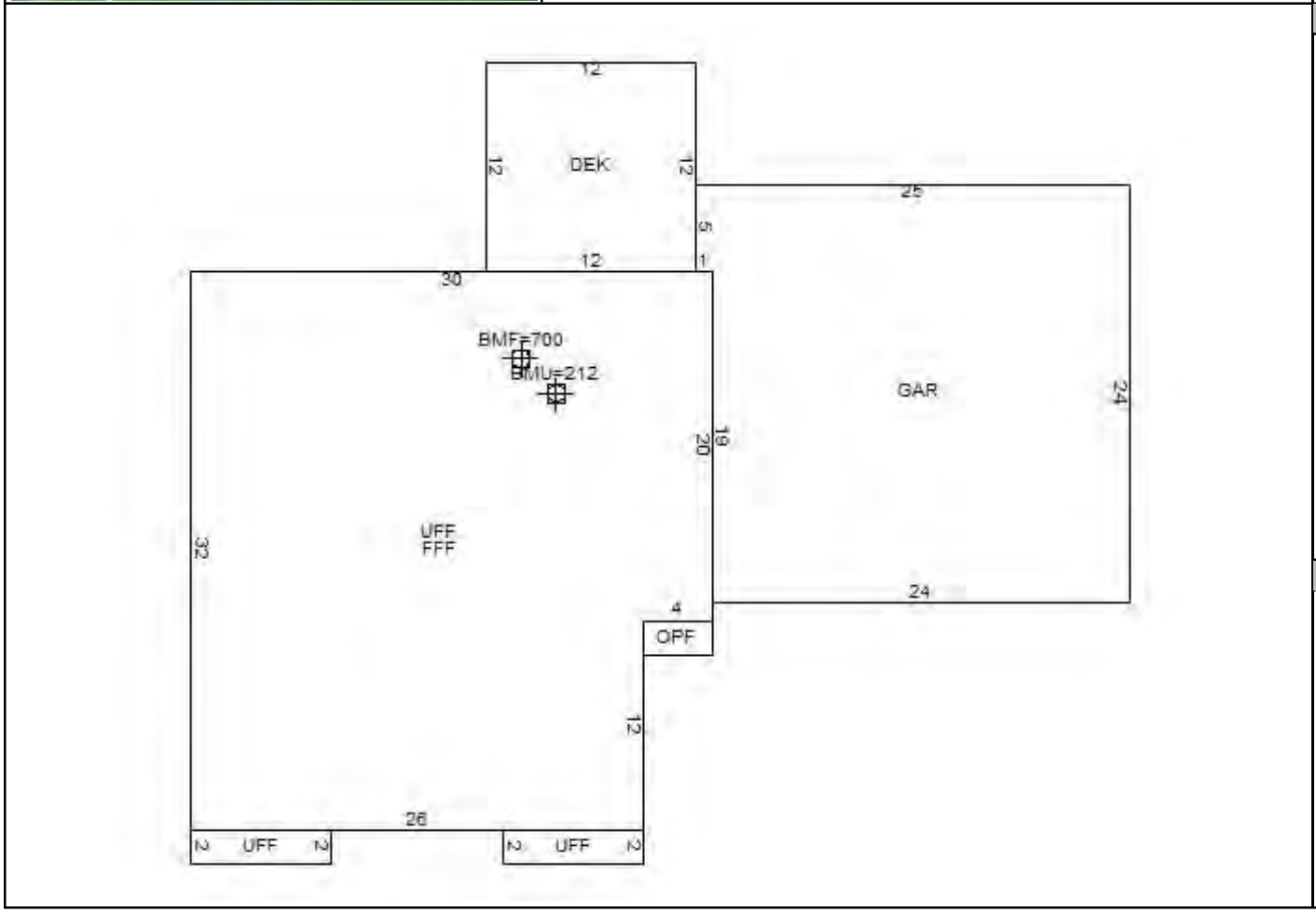
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONTEMP'RY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9526** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0645**
Sq. Foot Cost: **$ 102.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	581	0.45	261
DEK	DECK/ENTRANCE	144	0.10	14
OPF	OPEN PORCH	8	0.25	2
BMF	BSMNT FINISHED	700	0.30	210
BMU	BSMNT	212	0.15	32
UFF	UPPER FLR FIN	944	1.00	944
FFF	FST FLR FIN	912	1.00	912
GLA:	**1,856**	**3,501**		**2,375**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 242,701**
Year Built: **1982**
Condition For Age: VERY GOOD **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**

Building Value: **$ 216,000**

OWNER INFORMATION

BEVILACQUA STEVEN MICHAEL
BEVILACQUA STEPHANIE
4 SURREY LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/10/2020	9378	391	Q I	460,000	PLATINUM ROI HOLDINGS
01/31/2019	9143	1413	U I 37	217,000	BRIGHTHOUSE LIFE
09/07/2018	9107	1172	U I 51	267,910	FORD ALEXANDER
06/29/1978	2618	703	Q I	1	POWELL, RAYMOND

PICTURE

LISTING HISTORY

03/03/21	ERVM	
05/04/20	JBPR	
04/05/19	MRPL	
03/29/18	MRPR	
05/10/17	MRPR	
06/06/16	MRUM	
09/17/14	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION

NOTES

TAN; 2 FPL CAPPED; WD.STV.HK.UP, 2015 SKETCH, VINYL, PU PATIOS/MISSING SIDING REAR/FRNT-NC '16;NC 17 2019 RECK 20 HOME GUTTED NEEDS ALL NEW INTERIOR TREATED LIKE NEW CONST; 5/20; NOH; EXT 100%, EST COMPLETE, REMOVE UC; 3/21 N O H PATIO EST SNOW

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 109,100	$ 3,000	$ 150,100
		Parcel Total:	$ 262,200
2020	$ 237,300	$ 3,000	$ 150,100
		Parcel Total:	$ 390,400
2021	**$ 325,400**	**$ 3,000**	**$ 193,600**
		Parcel Total:	**$ 522,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.920 ac	200,000	E	100	100	100	100	95 -- MILD	100	190,000	0	N	190,000	
1F RES WTR ACS	0.026 ac	x 5,000	X	100				95 -- MILD	100	100	0	N	100	
BABOOSIC LAKE	10.000 wf	4 SEASONS/SHRD BCH, MAIN BODY						100 -- LEVEL WF	100	3,500	0		3,500	
	0.946 ac									193,600			**193,600**	

PICTURE

OWNER

BEVILACQUA STEVEN MICHAEL
BEVILACQUA STEPHANIE
4 SURREY LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

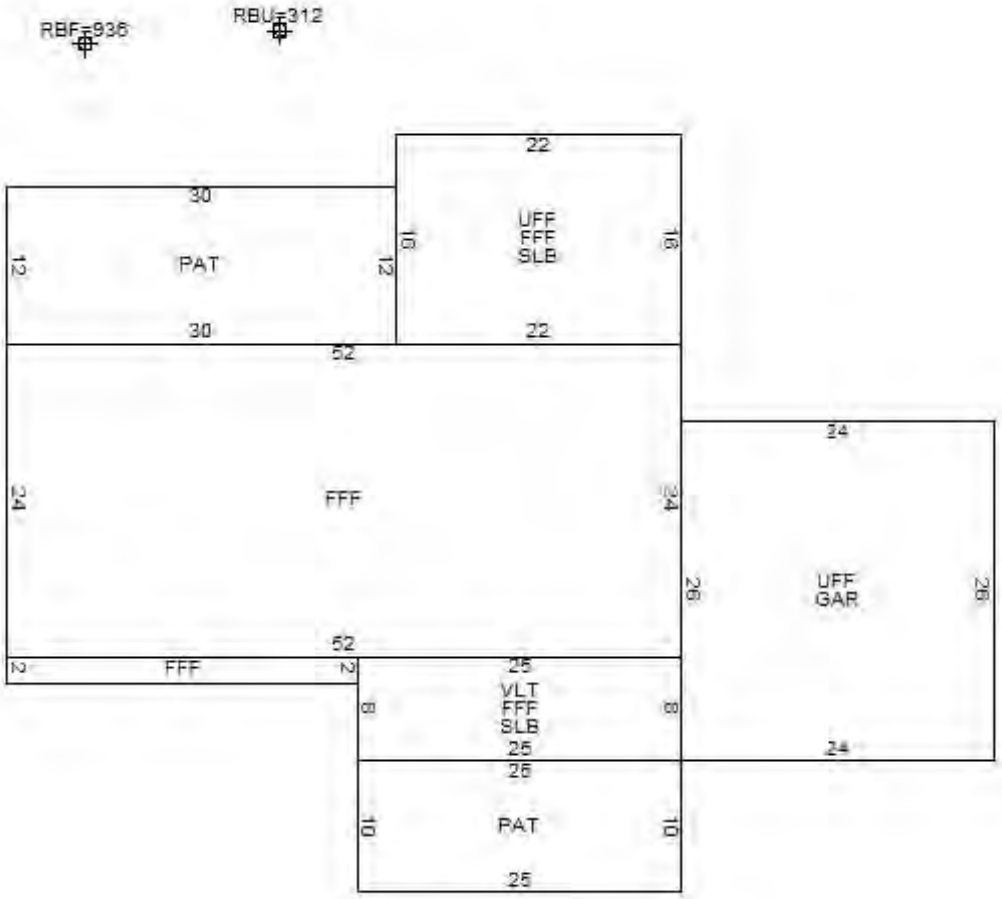
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
03/11/19		ALTERATION	REMOD KIT BATH

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **4.0** Fixtures: **12**
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8514** Base Rate: **RSA 96.00**
Bldg. Rate: **0.9834**
Sq. Foot Cost: **$ 94.40**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
RBU	RAISED BSMNT	312	0.25	78
PAT	PATIO	610	0.10	61
FFF	FST FLR FIN	1854	1.00	1854
VLT	VAULTED	200	0.05	10
SLB	SLB	552	0.00	0
UFF	UPPER FLR FIN	976	1.00	976
GAR	GARAGE	624	0.45	281
RBF	RAISED BSMNT	936	0.75	702
GLA:	**2,830**	**6,064**		**3,962**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 374,013**
Year Built:		**1974**
Condition For Age:	VERY GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 325,400**

OWNER INFORMATION

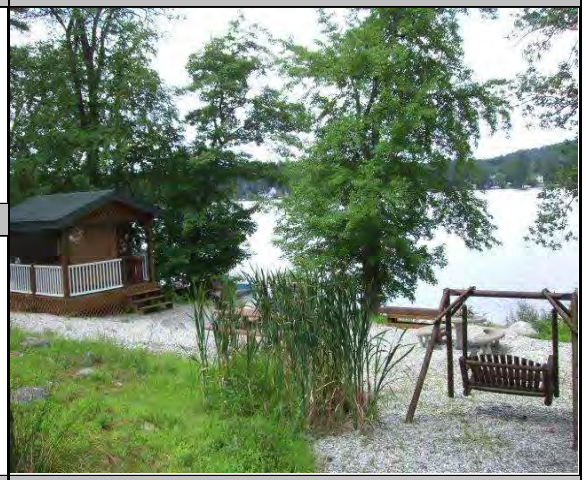
LEITZ CHRISTOPHER DAVID
LEITZ JESSICA A
2 SHORE DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/28/2021	9489	2073	Q I	750,000	DIGANGI GAETAN III
09/11/1995	5655	1424	Q I	122,000	CULLITON, DR. T

PICTURE



LISTING HISTORY

07/10/15	MRUM	MARKED FOR INSPECTION
07/26/11	LMHC	
07/17/02	MRVM	

NOTES

GAS HEAT/ WD.STV.HK.UP//HOME IS RENOVATED/UPDATED/YB CHNGED TO 1995 TO REFLECT TOTAL RENOVATION/1995 PERMIT, CHANGED TO YEAR ROUND IN 96//EST 2 BATHS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	440	20 x 22	96	10.00	100	4,224	
BOAT HOUSE	648	24 x 27	85	30.00	100	16,524	
OPEN PORCH	144	12 x 12	171	15.00	100	3,694	
HOT TUB	1		100	1,500.00	100	1,500	
						28,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 144,600	$ 26,900	$ 311,000
		Parcel Total:	$ 482,500
2020	$ 144,600	$ 26,900	$ 311,000
		Parcel Total:	$ 482,500
2021	**$ 186,200**	**$ 28,900**	**$ 617,600**
		Parcel Total:	**$ 832,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.920 ac	200,000	D	90	100	100	95	90 -- ROLLING	100	153,900	0	N	153,900	
1F RES WTRFRNT	0.300 ac	x 5,000	X	100				90 -- ROLLING	100	1,400	0	N	1,400	
BABOOSIC LAKE	220.000 wf	BEACH AND/OR LNDSCP, MAIN BODY						95 -- MILD WF	100	462,300	0		462,300	
	1.220 ac									617,600			**617,600**	

PICTURE

OWNER

LEITZ CHRISTOPHER DAVID
LEITZ JESSICA A
2 SHORE DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

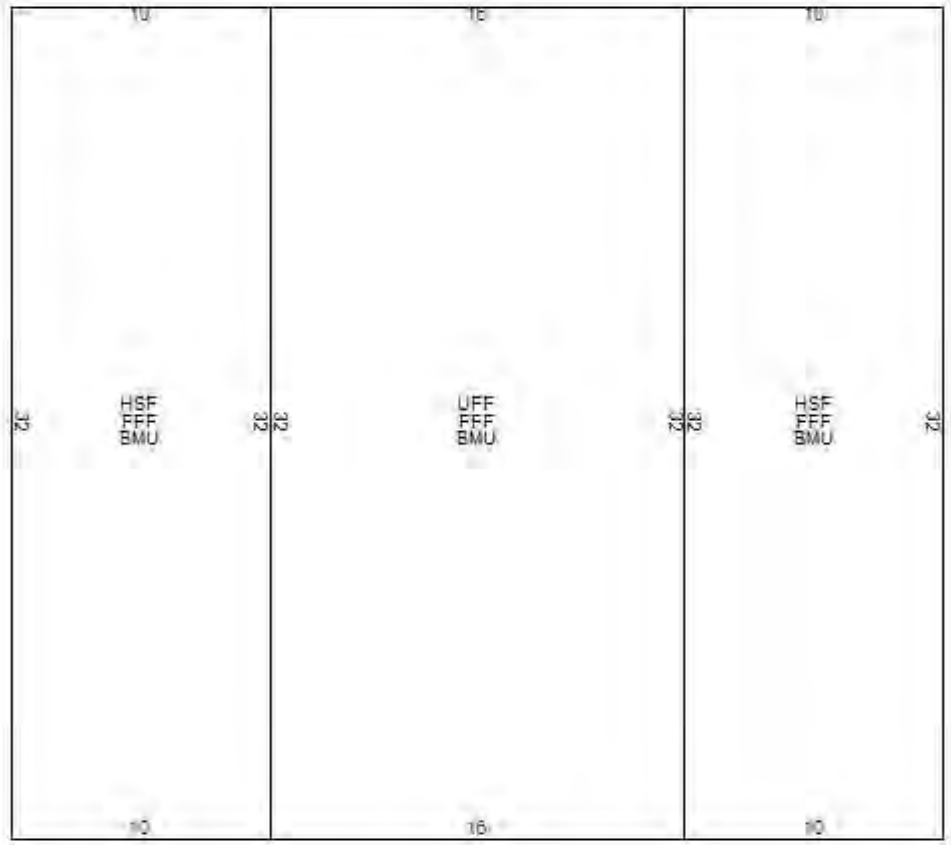
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **LOGS**
Int: **DRYWALL**
Floor: **PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **4** Baths: **2.0** Fixtures: **7**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9782** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0334**
Sq. Foot Cost: **$ 99.21**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	640	0.50	320
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1152	0.15	173
UFF	UPPER FLR FIN	512	1.00	512
GLA:	**1,984**	**3,456**		**2,157**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 213,996**
Year Built:		**1995**
Condition For Age:	GOOD	**13 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**13 %**
Building Value:		**$ 186,200**

OWNER INFORMATION

KLAAR-GARCIA CAROLINE ZINITA
DAURY KEITH MICHAEL
29 LONGA RD

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/19/2020	9365	1801	Q I	300,500	FAJANS PATRICIA L
05/16/2001	6424	217	U I 38		FAJANS PATRICIA L &

PICTURE

LISTING HISTORY

03/03/21	ERVM
03/25/15	MRUL
04/26/06	AAVR

NOTES

WD.STV.HK.UP 2015 NEW ROOF AND VINYL SIDING 3/21 STATES K & B
EXT UPDATED EST 2015 EXT VG FOR AGE PU PATIO HW SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
SHED-WOOD	100	10 x 10	220	10.00	20	440	POOR COND
PATIO	270	15 x 18	119	7.00	75	1,687	BACK YD/EST SNOW
						5,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 92,700	$ 4,200	$ 132,900
		Parcel Total:	$ 229,800
2020	$ 92,700	$ 4,200	$ 132,900
		Parcel Total:	$ 229,800
2021	**$ 128,300**	**$ 5,100**	**$ 180,800**
		Parcel Total:	**$ 314,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.600 ac	186,086	D	90	100	100	100	100 -- LEVEL	100	167,500	0	N	167,500	
BABOOSIC LAKE	10.000 wf	WATER ACCESS, MAIN BODY						95 -- MILD WF	100	13,300	0		13,300	
	0.600 ac									180,800			**180,800**	

PICTURE

OWNER

KLAAR-GARCIA CAROLINE ZINITA
DAURY KEITH MICHAEL
29 LONGA RD

MERRIMACK, NH 03054

TAXABLE DISTRICTS

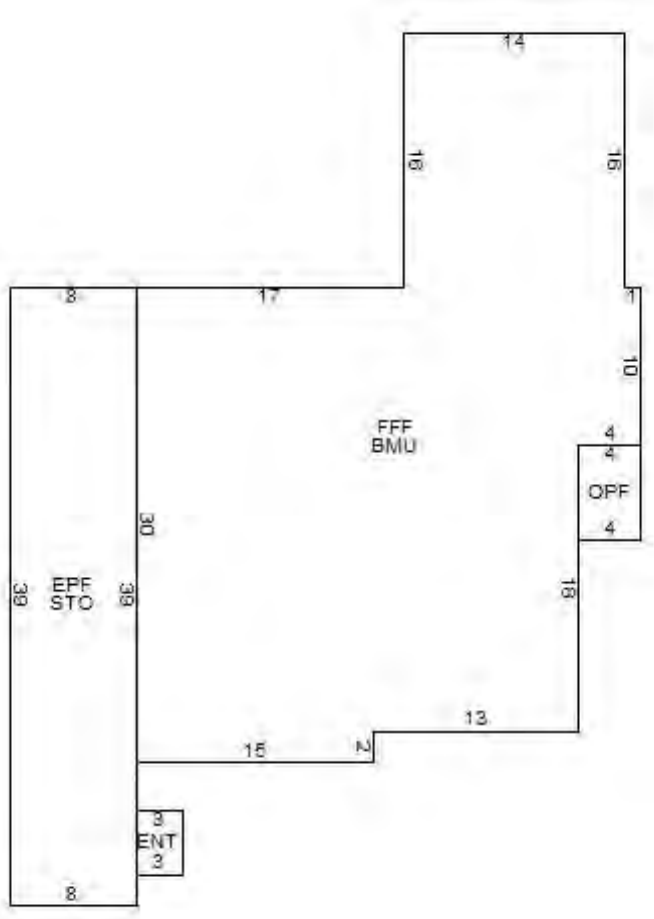
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY CAMP YRRND**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **WOOD/LOG/DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators: **1**
Quality: **B1 AVG-10**
Com. Wall:
Size Adj: **1.0889** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0192**
Sq. Foot Cost: **$ 97.84**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	312	0.70	218
STO	STORAGE AREA	312	0.25	78
OPF	OPEN PORCH	24	0.25	6
ENT	ENTRY WAY	12	0.10	1
FFF	FST FLR FIN	1078	1.00	1078
BMU	BSMNT	1078	0.15	162
GLA:	**1,078**	**2,816**		**1,543**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,967**
Year Built:		**1962**
Condition For Age:	VERY GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 128,300**

OWNER INFORMATION

PATINO MONICA

12 CHAPEL LN UNIT 4

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/16/2020	9381	252	Q I	201,000	KOCH KATHY
12/10/2008	8038	2200	U I 37	75,133	WELLS FARGO BAN
03/25/2008	7962	2900	U I 51	155,000	BEARSE, AMI-ROSE

PICTURE

LISTING HISTORY

02/26/21	ERVM	
05/04/18	MRPM	
09/21/15	MRUM	MARKED FOR INSPECTION
07/25/11	LMHC	
06/22/10	MRUM	
10/06/00	MRUL	

NOTES

WHITE//MONITOR//END UNIT-BELOW AVG SIDING// 2019 PU SHED 2/21
LEFT SIDE IS STILL ROTTED MASONITE OLD WINS NC TO EXT COND
SKETCH ADJ OIL HEAT

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CHAPEL LANE	1		100	94,000.00	100	94,000	
SHED-WOOD	120	10 x 12	193	10.00	80	1,853	
						95,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 80,000	$ 66,300	$ 0
		Parcel Total: $ 146,300	
2020	$ 80,000	$ 66,300	$ 0
		Parcel Total: $ 146,300	
2021	**$ 105,100**	**$ 95,900**	**$ 0**
		Parcel Total: $ 201,000	

LAND VALUATION

LAST REVALUATION: 2021

Zone: C1- LTD COMMERCIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PATINO MONICA

12 CHAPEL LN UNIT 4

MERRIMACK, NH 03054

TAXABLE DISTRICTS

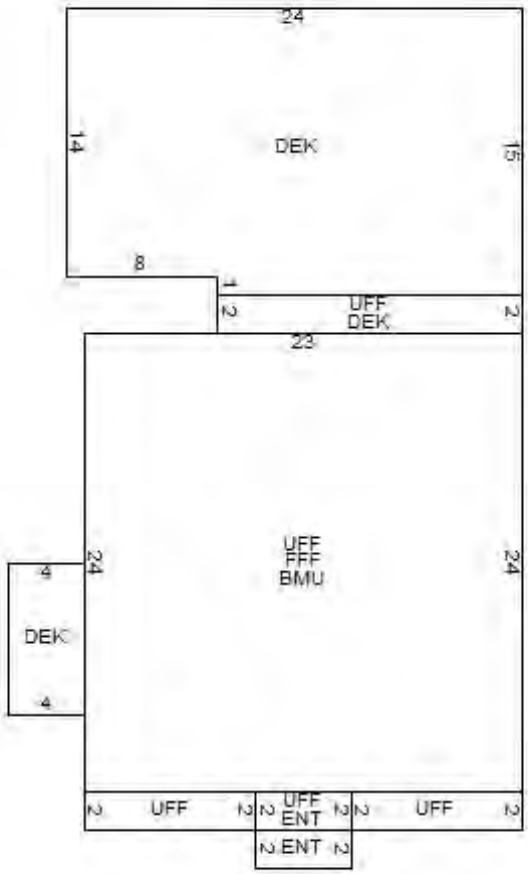
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/19/16		OVAL/ROUND POOL	18 X 48 ABOVE GROUD PO(

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING/BRK VENEER**
Int: **DRYWALL**
Floor: **CARPET**
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: **1.1584** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1621**
Sq. Foot Cost: **$ 111.56**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	20	0.10	2
UFF	UPPER FLR FIN	630	1.00	630
FFF	FST FLR FIN	552	1.00	552
BMU	BSMNT	552	0.15	83
DEK	DECK/ENTRANCE	416	0.10	42
GLA:	**1,182**	**2,170**		**1,309**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,032**
Year Built:		**1973**
Condition For Age:	AVERAGE	**21 %**
Physical:		
Functional:	CW EXT	**2 %**
Economic:	LOC	**5 %**
Temporary:		
Total Depreciation:		**28 %**
Building Value:		**$ 105,100**

OWNER INFORMATION

GORDON HOUSE ASSISTED LIVING RES

8 MERRILL LANE

HOLLIS, NH 03049

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/02/2020	9373	2779	Q I	674,000	BENSON LAURA
09/11/2019	9208	1095	U I 38	1	BENSON PHYLLIS
04/15/2010	8194	2210	U I 38	1	BENSON, LAURA J
07/28/1997	5835	1970	U I 37	210,000	NH RED BRICK PR

PICTURE

LISTING HISTORY

05/05/20	JDVM	
08/26/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
07/25/11	LMHC	
06/29/10	MRUR	
03/20/02	MRUL	

NOTES

WHITE/ PORTION OF HOUSE IN NEED OF REPAIR TO HEATING, PLUMBING AND ELEC//FIRE ESC//EPF=GRNHSE/5/20; NC TO SID=FR COND; EST 36X25 FFF IS POSS GAR,EFF 4/21 SITE PLAN FOR ASSISTED LIVING 2/21 NC TO EXT COND POOR/FAIR NEEDS COMPLETE SCRAPE/PAINT;ROT REPAIR WINS ETC ; CK '22 FOR CONVERSION;CHANGE LAND TO C/I AND COND AT 250 AND BUILDING TO CNH AO, UC=MUCH DEF MAINT/WORK NEEDED TO BE GOOD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 5-STAND	1		100	9,500.00	100	9,500	EST
PAVING ASPHALT	8,000	8000 x 1	62	3.25	60	9,672	
SHED-WOOD	64	64 x 1	310	10.00	80	1,587	ATT/REAR
						20,800	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 382,600	$ 20,300	$ 128,600
		Parcel Total:	$ 531,500
2020	$ 421,800	$ 20,300	$ 128,600
		Parcel Total:	$ 570,700
2021	**$ 468,900**	**$ 20,800**	**$ 188,600**
		Parcel Total:	**$ 678,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C1- LTD COMMERCIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.460 ac	180,000	E	100	100	100	100	100 -- LEVEL	100	180,000	0	N	180,000	MPU
1F RES	0.910 ac	x 10,000	X	100				95 -- MILD	100	8,600	0	N	8,600	
	1.370 ac									188,600			**188,600**	

PICTURE

OWNER

GORDON HOUSE ASSISTED LIVING R

8 MERRILL LANE

HOLLIS, NH 03049

TAXABLE DISTRICTS

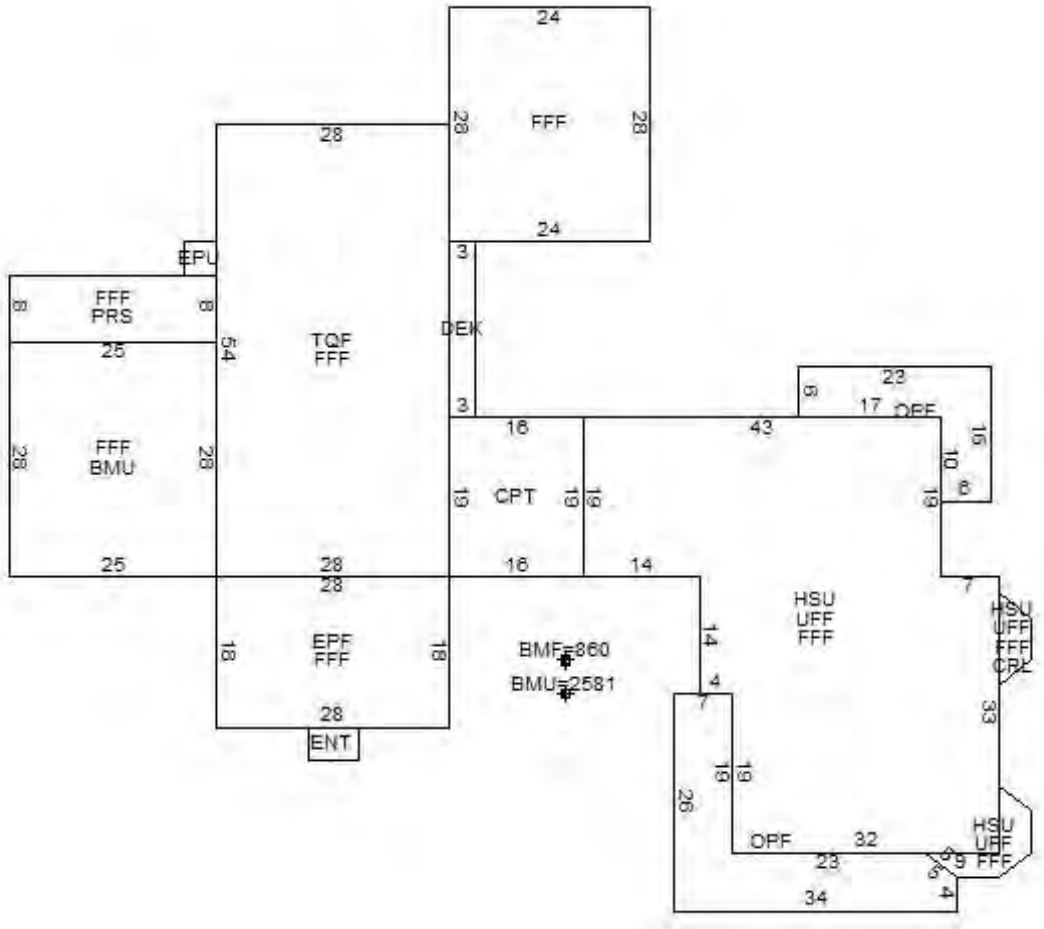
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.50 STORY MIXED OLD**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**CLAP BOARD**		
Int:	**DRYWALL/PLASTERED**		
Floor:	**CARPET/PINE/SOFT WD**		
Heat:	**OIL/FA DUCTED**		
Bedrooms:	**5**	Baths: **3.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**No**		Generators:
Quality:	**A4 EXC**		
Com. Wall:			
Size Adj:	**0.7581**	Base Rate:	**RSA 96.00**
		Bldg. Rate:	**1.0276**
		Sq. Foot Cost:	**$ 98.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	24	0.10	2
EPF	ENCLOSED	504	0.70	353
HSU	1/2 STRY UNFIN	2014	0.15	302
UFF	UPPER FLR FIN	2014	1.00	2014
OPF	OPEN PORCH	563	0.25	141
CRL	CRAWL SPACE	32	0.05	2
BMF	BSMNT FINISHED	860	0.30	258
DEK	DECK/ENTRANCE	63	0.10	6
EPU	COVERED BSMNT	16	0.35	6
PRS	PIERS	200	-0.05	-10
FFF	FST FLR FIN	5602	1.00	5602
BMU	BSMNT	3281	0.15	492
TQF	3/4 STRY FIN	1512	0.75	1134
CPT	CARPORT	304	0.10	30
GLA:	**8,750**	**16,989**		**10,332**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 1,019,252**
Year Built:		**1892**
Condition For Age:	GOOD	**29 %**
Physical:		
Functional:		
Economic:		
Temporary:	UC	**25 %**
Total Depreciation:		**54 %**
Building Value:		**$ 468,900**

OWNER INFORMATION

WHITE VERONICA L
WHITE ANDREW
7 PLEASANT ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/04/2021	9434	2308	Q I	350,000	CLINTON BRIANA
07/26/2019	9192	0339	Q I	295,000	TREADWAY WILLIAM R
04/17/2015	8743	1922	Q I	231,000	FURZE NATHAN F
06/29/2010	8215	2953	Q I	203,000	KLICKER, MATTHEW
06/21/2004	7260	2349	U I 99	250,000	MACARTHUR, ABBIE

PICTURE

LISTING HISTORY

03/25/21	ERVM	
08/14/19	MRUM	
06/27/19	INSP	MARKED FOR INSPECTION
03/10/15	MRPL	
07/01/10	MRUL	

NOTES

GRAY 2015 EST COMPLETE FOR SALE 2019 SKETCH NEW PIC 3/21 N O H PU PATIO/ BACK YD EST PER FENCE NEWER WINS EXT GD, INT RENOV, UPDATED BATHROOMS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PATIO	121	11 x 11	192	7.00	100	1,626	FIRE PIT
						1,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 87,400	$ 0	$ 109,000
		Parcel Total:	$ 196,400
2020	$ 87,500	$ 0	$ 109,000
		Parcel Total:	$ 196,500
2021	**$ 141,000**	**$ 1,600**	**$ 160,300**
		Parcel Total:	**$ 302,900**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.280 ac	145,714	F	110	100	100	100	100 -- LEVEL	100	160,300	0	N	160,300	
	0.280 ac									160,300			**160,300**	

PICTURE

OWNER

WHITE VERONICA L
WHITE ANDREW
7 PLEASANT ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

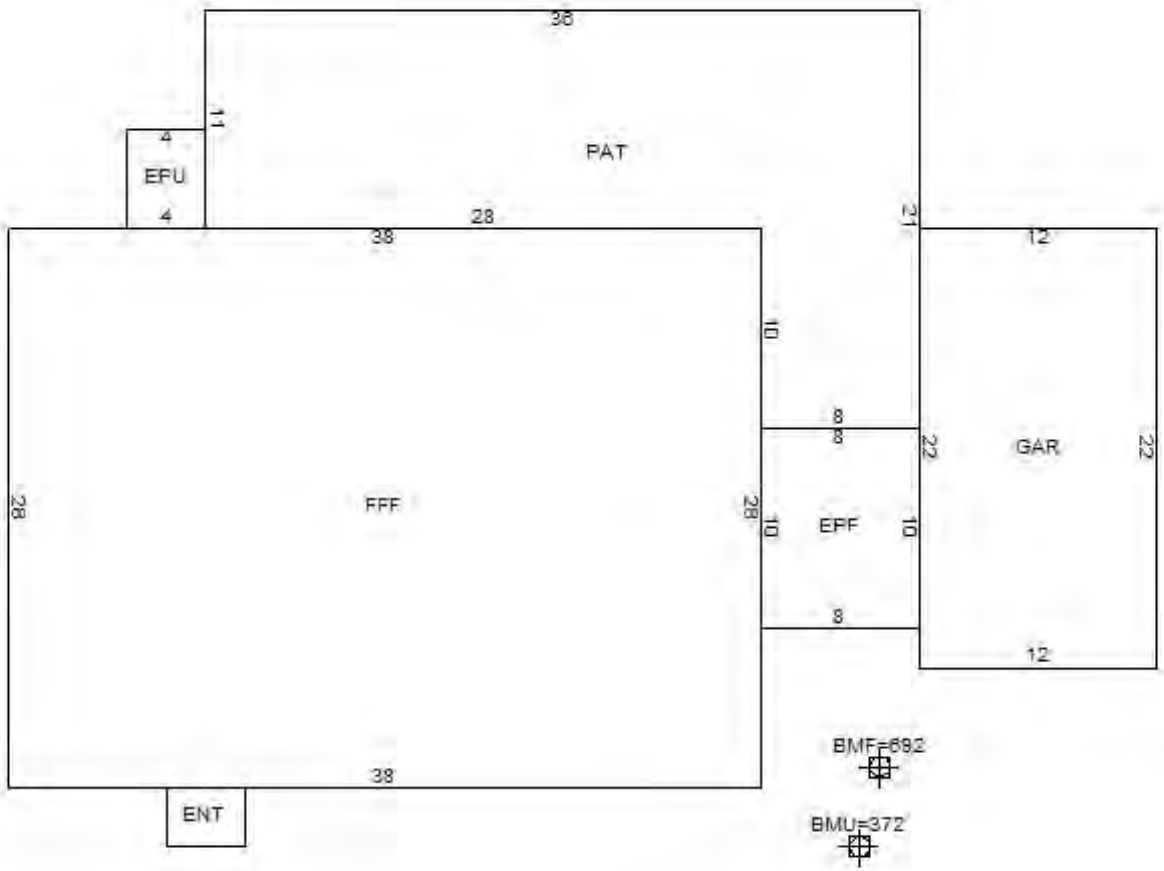
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/04/15		FINISH BASEMENT	

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **ASBEST SHNGL**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0849** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1218**
Sq. Foot Cost: **$ 107.69**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
GAR	GARAGE	264	0.45	119
BMF	BSMNT FINISHED	692	0.30	208
BMU	BSMNT	372	0.15	56
ENT	ENTRY WAY	12	0.10	1
PAT	PATIO	476	0.10	48
EPU	COVERED BSMNT	20	0.35	7
FFF	FST FLR FIN	1064	1.00	1064
EPF	ENCLOSED	80	0.70	56
GLA:	**1,064**	**2,980**		**1,559**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 167,889**
Year Built: **1951**
Condition For Age: VERY GOOD **16 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **16 %**

Building Value: **$ 141,000**

OWNER INFORMATION

STEATES ROBERT M

68 FRONT ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/09/2020	9392	2174	Q I	335,500	DRISCOLL MICHAEL R
05/18/2009	8089	0210	U I 81	175,000	EASTER STEVEN C
08/31/2007	7895	0111	U I 81	1	EASTER, STEVEN

PICTURE

LISTING HISTORY

02/26/24	ERVM
03/10/15	MRUL
04/08/14	MRPL
04/10/13	MRPM
07/28/10	MRUM
10/11/00	MRUL

NOTES

GREEN/RECHK 2/21 KIT BATH EST 2000'S EXT V GD FOR AGE EST INT SIMILAR

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	100	10 x 10	220	10.00	80	1,760	
LEAN-TO	96	12 x 8	227	4.00	40	349	ATT SHED
						2,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 93,100	$ 1,600	$ 106,000
		Parcel Total:	$ 200,700
2020	$ 93,100	$ 1,600	$ 106,000
		Parcel Total:	$ 200,700
2021	**$ 129,800**	**$ 2,100**	**$ 149,600**
		Parcel Total:	**$ 281,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.220 ac	136,000	F	110	100	100	100	100 -- LEVEL	100	149,600	0	N	149,600	
	0.220 ac									149,600			**149,600**	

PICTURE

OWNER

STEATES ROBERT M

68 FRONT ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

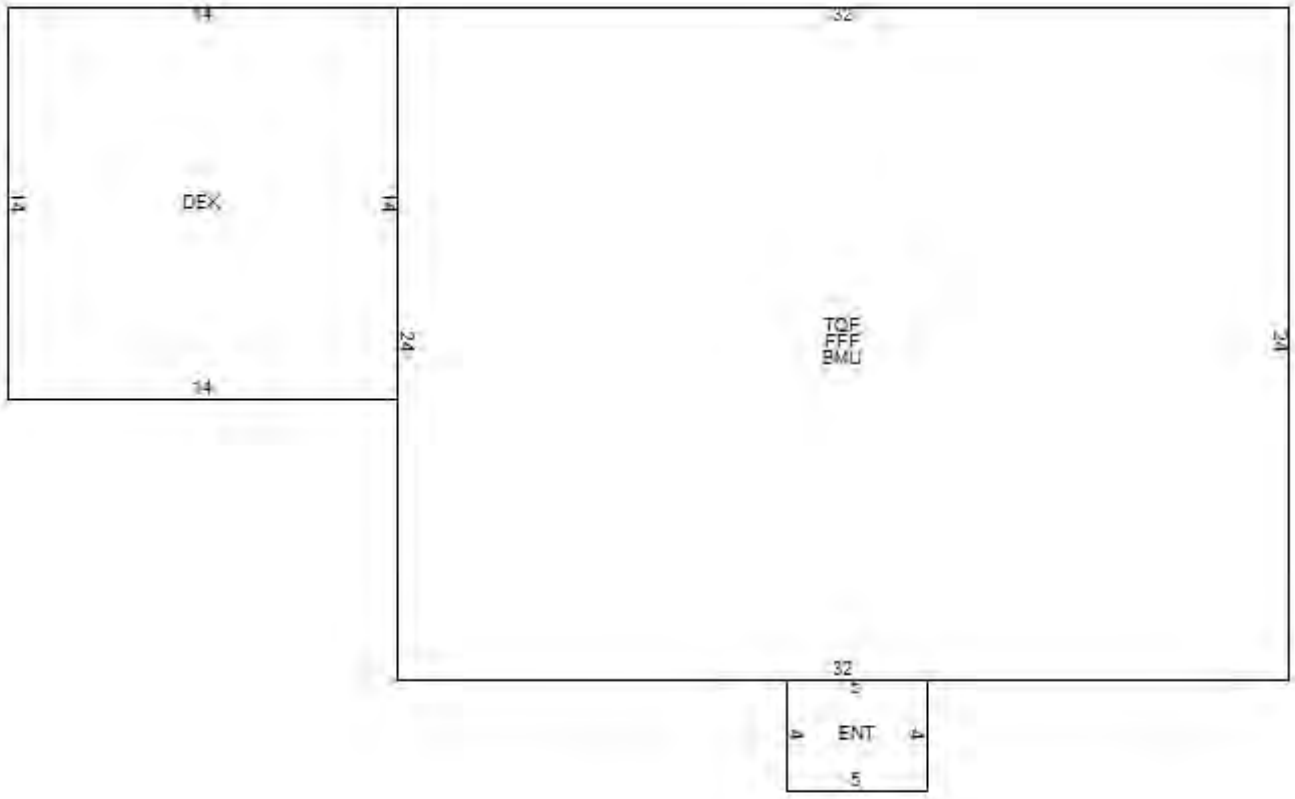
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
04/17/18		DECK	
09/14/12		DORMER ADDITION	

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1051** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0613**
Sq. Foot Cost: **$ 101.89**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	196	0.10	20
TQF	3/4 STRY FIN	768	0.75	576
FFF	FST FLR FIN	768	1.00	768
BMU	BSMNT	768	0.15	115
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,344**	**2,520**		**1,481**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,899**
Year Built:		**1964**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 129,800**

OWNER INFORMATION

PATADIA CHANDRASHEKHAR

19 ELM ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/04/2021	9421	138	Q I	175,000	POWERS SEAN D & MARY M
04/16/2001	6396	1527	Q I	109,933	HOFFMAN, GUILIAN
08/29/1999	6053	1756	U I 39		HOFFMAN, ROBERT

PICTURE

LISTING HISTORY

03/25/21	ERVM	
09/17/15	MRUM	MARKED FOR INSPECTION
07/26/10	MRUM	
10/03/00	MRUM	

NOTES

GRAY//UNIT B-5 1220 SF//END UNIT 3/21 FFF LAMINITE, UFF CARPET
SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ELMWOOD PLACE I	1		100	62,500.00	100	62,500	
						62,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 90,900	$ 65,000	$ 0
		Parcel Total: $ 155,900	
2020	$ 90,900	$ 65,000	$ 0
		Parcel Total: $ 155,900	
2021	**$ 120,400**	**$ 62,500**	**$ 0**
		Parcel Total: $ 182,900	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

PATADIA CHANDRASHEKHAR

19 ELM ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

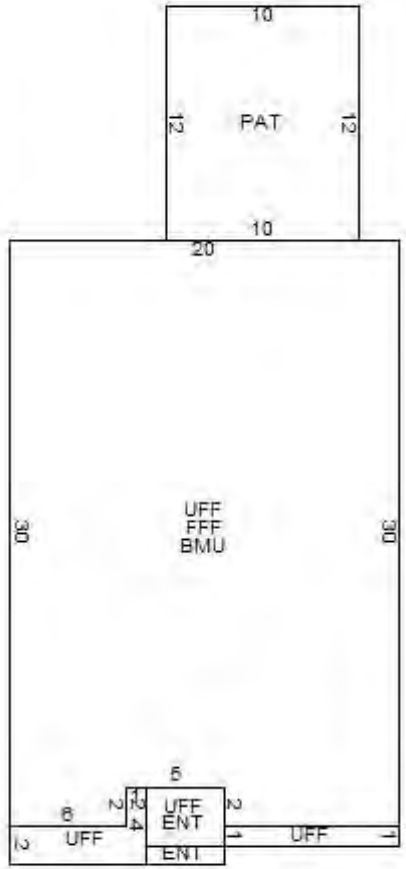
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO-TNHS**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PERGO/LAMINATE**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.1545** Base Rate: **RCD 96.00**
Bldg. Rate: **1.1582**
Sq. Foot Cost: **$ 111.19**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	16	0.10	2
PAT	PATIO	120	0.10	12
UFF	UPPER FLR FIN	627	1.00	627
FFF	FST FLR FIN	590	1.00	590
BMU	BSMNT	590	0.15	89
GLA:	**1,217**	**1,943**		**1,320**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 146,771**
Year Built:		**1981**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 120,400**

OWNER INFORMATION

TOOMEY JACOB R
TOOMEY LAUREN A
27 ELM ST

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/08/2021	9407	2430	Q I	189,933	MITCHELL CARRIE W
02/03/2020	9258	2445	Q I	177,000	GREEN MATTHEW &
02/21/2017	8946	0190	Q I	170,000	BARTLING ANTHONY E
06/01/2004	7247	2651	Q I	169,900	BAZIN, KIMBERLEY
06/28/1999	6122	1058	Q V	76,400	OINONEN, DONNA

PICTURE

LISTING HISTORY

02/26/21	ERVM	
06/08/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
10/03/00	MRUM	
06/03/95	AAUL	

NOTES

GRAY//UNIT B-1 553 / 1220 SF//END UNIT 2/21 EST PATIO PER SNOOW KIT BATH EST 90'S PER H O PU AC GD COND

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
ELMWOOD PLACE I	1		100	62,500.00	100	62,500	
						62,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 94,900	$ 65,000	$ 0
		Parcel Total: $ 159,900	
2020	$ 94,900	$ 65,000	$ 0
		Parcel Total: $ 159,900	
2021	**$ 130,000**	**$ 62,500**	**$ 0**
		Parcel Total: $ 192,500	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type 1F RES **Neighborhood:** Q

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

TOOMEY JACOB R
TOOMEY LAUREN A
27 ELM ST

MERRIMACK, NH 03054

TAXABLE DISTRICTS

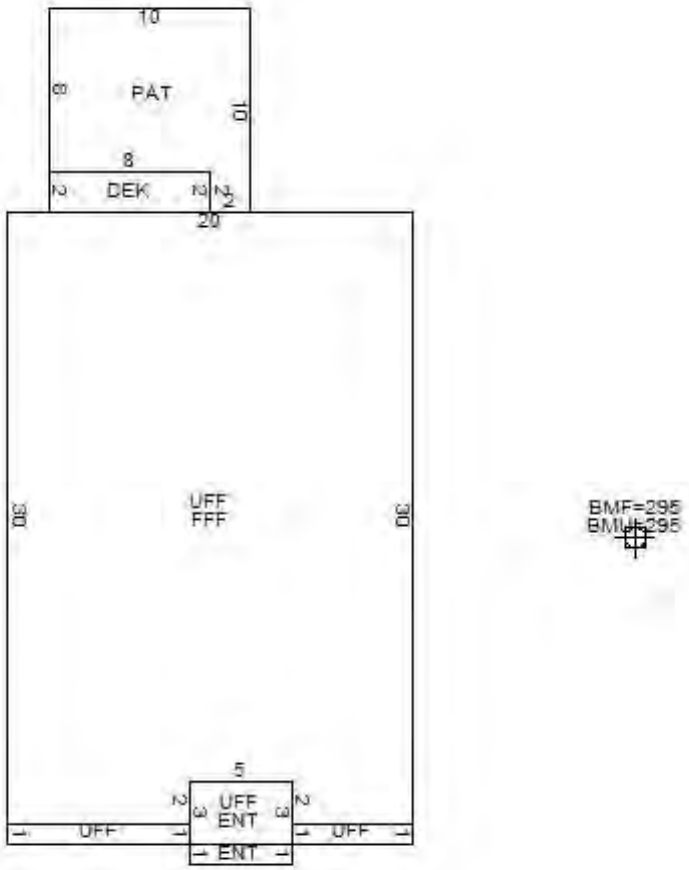
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model:	**2.00 STORY CONDO-TNHS**		
Roof:	**GABLE OR HIP/ASPHALT**		
Ext:	**VINYL SIDING**		
Int:	**DRYWALL**		
Floor:	**HARDWOOD**		
Heat:	**GAS/FA DUCTED**		
Bedrooms:	**2**	Baths: **1.5**	Fixtures:
	Extra Kitchens:		Fireplaces:
A/C:	**Yes 100.00 %**		Generators:
Quality:	**A1 AVG+10**		
Com. Wall:			
Size Adj:	**1.1428**	Base Rate:	**RCD 96.00**
		Bldg. Rate:	**1.2189**
		Sq. Foot Cost:	**$ 117.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ENT	ENTRY WAY	20	0.10	2
PAT	PATIO	84	0.10	8
DEK	DECK/ENTRANCE	16	0.10	2
UFF	UPPER FLR FIN	620	1.00	620
FFF	FST FLR FIN	590	1.00	590
BMF	BSMNT FINISHED	295	0.30	89
BMU	BSMNT	295	0.15	44
GLA:	**1,210**	**1,920**		**1,355**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 158,549**
Year Built:		**1981**
Condition For Age:	GOOD	**16 %**
Physical:		
Functional:	CW	**2 %**
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 130,000**

OWNER INFORMATION

DELIMA PAUL A
DELIMA LAURA E
8 GLEN FOREST DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/01/2021	9492	1242	Q I	390,000	LEVESQUE STEVEN
07/03/2013	8579	1086	Q I	245,000	WOLLEN JOHN
03/08/2013	8536	0031	U I 37	145,000	BENEFICIAL NEW HAMPSHI
11/29/2012	8498	2236	U I 51	137,654	REMILLARD THOMAS H & L
02/28/2005	7415	2367	Q I	250,000	ROLERAD, LEO

PICTURE

LISTING HISTORY

08/25/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
10/10/00	MRUL	

NOTES

GREY;VINYL REPL WINS/REMOVED INGROUND POOL 17, EPF TO FFF 17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-ABOVE GROUND	357	21 x 17	105	6.00	100	2,249	21 ROUND
SHED-WOOD	128	8 x 16	185	10.00	80	1,894	
						4,100	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 122,600	$ 3,600	$ 111,000
		Parcel Total:	$ 237,200
2020	$ 122,600	$ 3,600	$ 111,000
		Parcel Total:	$ 237,200
2021	**$ 182,000**	**$ 4,100**	**$ 178,100**
		Parcel Total:	**$ 364,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.410 ac	170,476	F	110	100	100	100	95 -- MILD	100	178,100	0	N	178,100	
	0.410 ac									178,100			**178,100**	

PICTURE

OWNER

DELIMA PAUL A
DELIMA LAURA E
8 GLEN FOREST DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

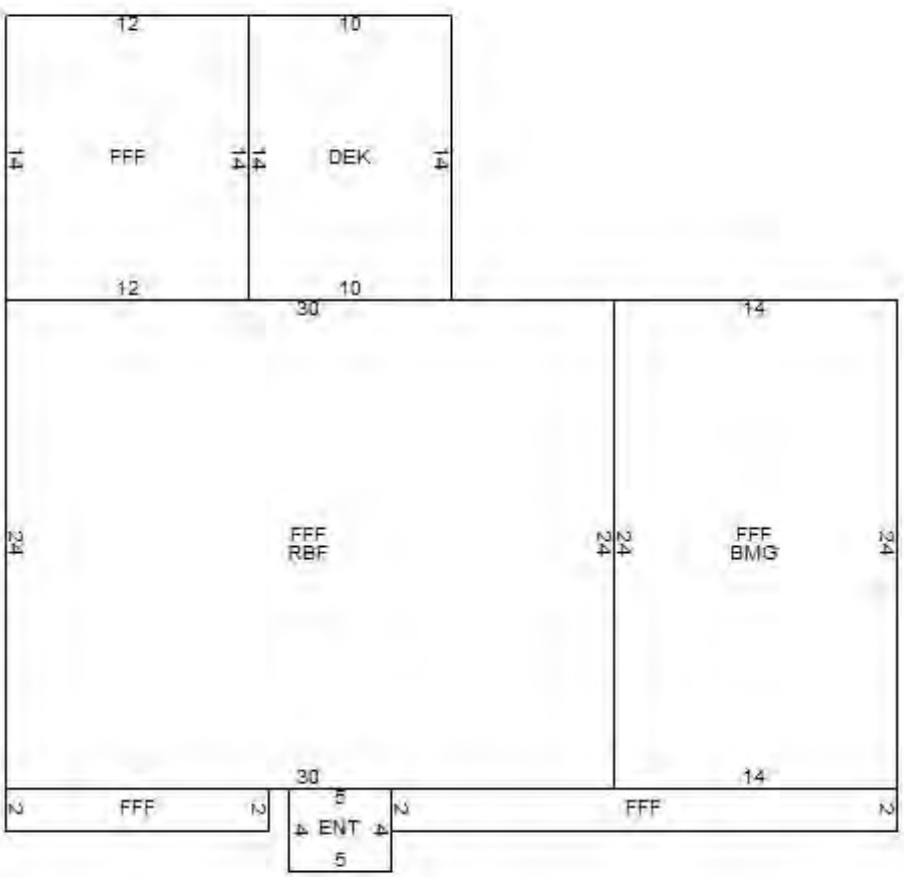
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY SPLIT ENTR**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0120** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1466**
Sq. Foot Cost: **$ 110.07**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1300	1.00	1300
BMG	BASEMENT	336	0.20	67
RBF	RAISED BSMNT	720	0.75	540
DEK	DECK/ENTRANCE	140	0.10	14
ENT	ENTRY WAY	20	0.10	2
GLA:	**1,300**	**2,516**		**1,923**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 211,665**
Year Built:		**1968**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 182,000**

OWNER INFORMATION

JOHNSON TARYN ELISE

5 GLEN FOREST DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/07/2021	9451	1435	Q I	360,000	TENHAVE JOHN
08/25/2008	8013	0845	U I 81	105,000	BILLINGHAM, SHA
01/10/1969	2014	229	U I 99		PATTERSON DANA

PICTURE

LISTING HISTORY

09/18/15 MRUM MARKED FOR INSPECTION
08/02/10 MRUL

NOTES

GRAY//HOUSE GUTTED AFTER SALE. EFF YR BLT 1994//VERY GOOD COND 15

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 96,400	$ 0	$ 116,900
		Parcel Total:	$ 213,300
2020	$ 96,400	$ 0	$ 116,900
		Parcel Total:	$ 213,300
2021	**$ 129,700**	**$ 0**	**$ 187,500**
		Parcel Total:	**$ 317,200**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.410 ac	170,476	F	110	100	100	100	100 -- LEVEL	100	187,500	0	N	187,500	
	0.410 ac									187,500			**187,500**	

PICTURE

OWNER

JOHNSON TARYN ELISE

5 GLEN FOREST DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

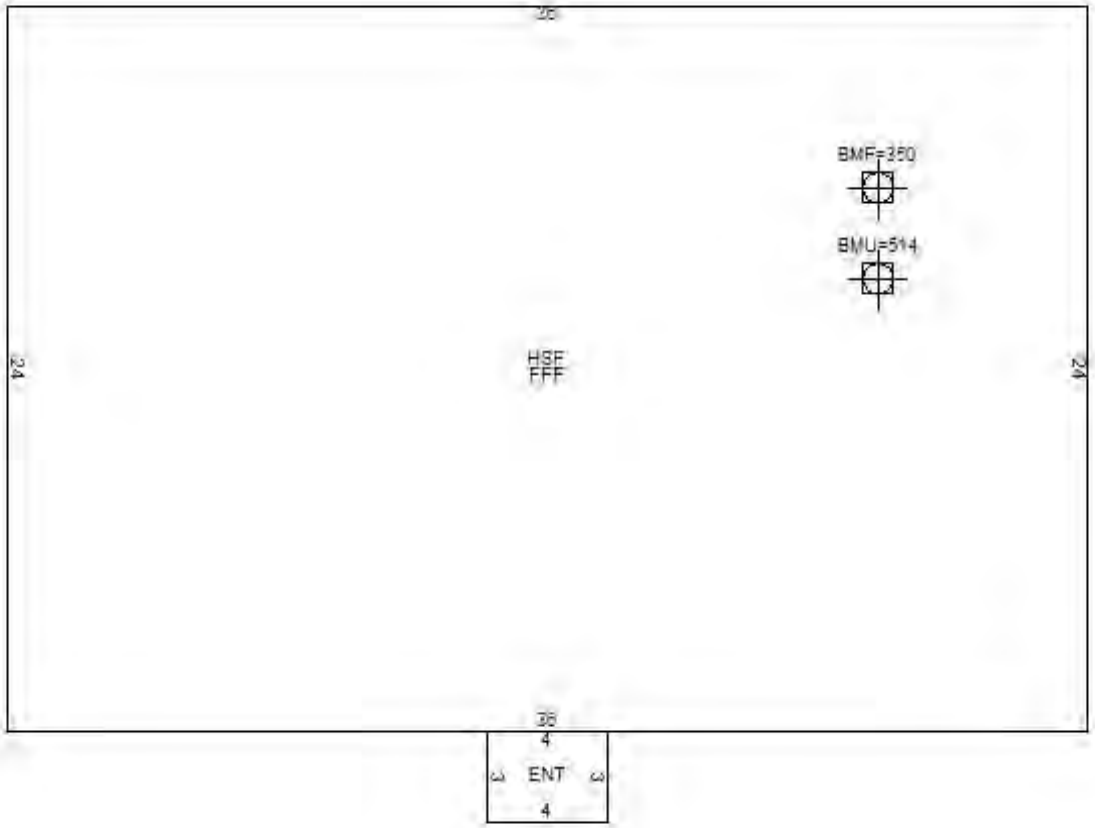
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.1057** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0619**
Sq. Foot Cost: **$ 101.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	350	0.30	105
BMU	BSMNT	514	0.15	77
HSF	1/2 STRY FIN	864	0.50	432
FFF	FST FLR FIN	864	1.00	864
ENT	ENTRY WAY	12	0.10	1
GLA:	**1,296**	**2,604**		**1,479**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 150,769**
Year Built:		**1968**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 129,700**

OWNER INFORMATION

WHALEN HOMES LLC

21 GOLDEN GATE DR

HOOKSETT, NH 03106

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/21/2020	9399	568	Q I	1,040,000	DEPOT STREET
05/22/2007	7850	2450	U I 81	1	CHAIN, HOWARD
07/13/1992	5353	1481	Q I	118,000	NFS SAVINGS BAN

MARKET INCOME DETAILS

Category: **APARTMENTS** Lease: **GR**
Loc: **AVERAGE 1.00** Bldg: **AVERAGE 1.00**

1 Bdrm Units: **6 ($1,665/mo)**
2 Bdrm Units: **3 ($2,000/mo)**

Potential Gross Income: **$191,880**
Vacancy: **10.00 %**

Expenses: **40.00 %**
Net Income: **$103,615**
Capitalization Rate: **10.3340 %**
Additional Value: **$0**

LISTING HISTORY

03/03/21	ERVM	
08/11/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
04/01/09	MRUR	
10/17/00	MRUM	
05/19/95	AAUL	

NOTES

WHITE//1 HT SYSTEM W/ 8 ZONES FLR SLOPES IN 20X46 ADDTN /1999 RESTORE/RENOV DUE TO FIRE DAMAGE//8 UNITS//WH % EST PER UFF 85% USBL 3/21 EXT OVERALL GOOD FOR AGE FEATURES DEL XTRA KIT SKETCH

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING ASPHALT	4,000	4000 x 1	64		50		
SHED-WOOD	120	12 x 10	193		80		

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 321,300	$ 0	$ 214,400
		Parcel Total:	$ 535,700*
2020	$ 321,300	$ 0	$ 214,400
		Parcel Total:	$ 535,700*
2021	**$ 556,900**	**$ 0**	**$ 445,800**
		Parcel Total:	**$ 1,002,700***

*** MARKET INCOME APPROACH TO VALUE**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.920 ac	200,000	F	110	100	100	100	100 -- LEVEL	200	440,000	0	N	440,000	USE
COM/IND	0.580 ac	x 5,000	X	100					200	5,800	0	N	5,800	USE
	1.500 ac									445,800			**445,800**	

PICTURE

OWNER

WHALEN HOMES LLC

21 GOLDEN GATE DR

HOOKSETT, NH 03106

TAXABLE DISTRICTS

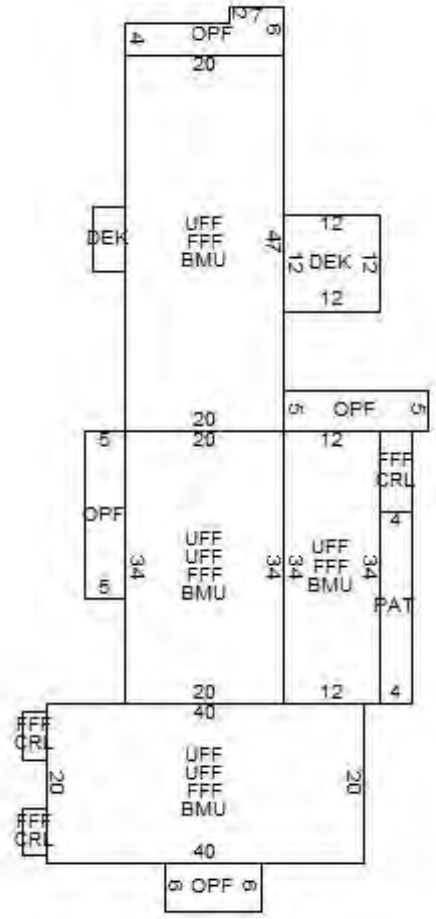
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **3.00 STORY MULTI-CONV**
Roof: **MANSARD/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET**
Heat: **OIL/HOT WATER**
Bedrooms: **12** Baths: **9.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall: **WOOD AND/OR CLASS D,**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CRL	CRAWL SPACE	76	0.05	4
DEK	DECK/ENTRANCE	176	0.10	18
PAT	PATIO	96	0.10	10
FFF	FST FLR FIN	2904	1.00	2904
BMU	BSMNT	2828	0.15	424
OPF	OPEN PORCH	361	0.25	90
UFF	UPPER FLR FIN	4308	1.00	4308
GLA:	**7,212**	**10,749**		**7,758**

2021 BASE YEAR BUILDING VALUATION

Year Built: **1860**
Condition For Age: VERY GOOD

MARKET INCOME APPROACH TO VALUE

OWNER INFORMATION

HUGHES MICHAEL
KENNEDY VICKI J
21 PINEWOOD DR

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/02/2021	9477	2184	Q I	360,000	JENNINGS SHANE R
12/05/2011	8375	0140	U I 37	161,000	FEDERAL NATIONAL
04/29/2011	8313	1115	U I 51	207,161	MACDONALD JR, LINDA A
10/25/1988	5016	297	Q I	130,000	EASON, PAUL D J
11/07/1984	3231	761	U I 99	1	BENNETT, KATHLE

PICTURE

LISTING HISTORY

06/24/16	LMHC	
06/13/16	MRUM	
06/05/14	INSP	MARKED FOR INSPECTION
11/29/00	MRUM	
06/21/95	AAUL	

NOTES

TAN//KIT REMODEL START 4/16/97; 5/21 - CPT EST ON REVIEW;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	224	16 x 14	131	10.00	80	2,348	
						17,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 110,500	$ 16,800	$ 112,500
		Parcel Total:	$ 239,800
2020	$ 110,500	$ 16,800	$ 112,500
		Parcel Total:	$ 239,800
2021	**$ 146,200**	**$ 17,700**	**$ 172,900**
		Parcel Total:	**$ 336,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.340 ac	157,142	F	110	100	100	100	100 -- LEVEL	100	172,900	0	N	172,900	
	0.340 ac									172,900			**172,900**	

PICTURE

OWNER

HUGHES MICHAEL
KENNEDY VICKI J
21 PINEWOOD DR

MERRIMACK, NH 03054

TAXABLE DISTRICTS

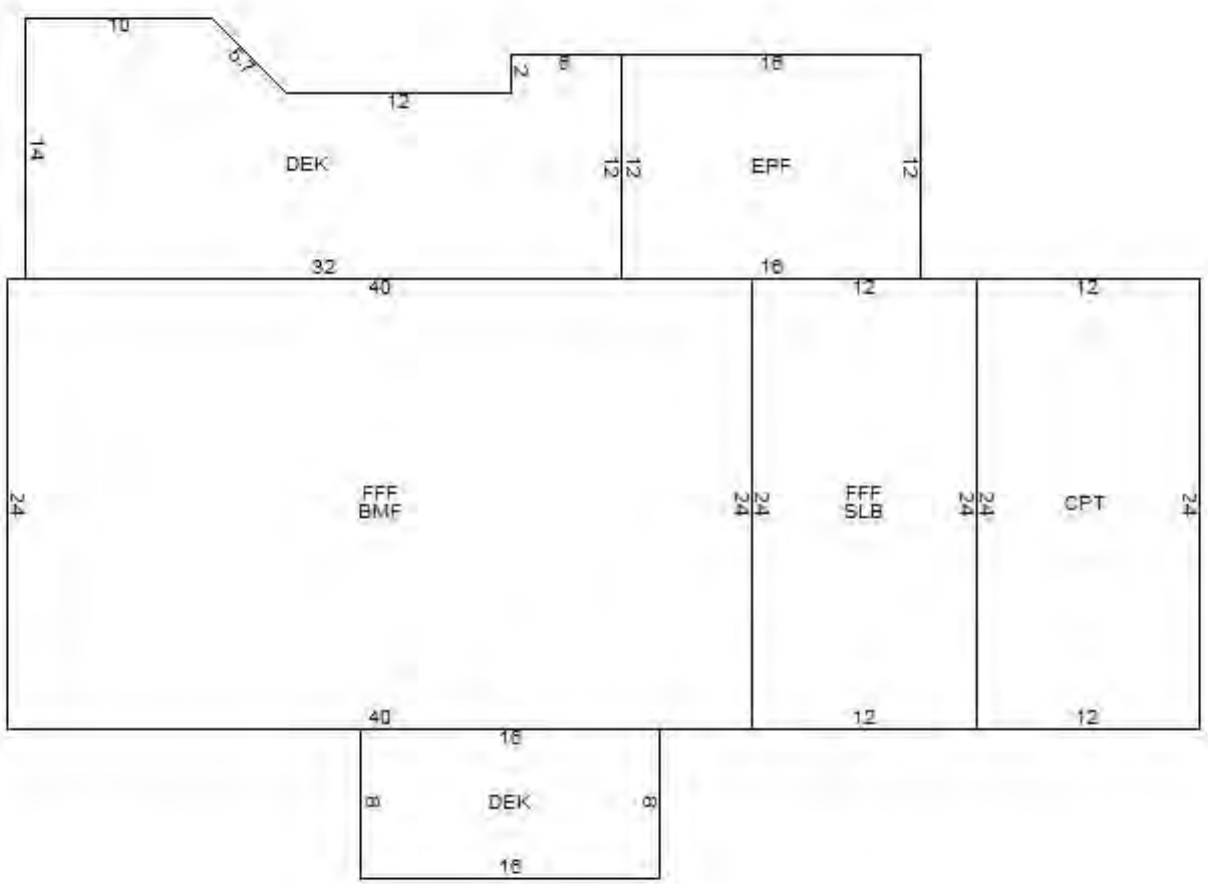
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **OIL/HOT WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0429** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0742**
Sq. Foot Cost: **$ 103.12**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CPT	CARPORT	288	0.10	29
FFF	FST FLR FIN	1248	1.00	1248
BMF	BSMNT FINISHED	960	0.30	288
EPF	ENCLOSED	192	0.70	134
DEK	DECK/ENTRANCE	508	0.10	51
SLB	SLB	288	0.00	0
GLA:	**1,248**	**3,484**		**1,750**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 180,460**
Year Built:		**1965**
Condition For Age:	GOOD	**19 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**19 %**
Building Value:		**$ 146,200**

OWNER INFORMATION

HARPLEY MORSE MARY JANE 2017 TRU

9 KINSMAN LANE

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/10/2021	9467	743	Q I	380,000	BURGESS CECILE E
10/17/2014	8700	1170	U I 81	199,000	HAAS LEON
03/26/2012	8409	0175	U I 81	170,000	HAAS ESTATE, KRESCENTI
04/01/1971	N/A	N/A	U I 99		N/A

PICTURE

LISTING HISTORY

08/09/19 MRUM
06/27/19 INSP MARKED FOR INSPECTION
07/02/10 MRUL

NOTES

WHITE//IN LAW APT OVER GAR DID NOT VIEW OTH FIXT= 2 BMT SINKS, 1 KITCHENETTE GAS FPL// 2019 EST BMF COND GD SKETCH TILE

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	180	180 x 1	149	10.00	80	2,146	
POOL-ABOVE GROUND	432	24 x 18	97	6.00	80	2,011	24FT ROUND
OPEN PORCH	121	121 x 1	192	15.00	80	2,788	
						6,900	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 116,900	$ 5,700	$ 122,500
		Parcel Total:	$ 245,100
2020	$ 133,500	$ 5,700	$ 122,500
		Parcel Total:	$ 261,700
2021	**$ 175,700**	**$ 6,900**	**$ 199,900**
		Parcel Total:	**$ 382,500**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.500 ac	181,739	F	110	100	100	100	100 -- LEVEL	100	199,900	0	N	199,900	
	0.500 ac									199,900			**199,900**	

PICTURE

OWNER

HARPLEY MORSE MARY JANE 2017 T

9 KINSMAN LANE

MERRIMACK, NH 03054

TAXABLE DISTRICTS

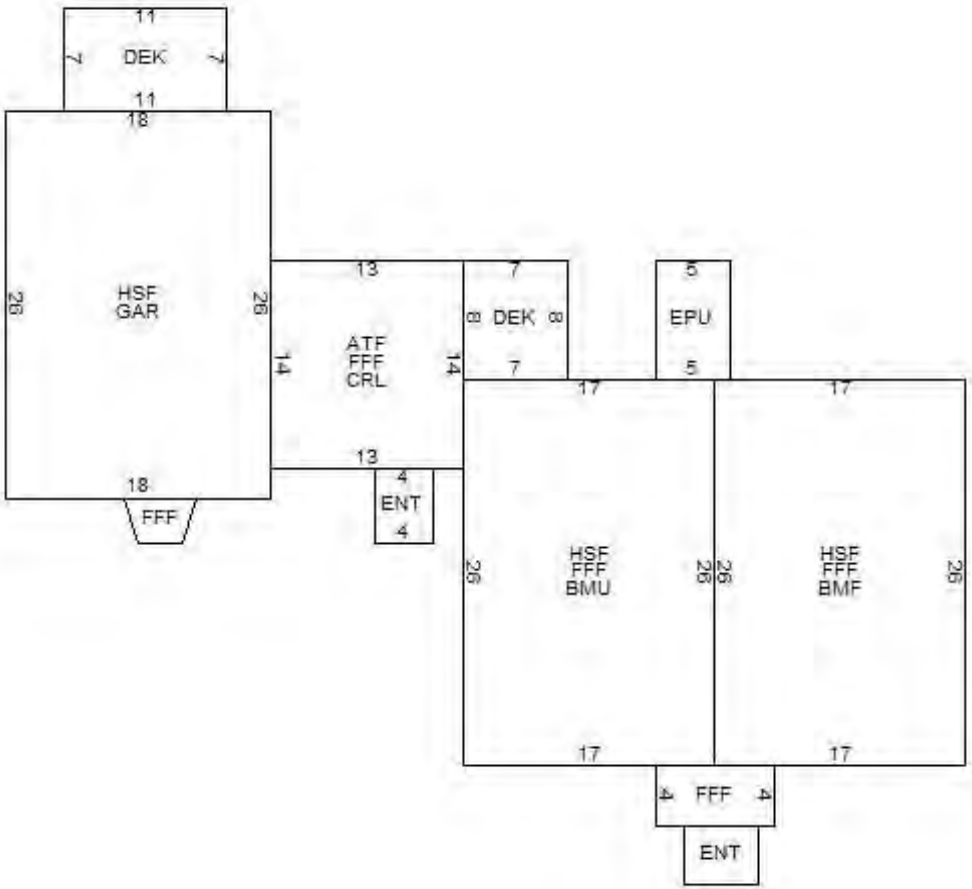
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.5 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/FA DUCTED**
Bedrooms: **3** Baths: **3.5** Fixtures: **13**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9629** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0691**
Sq. Foot Cost: **$ 102.64**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	133	0.10	13
GAR	GARAGE	468	0.45	211
FFF	FST FLR FIN	1110	1.00	1110
HSF	1/2 STRY FIN	1352	0.50	676
ATF	ATTIC FINISHED	182	0.25	46
CRL	CRAWL SPACE	182	0.05	9
BMU	BSMNT	442	0.15	66
EPU	COVERED BSMNT	40	0.35	14
BMF	BSMNT FINISHED	442	0.30	133
ENT	ENTRY WAY	40	0.10	4
GLA:	**1,832**	**4,391**		**2,282**

2021 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 234,224**
Year Built: **1920**
Condition For Age: GOOD **25 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **25 %**

Building Value: **$ 175,700**

OWNER INFORMATION

SAFA SAMER

601 DANIEL WEBSTER HIGHWAY

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/01/2020	9357	1749	Q I	455,000	APMK VENTURES LLC
10/01/2019	9215	2522	U I 99	240,000	LARKIN SHARON DORSEY
11/04/1996	5766	185	U I 39		KLINGLE, JOHN +
10/12/1984	3223	25	U I 99		HODGDON, ALICE
07/01/1972	2225	483	Q V	1	X

PICTURE

LISTING HISTORY

02/24/21	ERVM	
05/05/20	JDMV	
08/09/19	MRUL	
06/27/19	INSP	MARKED FOR INSPECTION
07/02/10	MRUM	
10/19/00	MRUL	

NOTES

WHITE//XFIXT=SINK IN FFL,// UFF BATH(NOT ADDED IN COUNT); SFL=4 BD; FIN REMODEL/ 2019 3RD BATH NO FIXT UC 19 SKETCH NEW PIC FLOORS; 5/20; IN PROCESS OF CONV TO 2 RES=ADJ; INFO PER HO; ADJ SKETCH; 31X16 UFF=UHEATED, EXT ACC; WILL BE (1) 3BD/2 BTH, (1) 2 BD/1.5 BTH; UC=INT WALLS, FLRS, BTHS & KIT; BK UNIT=OIL HEAT; CK 21; 2/21 RENTAL PROP LTD INFO FROM TENANTS 100% COMPLETE REMOVED UC

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	50	1,500	NON FUNC
						1,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 175,200	$ 1,500	$ 120,100
		Parcel Total:	$ 296,800
2020	$ 150,600	$ 1,500	$ 120,100
		Parcel Total:	$ 272,200
2021	**$ 284,100**	**$ 1,500**	**$ 187,800**
		Parcel Total:	**$ 473,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES	0.670 ac	189,130	F	110	100	100	100	95 -- MILD	95	187,800	0	N	187,800	PLE
	0.670 ac									187,800			**187,800**	

PICTURE

OWNER

SAFA SAMER

601 DANIEL WEBSTER HIGHWAY

MERRIMACK, NH 03054

TAXABLE DISTRICTS

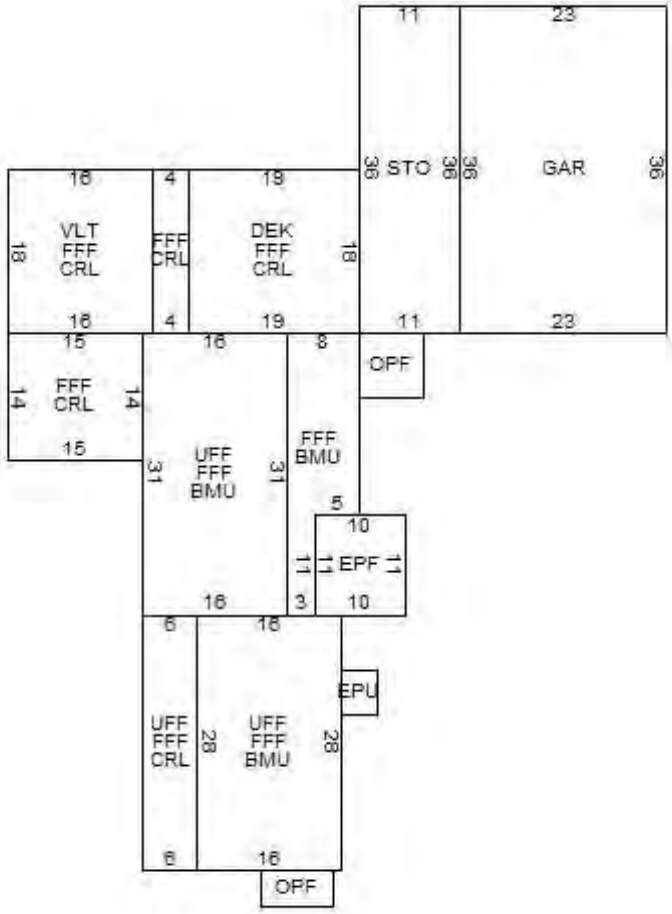
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
02/06/20		ALTERATION	CONVERT TO 2 FAM

BUILDING DETAILS

Model: **2.00 STORY OLD STYLE**
Roof: **GABLE OR HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **GAS/HOT WATER**
Bedrooms: **5** Baths: **3.5** Fixtures:
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.8436** Base Rate: **RMF 96.00**
Bldg. Rate: **0.9443**
Sq. Foot Cost: **$ 90.65**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLOSED	110	0.70	77
DEK	DECK/ENTRANCE	342	0.10	34
STO	STORAGE AREA	396	0.25	99
GAR	GARAGE	828	0.45	373
OPF	OPEN PORCH	81	0.25	20
EPU	COVERED BSMNT	20	0.35	7
VLT	VAULTED	288	0.05	14
FFF	FST FLR FIN	2217	1.00	2217
CRL	CRAWL SPACE	1080	0.05	54
UFF	UPPER FLR FIN	1112	1.00	1112
BMU	BSMNT	1137	0.15	171
GLA:	**3,329**	**7,611**		**4,178**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 378,736**
Year Built:		**1849**
Condition For Age:	VERY GOOD	**25 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**25 %**
Building Value:		**$ 284,100**

OWNER INFORMATION

OUELLETTE BRANDON
OUELLETTE JACQUELINE
17 LANTERN LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/19/2021	9411	788	Q I	390,000	HINES KEITH W
08/07/2015	8778	1860	Q I	254,000	17 LANTERN LANE LLC
01/26/2015	8724	0478	U I 51	125,000	BURDETTE THOMAS G
10/26/2005	7571	2056	Q I	205,000	BURDETTE, GEORGE
03/09/1981	2826	728	U I 38		BURDETTE GEORGE

PICTURE

LISTING HISTORY

03/25/21	ERVM
05/05/20	JDPE
06/23/15	MRUM
11/09/09	MRVM

NOTES

TAN; MKB, UPDATED RBF 15, 2 BATHS PER MLS; 5/20; NOH; EST NEW DEK=FENCE; PU ENT; 3/21 H O STATES K&B/WINS/SIDING=2016 DNPU LANAI IN BKYD, REMOVED SHED PU EPU V GD COND

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 123,700	$ 800	$ 113,800
		Parcel Total:	$ 238,300
2020	$ 123,800	$ 800	$ 113,800
		Parcel Total:	$ 238,400
2021	**$ 185,000**	**$ 0**	**$ 177,000**
		Parcel Total:	**$ 362,000**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.360 ac	160,952	F	110	100	100	100	100 -- LEVEL	100	177,000	0	N	177,000	
	0.360 ac									177,000			**177,000**	

PICTURE

OWNER

OUELLETTE BRANDON
OUELLETTE JACQUELINE
17 LANTERN LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

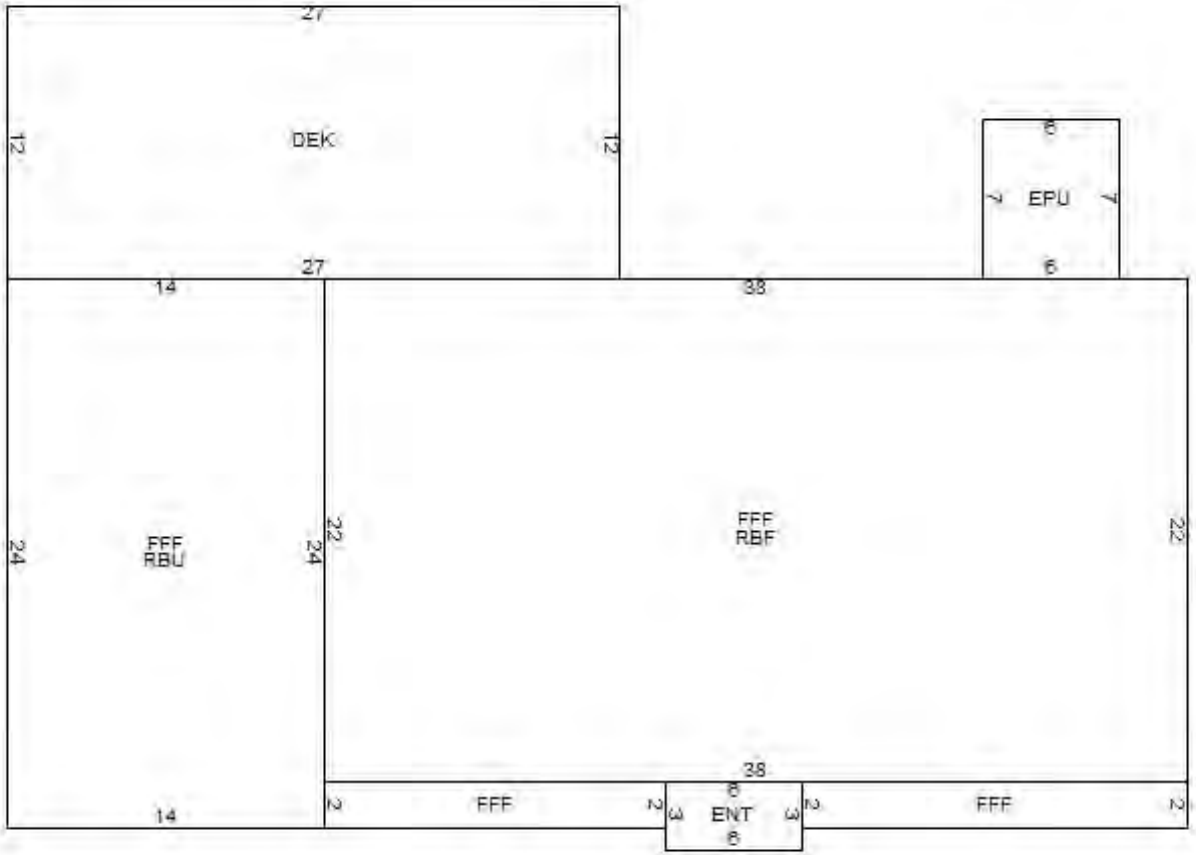
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
10/27/20		REPLACE	RMV RF RAFTERS & INSTA
08/28/19		DECK	
02/20/14		FINISH BASEMENT	

BUILDING DETAILS

Model: **1 STORY SPLIT ENT**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **CARPET/HARDWOOD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0006** Base Rate: **RSA 96.00**
Bldg. Rate: **1.1227**
Sq. Foot Cost: **$ 107.78**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPU	COVERED BSMNT	42	0.35	15
FFF	FST FLR FIN	1236	1.00	1236
RBF	RAISED BSMNT	836	0.75	627
RBU	RAISED BSMNT	336	0.25	84
DEK	DECK/ENTRANCE	324	0.10	32
ENT	ENTRY WAY	18	0.10	2
GLA:	**1,236**	**2,792**		**1,996**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 215,129**
Year Built:		**1965**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 185,000**

OWNER INFORMATION

MUSZYNSKI ROBERT &
MUSZYNSKI MARY ELLEN
5 LANTERN LN

MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/14/2021	9482	2676	Q I	501,000	FREEMAN SCOTT A
07/22/2004	7283	7	U I 31	1	FREEMAN SCOTT A & WEND
09/11/2000	6289	1350	Q I	136,000	KLINGER EARL

PICTURE

LISTING HISTORY

08/22/17	MRUM	
05/25/16	INSP	MARKED FOR INSPECTION
11/12/09	MRVR	INFO AT DOOR

NOTES

GREY; WATER IN BMT IN HVY RAIN//IRRIGATION, NO REAR GATE ACCESS, STONE RET WALLS, EST ATF, 2FPL, SHEDS FOR 17

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000	
POOL-INGRND-VINYL	648	18 x 36	85	28.00	80	12,338	
SHED-WOOD	120	12 x 10	193	10.00	80	1,853	EST
SHED-WOOD	144	12 x 12	171	10.00	125	3,078	
SHED-WOOD	160	16 x 10	160	10.00	100	2,560	
LEAN-TO	96	16 x 6	227	4.00	100	872	
SHED-WOOD	256	16 x 16	123	10.00	80	2,519	EST
						29,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 161,400	$ 26,200	$ 119,800
		Parcel Total:	$ 307,400
2020	$ 161,400	$ 26,200	$ 119,800
		Parcel Total:	$ 307,400
2021	**$ 212,100**	**$ 29,200**	**$ 187,000**
		Parcel Total:	**$ 428,300**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** GOOD **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.365 ac	161,904	F	110	105	100	100	100 -- LEVEL	100	187,000	0	N	187,000	
	0.365 ac									187,000			**187,000**	

PICTURE

OWNER

MUSZYNSKI ROBERT &
MUSZYNSKI MARY ELLEN
5 LANTERN LN

MERRIMACK, NH 03054

TAXABLE DISTRICTS

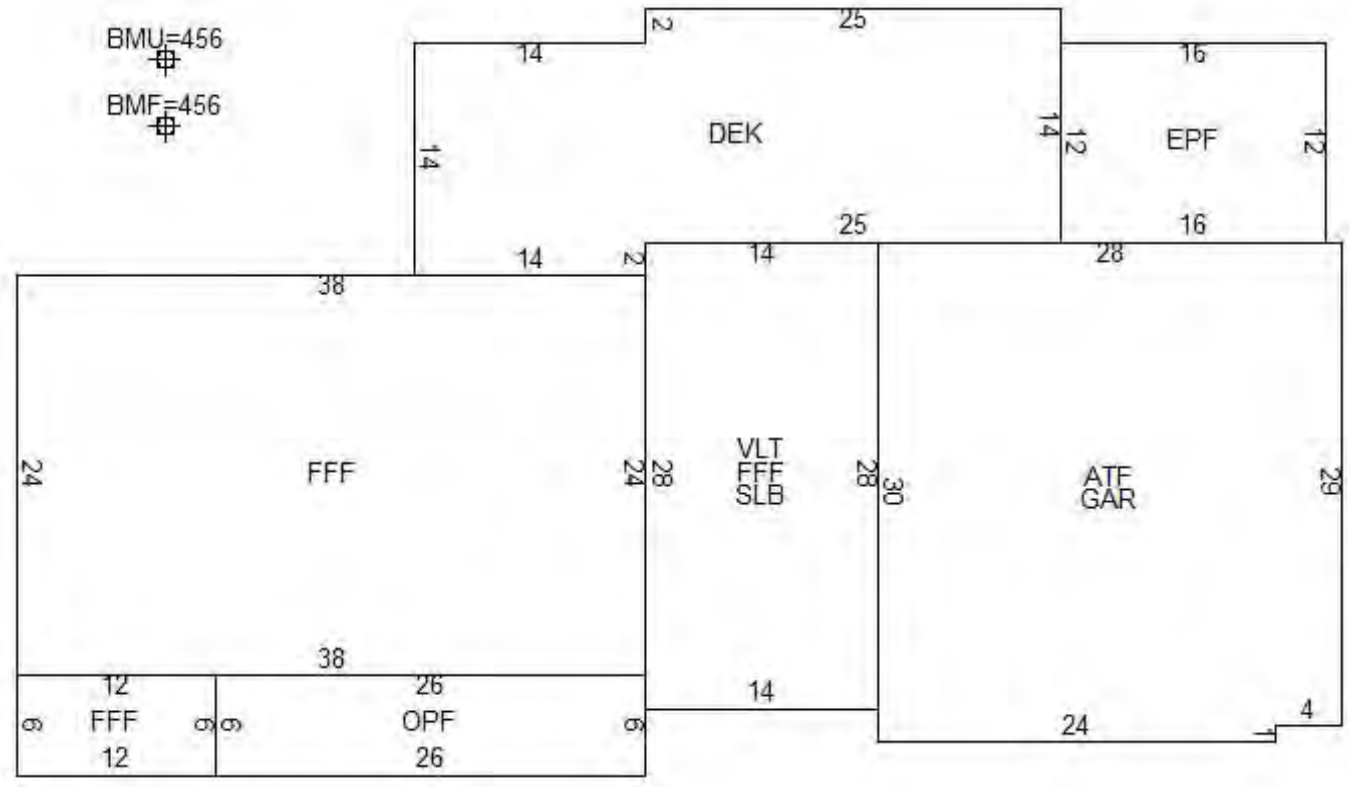
District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes
07/01/05		ADDITION	12X16 EFP 12X1
03/25/04		ADDITION	4X12
07/07/03		ADDITION	14X28 FAMILY ROOM
03/31/03		GARAGE	28X30 1 STORY

BUILDING DETAILS

Model: **1 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes 100.00 %** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9486** Base Rate: **RSA 96.00**
Bldg. Rate: **1.0643**
Sq. Foot Cost: **$ 102.18**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1376	1.00	1376
VLT	VAULTED	392	0.05	20
SLB	SLB	392	0.00	0
ATF	ATTIC FINISHED	836	0.25	209
GAR	GARAGE	836	0.45	376
EPF	ENCLOSED	192	0.70	134
DEK	DECK/ENTRANCE	546	0.10	55
BMU	BSMNT	456	0.15	68
BMF	BSMNT FINISHED	456	0.30	137
OPF	OPEN PORCH	156	0.25	39
GLA:	**1,585**	**5,638**		**2,414**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 246,663**
Year Built:		**1965**
Condition For Age:	VERY GOOD	**14 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**14 %**
Building Value:		**$ 212,100**

SECTION 9

C. FINAL VALUATION TABLES

Land Pricing Zones

Zone 01

Description:	RESIDENTIAL
Lot Size:	0.92
Frontage:	150
Lot Price:	$ 200,000
Excess Acreage:	$ 5,000
Excess Frontage:	$ 200
View:	$ 100,000

$ 100,000	@	0.010 ac
$ 120,000	@	0.100 ac
$ 140,000	@	0.250 ac
$ 180,000	@	0.460 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac

Zone 02

Description:	C1- LTD COMMERCIAL
Lot Size:	0.46
Frontage:	125
Lot Price:	$ 180,000
Excess Acreage:	$ 10,000
Excess Frontage:	$ 400
View:	$ 100,000

$ 100,000	@	0.010 ac
$ 120,000	@	0.100 ac
$ 140,000	@	0.250 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac

Zone 03

Description:	INDUSTRIAL
Lot Size:	0.46
Frontage:	125
Lot Price:	$ 180,000
Excess Acreage:	$ 10,000
Excess Frontage:	$ 200
View:	$ 100,000

$ 100,000	@	0.010 ac
$ 120,000	@	0.100 ac
$ 140,000	@	0.250 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac

Zone 04

Description:	C2- GEN COMM
Lot Size:	0.46
Frontage:	125
Lot Price:	$ 180,000
Excess Acreage:	$ 10,000
Excess Frontage:	$ 400
View:	$ 100,000

$ 100,000	@	0.010 ac
$ 120,000	@	0.100 ac
$ 140,000	@	0.250 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac
$ 180,000	@	0.460 ac

Zone 05

Description:	RESIDENTIAL NAT
Lot Size:	0.92
Frontage:	125
Lot Price:	$ 200,000
Excess Acreage:	$ 5,000
Excess Frontage:	$ 200
View:	$ 100,000

$ 100,000	@	0.010 ac
$ 120,000	@	0.100 ac
$ 140,000	@	0.250 ac
$ 180,000	@	0.460 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac
$ 200,000	@	0.920 ac

Land Use Codes

Code	Description
79D	79-D HISTORIC BARN
79F	79-F FARM STRUCT
CI	COM/IND
EX-F	EXEMPT-FED
EX-M	EXEMPT-MUNIC
EX-P	EXEMPT-PILT
EX-S	EXEMPT-STATE
MXU	MIXED USE
R1	1F RES
R1A	1F RES WTR ACS
R1W	1F RES WTRFRNT
R2	2F RES
R2A	2F RES WTR ACS
R2W	2F RES WTRFRNT
R3	3F RES
R3A	3F RES WTR ACS
R3W	3F RES WTRFRNT
R4	4F RES
R4A	4F RES WTR ACS
R4W	4F RES WTRFRNT
UTL	UTILITY-OTHER
UTLE	UTILITY-ELEC
UTLG	UTILITY-GAS
UTLW	UTILITY-WATER

Neighborhoods

Code	Adjustment	Factor
A	AVERAGE-40	60
B	AVERAGE-30	70
C	AVERAGE-20	80
D	AVERAGE-10	90
E	AVERAGE	100
F	AVERAGE+10	110
G	AVERAGE+20	120
H	AVERAGE+30	130
I	AVERAGE+40	140
J	AVERAGE+50	150
K	AVG +60 160%	160
L	AVG +70 170%	170
M	AVG +80 180%	180
N	AVG +90 190%	190
P	C/I CONDOMINIUMS	100
Q	CONDOMINIUMS	130
R	MOBILE HOMES IN PA	100
S	AVG +150 250%	250
T	AVG +200 300%	300
X	BACKLAND	100

Site Modifiers

Code	Description	Factor
A	AVERAGE	100
B	BEST	120
E	EXC	125
F	FAIR	95
G	GOOD	105
H	NONE	100
N	NATURAL	90
NA	NA	100
SWGC	GOLF COURSE INFL	105
UND	UNDEVELOPED/WOODS	90
UNDC	UNDEVELOPED/CLEAR	95
Y	VERY GOOD	110

Topography Modifiers

Code	Description	Factor
A	LEVEL	100
B	MILD	95
C	ROLLING	90
D	MODERATE	85
E	STEEP	75
F	SEVERE	50

Road Modifiers

Code	Description	Factor
G	DIRT/GRAVEL	95
K	N/A	100
N	NONE	100
P	PAVED	100

Driveway Modifiers

Code	Description	Factor
B	BRICK	100
C	CONCRETE	102
G	DIRT/GRAVEL	95
K	N/A	100
N	UNDEVELOPED	90
NON	NONE	90
P	PAVED	100
PP	PART PAVED	98
S	STONE	100

Current Use Codes

Code	Description	Min. Value	Max. Value
CUDE	DISCRETNRY	$ 3,000.00	$ 3,000.00
CUFL	FARM LAND	$ 25.00	$ 425.00
CUMH	MNGD HARDWD	$ 38.00	$ 57.00
CUMO	MNGD OTHER	$ 24.00	$ 36.00
CUMW	MNGD PINE	$ 73.00	$ 110.00
CUUH	UNMNGD HARDWD	$ 57.00	$ 86.00
CUUL	UNPRODUCTIVE	$ 24.00	$ 24.00
CUUO	UNMNGD OTHER	$ 40.00	$ 60.00
CUUW	UNMNGD PINE	$ 122.00	$ 183.00
CUWL	WETLANDS	$ 24.00	$ 24.00

View Subjects

Code	Description	Factor
HLS	HILLS	50
H&M	HILLS AND MOUNTAIN	70
LKS	LAKE VIEW	65
POND	POND VIEW	15
RIV	RIVER VIEW	40

View Widths

Code	Description	Factor
AVG	AVERAGE	100
NAR	NARROW	75
PAN	PANORAMIC	125
TUN	TUNNEL	50
WID	WIDE	110

View Depths

Code	Description	Factor
FULL	FULL	100
D25	TOP 25	25
D50	TOP 50	50
D75	TOP 75	75

View Distances

Code	Description	Factor
DST	DISTANT	75
EXT	EXTREME	100
CLS	NEAR OR CLOSE	50

Water Body Frontage Foot Factors

Water Body Name	Base Value	Frontage Feet	Factor
BABOOSIC LAKE	$ 280,000		
		1 ft.	20
		10 ft.	25
		50 ft.	90
		100 ft.	100
		150 ft.	110
		200 ft.	125
		250 ft.	135
		500 ft.	145
		750 ft.	150
BOWERS POND	$ 20,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150
HOLTS POND	$ 60,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150
HORSESHOE POND	$ 70,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150
MERRIMACK RIVER	$ 20,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150
NATICOOK LAKE	$ 140,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150
SOUHEGAN RIVER	$ 60,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150

STUMP POND	$ 20,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	500
WILDCAT FALLS/SR	$ 65,000		
		1 ft.	30
		10 ft.	60
		50 ft.	80
		100 ft.	100
		150 ft.	110
		200 ft.	115
		250 ft.	120
		500 ft.	125
		750 ft.	150

Water Frontage Access

Code	Description	Factor
4 SEA	4 SEASONS/SHRD BCH	5
BCH	BEACH AND/OR LNDSC	135
BOAT	BOAT LAUNCH	150
DTW	DISTANCE TO WATER	90
GRS	GRASSY AND/OR CLEA	115
IMP	IMPROVED LOT	100
NAT	NATURAL	80
RET	RETAINING WALL	110
RBL.	ROAD BISECTS LOT	90
UND	UNDEVELOPED	75
ACC	WATER ACCESS	20

Water Frontage Location

Code	Description	Factor
FLD	FLOODING	50
GRS	GRASSY AND/OR CLEA	115
INL	INLET	50
ISL	ISLAND	60
LTD	LIMITED ACCESS	25
MAIN	MAIN BODY	100
MAINV	MAIN BODY W/ VUS	115
NAT	NATURAL/WOODS	80
WDY	WEEDY	85

Water Frontage Topography

Code	Description	Factor
LEV	LEVEL WF	100
MILD	MILD WF	95
MOD	MODERATE WF	85
ROLL	ROLLING WF	90
STEEP	STEEP WF	75

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Land Area Size Adjustment Factors

Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.	Acres	Adj.
10	96.00	61	80.00	112	69.00	163	61.00	214	54.00
11	96.00	62	80.00	113	69.00	164	60.00	215	54.00
12	95.00	63	80.00	114	69.00	165	60.00	216	54.00
13	95.00	64	80.00	115	68.00	166	60.00	217	54.00
14	95.00	65	79.00	116	68.00	167	60.00	218	53.00
15	94.00	66	79.00	117	68.00	168	60.00	219	53.00
16	94.00	67	79.00	118	68.00	169	60.00	220	53.00
17	94.00	68	79.00	119	68.00	170	60.00	221	53.00
18	93.00	69	78.00	120	68.00	171	59.00	222	53.00
19	93.00	70	78.00	121	67.00	172	59.00	223	53.00
20	93.00	71	78.00	122	67.00	173	59.00	224	53.00
21	92.00	72	78.00	123	67.00	174	59.00	225	53.00
22	92.00	73	77.00	124	67.00	175	59.00	226	53.00
23	92.00	74	77.00	125	67.00	176	59.00	227	52.00
24	91.00	75	77.00	126	66.00	177	59.00	228	52.00
25	91.00	76	77.00	127	66.00	178	58.00	229	52.00
26	91.00	77	76.00	128	66.00	179	58.00	230	52.00
27	90.00	78	76.00	129	66.00	180	58.00	231	52.00
28	90.00	79	76.00	130	66.00	181	58.00	232	52.00
29	90.00	80	76.00	131	66.00	182	58.00	233	52.00
30	89.00	81	76.00	132	65.00	183	58.00	234	52.00
31	89.00	82	75.00	133	65.00	184	58.00	235	52.00
32	89.00	83	75.00	134	65.00	185	57.00	236	51.00
33	88.00	84	75.00	135	65.00	186	57.00	237	51.00
34	88.00	85	75.00	136	65.00	187	57.00	238	51.00
35	88.00	86	74.00	137	65.00	188	57.00	239	51.00
36	87.00	87	74.00	138	64.00	189	57.00	240	51.00
37	87.00	88	74.00	139	64.00	190	57.00	241	51.00
38	87.00	89	74.00	140	64.00	191	57.00	242	51.00
39	87.00	90	74.00	141	64.00	192	57.00	243	51.00
40	86.00	91	73.00	142	64.00	193	56.00	244	51.00
41	86.00	92	73.00	143	64.00	194	56.00	245	51.00
42	86.00	93	73.00	144	63.00	195	56.00	246	50.00
43	85.00	94	73.00	145	63.00	196	56.00	247	50.00
44	85.00	95	72.00	146	63.00	197	56.00	248	50.00
45	85.00	96	72.00	147	63.00	198	56.00	249	50.00
46	84.00	97	72.00	148	63.00	199	56.00	250	50.00
47	84.00	98	72.00	149	63.00	200	56.00		
48	84.00	99	72.00	150	63.00	201	55.00		
49	84.00	100	71.00	151	62.00	202	55.00		
50	83.00	101	71.00	152	62.00	203	55.00		
51	83.00	102	71.00	153	62.00	204	55.00		
52	83.00	103	71.00	154	62.00	205	55.00		
53	83.00	104	71.00	155	62.00	206	55.00		
54	82.00	105	70.00	156	62.00	207	55.00		
55	82.00	106	70.00	157	61.00	208	55.00		
56	82.00	107	70.00	158	61.00	209	54.00		
57	81.00	108	70.00	159	61.00	210	54.00		
58	81.00	109	70.00	160	61.00	211	54.00		
59	81.00	110	69.00	161	61.00	212	54.00		
60	81.00	111	69.00	162	61.00	213	54.00		

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Description	Rate	DPR
10 TWIN BRIDGE	70,000.00 ea	0.00
12 STAR DRIVE	175,000.00 ea	0.00
360 DW HIGHWAY CONDO	1,000,000.00 ea	0.00
79-D HISTORIC BARN	0.00 sf	0.00
79-F FARM STRUCTURE	0.00 sf	0.00
ACRE RIDGE	116,000.00 ea	0.00
APPLETREE	120,000.00 ea	0.00
ATM BUILDING	57,000.00 ea	0.00
BARBIE/HAMILTON	40,000.00 ea	0.00
BARN-1STRY	18.00 sf	40.00
BARN-1STRY/BSMNT	20.00 sf	40.00
BARN-1STRY/LOFT	22.00 sf	40.00
BARN-1STRY/LOFT/BSMT	24.00 sf	40.00
BARN-2STRY	26.00 sf	40.00
BARN-2STRY/BSMNT	28.00 sf	40.00
BARN-2STRY/LOFT	29.00 sf	40.00
BARN-2STRY/LOFT/BSMT	30.00 sf	40.00
BASKETBALL COURT	18,000.00 ea	0.00
BATH HOUSE	25.00 sf	50.00
BILLBOARD ILLUMINATD	66.00 sf	0.00
BILLBOARD NONILLUM	35.00 sf	0.00
BLANCHARD POINTE	166,000.00 ea	0.00
BOAT HOUSE	30.00 sf	0.00
BOWLING LANES	8,000.00 ea	0.00
BRADFORD WOODS	104,000.00 ea	0.00
BRAMBER ESTATES	5,000.00 ea	0.00
CABANA	30.00 sf	0.00
CABIN	25.00 sf	0.00
CAMP SARGENT RD COOP	58,000.00 ea	0.00
CAMPER	40.00 sf	0.00
CANOPY	23.00 sf	60.00
CARPORT METAL	8.00 sf	50.00
CARPORT WOOD	11.00 sf	50.00
CHAMBERLAIN HOUSE	110,000.00 ea	0.00
CHAPEL LANE	94,000.00 ea	0.00
COLD STORAGE	50.00 sf	50.00
COMM STORAGE BLDG	27.00 sf	0.00
COMMERCIAL GENERATOR	20,000.00 ea	0.00
CONCRETE SLAB	5.00 sf	0.00
COOPS-POULTRY	10.00 sf	40.00
COUNTRY CROSSING	88,000.00 ea	0.00
CRANEWAY	253.00 sf	0.00
CROSSWOODS PATH	100,000.00 ea	0.00
CROSSWOODS PATH DET	25,000.00 ea	0.00
CROWN POINTE	240,000.00 ea	0.00
DAVID PARK DEVELOP	10,000.00 ea	0.00
DECK	7.00 sf	50.00
DRIVE UP/WALK UP	48,000.00 ea	0.00
DRIVE-UP	10,000.00 ea	0.00
DRIVEUP TUBE	19,000.00 ea	0.00
DUGOUTS	3,450.00 ea	0.00
DW CONDOS	30,000.00 ea	0.00
EASTRIDGE	88,000.00 ea	0.00
ELEVATOR FREIGHT	30,000.00 ea	0.00
ELEVATOR PASS	20,000.00 ea	0.00
ELMWOOD PLACE I	62,500.00 ea	0.00
ELMWOOD PLACE II	62,500.00 ea	0.00
FENCE COMMERCIAL/FT	15.00 sf	75.00
FIREPLACE 1-CUST	5,000.00 ea	0.00
FIREPLACE 1-STAND	3,000.00 ea	100.00
FIREPLACE 2-CUST	8,500.00 ea	0.00
FIREPLACE 2-STAND	5,000.00 ea	100.00
FIREPLACE 3-CUST	12,000.00 ea	0.00
FIREPLACE 3-STAND	6,500.00 ea	100.00
FIREPLACE 4-CUST	15,000.00 ea	0.00
FIREPLACE 4-STAND	8,000.00 ea	100.00
FIREPLACE 5-CUST	17,500.00 ea	0.00
FIREPLACE 5-STAND	9,500.00 ea	0.00
FIREPLACE 6-CUST	19,000.00 ea	0.00
FIREPLACE 6-STAND	11,000.00 ea	0.00
FOUNDATION	20.00 sf	60.00
GARAGE-1 STY	30.00 sf	60.00
GARAGE-1 STY/ATTIC	33.00 sf	60.00
GARAGE-1 STY/BSMT	34.00 sf	60.00
GARAGE-1.5 STY	34.00 sf	60.00

Description	Rate		DPR
GARAGE-1.5 STY/BSMT	35.00	sf	60.00
GARAGE-1.75 STY	35.00	sf	0.00
GARAGE-1.75 STY/BSMT	38.00	sf	0.00
GARAGE-2 STY	36.00	sf	60.00
GARAGE-2 STY/BSMT	39.00	sf	60.00
GARAGE-ATTIC/BSMT	35.00	sf	60.00
GAZEBO	12.00	sf	0.00
GRAPEVINE	45,000.00	ea	0.00
GREENFIELD FARMS	30,000.00	ea	0.00
GREENHOUSE-GLASS	24.00	sf	40.00
GREENHOUSE-POLY	5.00	sf	0.00
HARRIS POND	96,000.00	ea	0.00
HERON COVE	80,000.00	ea	0.00
HIGHLAND GREEN	75,000.00	ea	0.00
HILLSIDE COURT	100,000.00	ea	0.00
HORSESHOE POND	134,000.00	ea	0.00
HOT TUB	1,500.00	ea	0.00
INDIAN ROCK	100,000.00	ea	0.00
JEWEL ESTATES	30,000.00	ea	0.00
JOHN TYLER	95,000.00	ea	0.00
JOPPA WOODBURY I	122,000.00	ea	0.00
JOPPA WOODBURY II	122,000.00	ea	0.00
KENNELS	12.00	sf	50.00
KIOSK	132.00	sf	0.00
LAURELWOODS	165,000.00	ea	0.00
LEAN-TO	4.00	sf	50.00
LIFTS-COMMERCIAL	4,000.00	ea	60.00
LIGHTS, PKG LOT SING	1,700.00	ea	0.00
LIGHTS, PKG LOT/DBL	2,700.00	ea	0.00
LIGHTS, PKG LOT/QUAD	4,700.00	ea	0.00
LIGHTS,PKG LOT/TRPL	3,700.00	ea	0.00
LILAC	5,000.00	ea	0.00
LOAD LEVEL	2,900.00	ea	0.00
MALLARD POINT	75,000.00	ea	0.00
MAPLERIDGE	90,000.00	ea	0.00
MEADOWOODS	50,000.00	ea	0.00
MEETINGHOUSE ESTATES	35,000.00	ea	0.00
MERR PHARMACY CONDOS	40,000.00	ea	0.00
MERRIMACK PARK PLACE	3,000,000.00	ea	0.00
MEZZANINE	24.00	sf	0.00
MH SITES	40,000.00	ea	0.00
NITE DEPOSIT	21,000.00	ea	0.00
OLYMPIC VILLAGE	50,000.00	ea	0.00
OPEN PORCH	15.00	sf	0.00
ORIG GREENFIELD FARM	45,000.00	ea	0.00
OVERLOOK ESTATES	160,000.00	ea	0.00
PACKARD ESTATES	30,000.00	ea	0.00
PARKER VILLAGE	158,000.00	ea	0.00
PARKING GARAGE	52.00	sf	0.00
PATIO	7.00	sf	50.00
PATTERSON LAND	20,000.00	ea	0.00
PAVING ASPHALT	3.25	sf	60.00
PAVING CONCRETE	4.00	sf	0.00
PENACOOK LANDING	168,000.00	ea	0.00
PICKET FENCE PLACE	25,000.00	ea	0.00
POLE BARN	8.00	sf	0.00
POOL ENCLOSED	30.00	sf	0.00
POOL-ABOVE GROUND	6.00	sf	60.00
POOL-INGRND-GUNITE	33.00	sf	60.00
POOL-INGRND-VINYL	28.00	sf	60.00
PRE-CONDO	10,000.00	ea	0.00
PUMP GAS/OIL-DOUBLE	9,400.00	ea	75.00
PUMP GAS/OIL-MIXING	8,200.00	ea	75.00
PUMP GAS/OIL-SINGLE	7,500.00	ea	75.00
PUMP HOUSE	35.00	sf	0.00
RACQUET BALL COURT	60,000.00	ea	0.00
RAVENCROFT	25,000.00	ea	0.00
REEDS FERRY CONDOS	80,000.00	ea	0.00
RIDING ARENA	18.00	sf	0.00
RIVERSIDE BUSINESS C	100,000.00	ea	0.00
SAFE DEPOSIT	330.00	ea	0.00
SAUNA	75.00	sf	50.00
SCALE 40 TON	43,000.00	ea	0.00
SCALE 50 TON	48,700.00	ea	0.00
SCALE 60 TON	55,000.00	ea	0.00
SCALE 70 TON	63,500.00	ea	0.00
SCREENHOUSE	14.00	sf	50.00

Description	Rate		DPR
SHED VINYL	7.00	sf	0.00
SHED-EQUIPMENT	8.00	sf	50.00
SHED-METAL	6.00	sf	60.00
SHED-WOOD	10.00	sf	60.00
SHERWOOD FOREST	50,000.00	ea	0.00
SHOP-AVG	18.00	sf	60.00
SHOP-EX	25.00	sf	60.00
SHOP-GOOD	21.00	sf	60.00
SIGN ILLUMINATED	106.00	sf	0.00
SIGN NON ILLUMINATED	92.00	sf	0.00
SILO-BRICK	32.00	sf	40.00
SILO-CONCRETE	27.00	sf	40.00
SILO-STEEL	32.00	sf	40.00
SILO-WOOD	22.00	sf	40.00
SOCIETY HILL	116,000.00	ea	0.00
SOCIETY HILL GARDEN	82,000.00	ea	0.00
SOLAR ELECT PANEL	400.00	ea	0.00
SOLAR H20 PANEL	400.00	ea	0.00
SOUHEGAN NRIVER VIEW	156,000.00	ea	0.00
SOUHEGAN RIVERVIEW	180,000.00	ea	0.00
SPRINKLERED AREA	3.00	ea	0.00
STABLES	21.00	sf	50.00
TANK -FU/WAT-CONC	2.50	ea	0.00
TANK FU/WAT-STEEL	3.00	ea	50.00
TEL SITE	30,000.00	ea	0.00
TENNIS COURT(S)	18,000.00	ea	50.00
THE BIRCHES	107,000.00	ea	0.00
THE COMMONS	45,000.00	ea	0.00
THE POINTE	25,000.00	ea	0.00
TINKER WOODS	60,000.00	ea	0.00
TOWER ADDTL TENANT	100,000.00	ea	0.00
TOWER SITE	300,000.00	ea	0.00
TOWER/COMM FACILITY	150,000.00	ea	0.00
TOWNSEND PLACE	240,000.00	ea	0.00
UTILITY-DISTRIBUTION	1.00	ea	0.00
UTILITY-GENERATION	1.00	ea	0.00
UTILITY-TRANSMISSION	1.00	ea	0.00
VACUUMS	3,300.00	ea	0.00
VAULTS	150.00	sf	75.00
VICTORIA PLACE	100,000.00	ea	0.00
VILLAGE FALLS	95,000.00	ea	0.00
WATER TREATMENT	3.00	ea	0.00
WEBSTER GREEN	105,000.00	ea	0.00
WESTON ESTATES	80,000.00	ea	0.00
WETHERSFIELD	40,000.00	ea	0.00
WHITTIER PLACE	40,000.00	ea	0.00
WINDING BROOK	142,000.00	ea	0.00
WINDOVER LANDING	55,000.00	ea	0.00
WOODBURY JUNCTION	70,000.00	ea	0.00
YURT	25.00	sf	0.00

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Features & Outbuildings Size Adjustment Factors

Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.	Area	Adj.
	4.00	165	1.57	285	1.16	495	0.92	1,885	0.68
50	3.80	170	1.54	290	1.15	510	0.91	2,135	0.67
55	3.51	175	1.51	295	1.14	525	0.90	2,465	0.66
60	3.27	180	1.49	300	1.13	545	0.89	2,910	0.65
65	3.06	185	1.46	305	1.12	565	0.88	3,560	0.64
70	2.89	190	1.44	315	1.11	585	0.87	4,575	0.63
75	2.73	195	1.42	320	1.10	605	0.86	6,405	0.62
80	2.60	200	1.40	325	1.09	630	0.85	10,670	0.61
85	2.48	205	1.38	330	1.08	655	0.84	32,005	0.60
90	2.38	210	1.36	340	1.07	685	0.83		
95	2.28	215	1.34	345	1.06	715	0.82		
100	2.20	220	1.33	355	1.05	745	0.81		
105	2.12	225	1.31	360	1.04	785	0.80		
110	2.05	230	1.30	370	1.03	825	0.79		
115	1.99	235	1.28	380	1.02	865	0.78		
120	1.93	240	1.27	390	1.01	915	0.77		
125	1.88	245	1.25	400	1.00	970	0.76		
130	1.83	250	1.24	410	0.99	1,035	0.75		
135	1.79	255	1.23	420	0.98	1,105	0.74		
140	1.74	260	1.22	430	0.97	1,190	0.73		
145	1.70	265	1.20	440	0.96	1,285	0.72		
150	1.67	270	1.19	455	0.95	1,395	0.71		
155	1.63	275	1.18	465	0.94	1,525	0.70		
160	1.60	280	1.17	480	0.93	1,685	0.69		

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Building Base Rate Codes & Values

Code	Description	Stand. Dpr.	Rate	SA
CAP	APARTMENTS	1.25	108.00	COM
CAU	AUTO DEALERSHIP	1.25	97.00	COM
CBK	BANKS	1.25	135.00	COM
CBO	BOWLING ALLEY	1.25	85.00	COM
CCC	COLLEGES	1.25	183.00	COM
CCW	CAR WASH	1.00	160.00	COM
CDC	CHILD DAYCARE CENTER	1.25	148.00	COM
CDO	DORMITORIES	1.25	128.00	COM
CDS	DRUGSTORE	1.00	122.00	COM
CEN	ENGINEERING/R&D	1.00	85.00	COM
CFF	FAST FOOD/DRIVE IN	1.25	147.00	COM
CFH	FUNERAL HOMES	1.25	128.00	COM
CFL	CONDO FLEX	1.25	56.00	COM
CGS	SERVICE GARAGE	1.25	43.00	COM
CHM	HOTEL/MOTEL	1.25	115.00	COM
CHU	CHURCH	1.25	144.00	COM
CLC	LODGE/CLUBS	1.25	96.00	COM
CMA	STRIPMALL/MIXED RET	1.25	133.00	COM
CMF	C MULTI FAMILY	1.25	96.00	RES
CMH	MANUFACTURED HOME	3.25	69.00	MFH
CMM	MINI MARKET W/ GAS	1.25	167.00	COM
CMO	MEDICAL OFFICES	1.25	158.00	COM
CNH	NURSING HOME	1.25	160.00	COM
COA	OFFICE/APT	1.25	110.00	COM
COC	CONDO OFFICES	1.25	90.00	RES
COF	OFFICES	1.25	112.00	COM
COM	OUTLET MALL	1.25	235.00	COM
CRA	RETAIL/APT	1.25	99.00	COM
CRE	RESTAURANT	1.25	138.00	COM
CRS	RESIDENTIAL	1.25	96.00	RES
CSC	SHOPPING CENTER	1.25	133.00	COM
CSM	SMALL MFG	1.25	56.00	COM
CST	STORES/RETAIL	1.25	92.00	COM
CTH	THEATRES	1.25	115.00	COM
CVT	VETERINARY CLINIC	1.25	155.00	COM
CWD	DISCOUNT WAREHOUSE	1.25	61.00	IND
CWH	MINI WAREHOUSE	1.25	40.00	COM
CWS	WAREHOUSE	1.25	46.00	COM
EFS	EX FIRE STATION	1.25	135.00	COM
EGA	EX SERVICE GAR	1.25	43.00	COM
EHS	EXEMPT HOUSING	1.25	96.00	RES
ELB	EX LIBRARY	1.25	155.00	COM
ELC	EXEMPT LODGE	1.25	135.00	RES
EOF	EX OFFICE	1.25	124.00	COM
EPH	EX PUMPHOUSE	1.25	35.00	RES
EPO	EX POST OFFICE	1.25	150.00	COM
EPS	EX POLICE STATION	1.25	155.00	COM
ESC	SCHOOLS	1.25	168.00	COM
ETB	TOWN BLDG	1.25	157.00	COM
ETH	TOWN HALL	1.25	157.00	RES
ETO	TOWN OFFICE	1.25	157.00	COM
EWS	EX WAREHOUSE	1.25	46.00	COM
EWW	WASTEWATER	1.25	125.00	IND
IFA	MILL FACTORIES	1.25	89.00	IND
IMF	HEAVY MANUFACTURING	1.25	121.00	IND
IND	LIGHT INDUSTRIAL	1.25	56.00	IND
IWH	INDUSTRIAL WAREHOUSE	1.25	46.00	IND
MHD	DOUBLE WIDE MH	3.25	98.00	RES
MHS	MOBILE HOMES	3.25	74.00	MFH
RCD	CONDO/TOWNHOUSE	1.25	96.00	RES
RCG	CONDO/GARDEN	1.25	96.00	RES
RMF	MULTI FAMILY	1.25	96.00	RES
RSA	RESIDENTIAL	1.25	96.00	RES
UTL	RELAY BUILDING	1.25	56.00	COM
UWH	UTILITY WAREHOUSE	1.25	46.00	IND

Building Sub Area Codes & Values

Code	Description	Factor
ATF	ATTIC FINISHED	0.25
ATU	ATTIC UNFINISHED	0.10
BMF	BSMNT FINISHED	0.30
BMG	BASEMENT GARAGE	0.20
BMU	BSMNT UNFINISHED	0.15
CAN	CANOPY	0.25
COF	COM OFFICE AREA	1.75
CPT	CARPORT ATTACHED	0.10
CRL	CRAWL SPACE	0.05
CTH	CATHEDRAL	0.10
DEK	DECK/ENTRANCE	0.10
ENT	ENTRY WAY	0.10
EPF	ENCLOSED PORCH	0.70
EPU	COVERED BSMNT ENTRY	0.35
FFF	FST FLR FIN	1.00
FFU	FST FLR UNFIN	0.50
GAR	GARAGE ATTACHED	0.45
HSF	1/2 STRY FIN	0.50
HSU	1/2 STRY UNFIN	0.15
LDK	LOADING AREA	0.20
OFF	OFFICE AREA	1.00
OPF	OPEN PORCH	0.25
PAT	PATIO	0.10
PRS	PIERS	-0.05
RBF	RAISED BSMNT FIN	0.75
RBU	RAISED BSMNT UNFIN	0.25
SFA	SEMI-FINISH AREA	0.75
SLB	SLB FOUNDATION	0.00
STO	STORAGE AREA	0.25
TQF	3/4 STRY FIN	0.75
TQU	3/4 STRY UNFIN	0.20
UFF	UPPER FLR FIN	1.00
UFU	UPPER FLR UNFIN	0.25
VLT	VAULTED	0.05

Building Quality Adjustments

Code	Description	Factor
A0	AVG	1.00
A1	AVG+10	1.10
A2	AVG+20	1.20
A3	AVG+30	1.30
B1	AVG-10	0.90
B2	AVG-20	0.80
B3	AVG-30	0.70
B4	AVG-40	0.60
B5	AVG-50	0.50
A4	EXC	1.40
A5	EXC+10	1.50
A6	EXC+20	1.60
A7	EXC+40	1.80
A8	EXC+60	2.00
A9	LUXURIOUS	2.50
AA	SPECIAL USE	3.00

Building Story Codes & Values

Code	Description	Factor
A	1 STORY	1.00
B	1.5 STORY	0.98
C	1.75 STORY	0.98
D	2.00 STORY	0.96
E	2.50 STORY	0.94
F	2.75 STORY	0.92
G	3.00 STORY	0.92
H	3.5+ STORY	0.90
I	SPLT LVL	1.00

Building Roof Structures

Code	Description	Points
A	FLAT	2.00
B	SHED	2.00
C	GABLE OR HIP	3.00
D	WOOD TRUSS	4.00
E	SALT BOX	4.00
F	MANSARD	5.00
G	GAMBREL	5.00
H	IRREGULAR	6.00

Building Roof Materials

Code	Description	Points
A	METAL/TIN	2.00
B	ROLLED/COMPO	2.00
C	ASPHALT	3.00
D	TAR/GRAVEL	3.00
E	ASBEST SHGL	3.00
F	RUBBER MEMBRANE	5.00
G	CLAY/TILE	7.00
H	WD SHINGLE	5.00
I	SLATE	6.00
J	CORRUGATED COMP	3.00
K	PREFAB METALS	6.00
L	STANDING SEAM	7.00
N	HIGH QUALITY COMP	7.00

Building Exterior Wall Materials

Code	Description	Points
1	DECORATIVE BLOCK	36.00
A	MINIMUM	18.00
B	BELOW AVG	28.00
C	NOVELTY	34.00
D	AVERAGE	34.00
E	BOARD/BATTEN	34.00
F	ASBEST SHNGL	30.00
G	LOGS	34.00
H	ABOVE AVG	37.00
I	CLAP BOARD	37.00
J	CEDAR/REDWD	37.00
K	PREFAB WD PNL/T111	32.00
L	WOOD SHINGLE	34.00
M	CNCRT OR BLK	28.00
N	CB STUCCO	34.00
O	ASPHALT	30.00
P	BRK VENEER	37.00
Q	BR ON MASONRY	40.00
R	STN ON MASONRY	42.00
S	VINYL SIDING	35.00
T	ALUM SIDING	33.00
U	PREFIN METAL	38.00
V	GLASS/THERMO	40.00
W	CEMENT CLAPBOARD	36.00
X	STONE VENEER	37.00

Building Frame Materials

Code	Description	Factor
A	WOOD AND/OR CLASS D	100.00
B	MASONRY &/OR CLASS C	105.00
C	REIN-CONC&/OR CLASSB	110.00
D	STEEL AND/OR CLASS A	120.00
E	CLASS S	95.00

Commercial Wall Factor Increases 2.1% per foot above 12 feet.

Building Interior Wall Materials

Code	Description	Points
A	MINIMUM	8.00
B	WALL BOARD	22.00
C	PLASTERED	27.00
D	DRYWALL	27.00
E	WOOD/LOG	30.00
F	PLYWOOD PANEL	27.00
G	AVE FOR USE	22.00
H	AVERAGE FOR USE	22.00
I	CONCRETE	8.00

Building Interior Floor Materials

Code	Description	Points
A	MIN PLYWD	5.00
B	CONCRETE	6.00
C	HARD TILE	12.00
D	LINOLEUM OR SIM	7.00
E	PINE/SOFT WD	10.00
F	HARDWOOD	11.00
G	PARQUET	12.00
H	CARPET	9.00
I	VCT	12.00
J	PERGO/LAMINATE	9.00

Building Heating Fuel Types

Code	Description	Points
A	WOOD/COAL	0.50
B	OIL	1.00
C	GAS	1.00
D	ELECTRIC	1.00
E	SOLAR	1.10
F	WOOD FURNACE	1.00
G	NONE	0.00

Building Heating System Types

Code	Description	Points
A	NONE	0.00
B	CONVECTION	2.00
C	FA NO DUCTS	3.00
D	FA DUCTED	6.00
E	HOT WATER	6.00
F	STEAM	5.00
G	RAD/BB ELECT	3.00
H	RAD WATER	6.00
J	HEAT PUMP	8.00
K	WALL/FLR FURNACE	6.00

Building Accessories

Description	Points
CENTRAL AIR CONDITIONING	4.00
EXTRA KITCHEN	2.00
FIREPLACE	0.00
GENERATOR	3.00

Building Bedroom & Bathroom Points

Bathrooms	Bedrooms 0	1	2	3	4	> 4
0.0	0	2	3	4	5	6
0.5	6	7	7	8	8	9
1.0	9	10	10	11	11	12
1.5	12	11	12	13	14	15
2.0	13	12	13	14	15	16
2.5	14	13	13	14	15	16
3.0	15	14	14	15	16	17
3.5	16	14	14	15	16	17
4.0	17	14	15	16	17	18
> 4.0	18	14	15	16	17	18

Standard Age Only Building Depreciation Schedule

Building Age Condition Classifications

For Standard Depreciation 1.00 %

Age	Very Poor	Poor	Fair	Average	Good	Very Good	Excellent
1	5	4	3	1	1	1	1
5	11	9	7	5	4	3	2
10	16	13	9	8	6	5	3
15	19	15	12	10	8	6	4
20	22	18	13	11	9	7	4
30	27	22	16	14	11	8	5
40	32	25	19	16	13	9	6
50	35	28	21	18	14	11	7
60	39	31	23	19	15	12	8
70	42	33	25	21	17	13	8
80	45	36	27	22	18	13	9
90	47	38	28	24	19	14	9
100	50	40	30	25	20	15	10
125	56	45	34	28	22	17	11
150	61	49	37	31	24	18	12
175	66	53	40	33	26	20	13
200	71	57	42	35	28	21	14
225	75	60	45	38	30	23	15
250	79	63	47	40	32	24	16
275	83	66	50	41	33	25	17
300	87	69	52	43	35	26	17

Depreciation can also be added for physical, functional, or economic reasons or conditions over and above the normal age depreciation.

The standard age depreciation can be further adjusted based on the standard depreciation rate of various buildings. The standard depreciation rate of residential buildings is typically 1%, while manufactured housing might be 3%. As such, a 10 year-old house in good condition would have 6% total depreciation, while similar manufactured homes would have 18% depreciation. See Building Base Rate Codes & Values chart for unique depreciation by building type.

Category Name:	APARTMENTS		
Vacancy Percentage:	10.00 %	**Size Adjust:**	Yes
Expenses Percentage:	30.00 %	**Median Square Footage:**	4,100
Capitalization Rate Percentage:	10.0000 %	**Fixed Site Cost:**	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	**Monthly Rentage Per Square Foot:**	$ 0.00
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	**Monthly Rent Per House:**	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	**Lease Type:**	GR - GROSS LEASE

Category Name:	HOTEL / MOTEL		
Vacancy Percentage:	60.00 %	**Size Adjust:**	No
Expenses Percentage:	60.00 %		
Capitalization Rate Percentage:	11.2560 %		
Monthly Rent Per 1 Bedroom Unit:	$ 3,300	**Monthly Rentage Per Square Foot:**	$ 0.00
Monthly Rent Per 2 Bedroom Unit:	$ 2,150	**Monthly Rent Per House:**	$ 0
Monthly Rent Per 3 Bedroom Unit:	$ 0	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 0	**Lease Type:**	GR - GROSS LEASE

Category Name:	INDUSTRIAL		
Vacancy Percentage:	17.00 %	**Size Adjust:**	Yes
Expenses Percentage:	8.00 %	**Median Square Footage:**	34,000
Capitalization Rate Percentage:	10.2060 %	**Fixed Site Cost:**	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	**Monthly Rentage Per Square Foot:**	$ 0.67
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	**Monthly Rent Per House:**	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	**Lease Type:**	MG - MODIFIED GROSS LEASE

Category Name:	MH PARK		
Vacancy Percentage:	10.00 %	**Size Adjust:**	No
Expenses Percentage:	17.00 %		
Capitalization Rate Percentage:	8.9900 %		
Monthly Rent Per 1 Bedroom Unit:	$ 0	**Monthly Rentage Per Square Foot:**	$ 575.00
Monthly Rent Per 2 Bedroom Unit:	$ 0	**Monthly Rent Per House:**	$ 0
Monthly Rent Per 3 Bedroom Unit:	$ 0	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 0	**Lease Type:**	GR - GROSS LEASE

Category Name:	PREMIUM OUTLET CENTER		
Vacancy Percentage:	5.00 %	**Size Adjust:**	No
Expenses Percentage:	12.00 %		
Capitalization Rate Percentage:	8.6000 %		
Monthly Rent Per 1 Bedroom Unit:	$ 0	**Monthly Rentage Per Square Foot:**	$ 3.16
Monthly Rent Per 2 Bedroom Unit:	$ 0	**Monthly Rent Per House:**	$ 0
Monthly Rent Per 3 Bedroom Unit:	$ 0	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 0	**Lease Type:**	NNN - TRIPLE NET LEASE

Category Name:	RESTAURANT		
Vacancy Percentage:	10.00 %	**Size Adjust:**	Yes
Expenses Percentage:	8.00 %	**Median Square Footage:**	4,200
Capitalization Rate Percentage:	10.8600 %	**Fixed Site Cost:**	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	**Monthly Rentage Per Square Foot:**	$ 2.08
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	**Monthly Rent Per House:**	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	**Lease Type:**	NNN - TRIPLE NET LEASE

Category Name:	SHOPPING CENTER		
Vacancy Percentage:	10.00 %	**Size Adjust:**	Yes
Expenses Percentage:	45.00 %	**Median Square Footage:**	68,600
Capitalization Rate Percentage:	7.7500 %	**Fixed Site Cost:**	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	**Monthly Rentage Per Square Foot:**	$ 2.08
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	**Monthly Rent Per House:**	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	**Other Income:**	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	**Lease Type:**	NNN - TRIPLE NET LEASE

Category Name:	SMALL COMMERCIAL		
Vacancy Percentage:	10.00 %	Size Adjust:	Yes
Expenses Percentage:	8.00 %	Median Square Footage:	3,000
Capitalization Rate Percentage:	8.5000 %	Fixed Site Cost:	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 0	Monthly Rentage Per Square Foot:	$ 0.75
Monthly Rent Per 2 Bedroom Unit:	$ 0	Monthly Rent Per House:	$ 0
Monthly Rent Per 3 Bedroom Unit:	$ 0	Other Income:	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 0	Lease Type:	NNN - TRIPLE NET LEASE

Category Name:	SMALL OFFICE		
Vacancy Percentage:	14.40 %	Size Adjust:	Yes
Expenses Percentage:	8.00 %	Median Square Footage:	4,000
Capitalization Rate Percentage:	8.2500 %	Fixed Site Cost:	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	Monthly Rentage Per Square Foot:	$ 1.00
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	Monthly Rent Per House:	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	Other Income:	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	Lease Type:	NNN - TRIPLE NET LEASE

Category Name:	WAREHOUSE		
Vacancy Percentage:	10.00 %	Size Adjust:	Yes
Expenses Percentage:	8.00 %	Median Square Footage:	16,000
Capitalization Rate Percentage:	9.0000 %	Fixed Site Cost:	0.30
Monthly Rent Per 1 Bedroom Unit:	$ 1,665	Monthly Rentage Per Square Foot:	$ 0.63
Monthly Rent Per 2 Bedroom Unit:	$ 2,000	Monthly Rent Per House:	$ 2,600
Monthly Rent Per 3 Bedroom Unit:	$ 2,200	Other Income:	$ 0
Monthly Rent Per 4 Bedroom Unit:	$ 2,600	Lease Type:	NNN - TRIPLE NET LEASE

Building Modifiers

Description	Factor
EXCELLENT	130
VERY GOOD	110
GOOD	105
AVERAGE	100
FAIR	95
POOR	90
VERY POOR	80

Location Modifiers

Description	Factor
EXCELLENT	130
VERY GOOD	110
GOOD	105
AVERAGE	100
FAIR	95
POOR	85
VERY POOR	75

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Residential Building Area Size Adjustment Factors

Median Effective Area = 2000sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
182	4.00	249	3.11	345	2.44	561	1.77	1,500	1.10
183	3.98	250	3.10	347	2.43	566	1.76	1,538	1.09
184	3.96	251	3.09	349	2.42	571	1.75	1,579	1.08
185	3.95	252	3.08	351	2.41	577	1.74	1,622	1.07
186	3.93	253	3.07	353	2.40	583	1.73	1,667	1.06
187	3.91	254	3.06	355	2.39	588	1.72	1,714	1.05
188	3.89	255	3.05	357	2.38	594	1.71	1,765	1.04
189	3.88	256	3.04	359	2.37	600	1.70	1,818	1.03
190	3.86	258	3.03	361	2.36	606	1.69	1,875	1.02
191	3.84	259	3.02	364	2.35	612	1.68	1,935	1.01
192	3.83	260	3.01	366	2.34	619	1.67	2,000	1.00
193	3.81	261	3.00	368	2.33	625	1.66	2,069	0.99
194	3.80	262	2.99	370	2.32	632	1.65	2,143	0.98
195	3.78	263	2.98	373	2.31	638	1.64	2,222	0.97
196	3.76	264	2.97	375	2.30	645	1.63	2,308	0.96
197	3.75	265	2.96	377	2.29	652	1.62	2,400	0.95
198	3.73	267	2.95	380	2.28	659	1.61	2,500	0.94
199	3.72	268	2.94	382	2.27	667	1.60	2,609	0.93
200	3.70	269	2.93	385	2.26	674	1.59	2,727	0.92
201	3.69	270	2.92	387	2.25	682	1.58	2,857	0.91
202	3.67	271	2.91	390	2.24	690	1.57	3,000	0.90
203	3.66	273	2.90	392	2.23	698	1.56	3,158	0.89
204	3.64	274	2.89	395	2.22	706	1.55	3,333	0.88
205	3.63	275	2.88	397	2.21	714	1.54	3,529	0.87
206	3.61	276	2.87	400	2.20	723	1.53	3,750	0.86
207	3.60	278	2.86	403	2.19	732	1.52	4,000	0.85
208	3.59	279	2.85	405	2.18	741	1.51	4,286	0.84
209	3.57	280	2.84	408	2.17	750	1.50	4,615	0.83
210	3.56	282	2.83	411	2.16	759	1.49	5,000	0.82
211	3.55	283	2.82	414	2.15	769	1.48	5,455	0.81
212	3.53	284	2.81	417	2.14	779	1.47	6,000	0.80
213	3.52	286	2.80	420	2.13	789	1.46	6,667	0.79
214	3.51	287	2.79	423	2.12	800	1.45	7,500	0.78
215	3.49	288	2.78	426	2.11	811	1.44	8,571	0.77
216	3.48	290	2.77	429	2.10	822	1.43	10,000	0.76
217	3.47	291	2.76	432	2.09	833	1.42	12,000	0.75
218	3.45	293	2.75	435	2.08	845	1.41	15,000	0.74
219	3.44	294	2.74	438	2.07	857	1.40	20,000	0.73
220	3.43	296	2.73	441	2.06	870	1.39	30,000	0.72
221	3.42	297	2.72	444	2.05	882	1.38	60,000	0.71
222	3.40	299	2.71	448	2.04	896	1.37	100,000	0.71
223	3.39	300	2.70	451	2.03	909	1.36	200,000	0.7030
224	3.38	302	2.69	455	2.02	923	1.35	300,000	0.7020
225	3.37	303	2.68	458	2.01	937	1.34	400,000	0.7015
226	3.36	305	2.67	462	2.00	952	1.33	500,000	0.7012
227	3.34	306	2.66	465	1.99	968	1.32	600,000	0.7010
228	3.33	308	2.65	469	1.98	984	1.31	700,000	0.7009
229	3.32	309	2.64	472	1.97	1,000	1.30	800,000	0.7008
230	3.31	311	2.63	476	1.96	1,017	1.29	900,000	0.7007
231	3.30	312	2.62	480	1.95	1,034	1.28	1,000,000	0.7006
232	3.29	314	2.61	484	1.94	1,053	1.27		
233	3.28	316	2.60	488	1.93	1,071	1.26		
234	3.26	317	2.59	492	1.92	1,091	1.25		
235	3.25	319	2.58	496	1.91	1,111	1.24		
236	3.24	321	2.57	500	1.90	1,132	1.23		
237	3.23	323	2.56	504	1.89	1,154	1.22		
238	3.22	324	2.55	508	1.88	1,176	1.21		
239	3.21	326	2.54	513	1.87	1,200	1.20		
240	3.20	328	2.53	517	1.86	1,224	1.19		
241	3.19	330	2.52	522	1.85	1,250	1.18		
242	3.18	331	2.51	526	1.84	1,277	1.17		
243	3.17	333	2.50	531	1.83	1,304	1.16		
244	3.16	335	2.49	536	1.82	1,333	1.15		
245	3.15	337	2.48	541	1.81	1,364	1.14		
246	3.14	339	2.47	545	1.80	1,395	1.13		
247	3.13	341	2.46	550	1.79	1,429	1.12		
248	3.12	343	2.45	556	1.78	1,463	1.11		

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Commercial Building Area Size Adjustment Factors

Median Effective Area = 4100sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
373	4.00	475	3.29	654	2.58	1,051	1.87	2,674	1.16
374	3.99	477	3.28	658	2.57	1,060	1.86	2,733	1.15
375	3.98	479	3.27	661	2.56	1,070	1.85	2,795	1.14
376	3.97	480	3.26	665	2.55	1,079	1.84	2,860	1.13
377	3.96	482	3.25	668	2.54	1,088	1.83	2,929	1.12
378	3.95	484	3.24	672	2.53	1,098	1.82	3,000	1.11
380	3.94	486	3.23	676	2.52	1,108	1.81	3,075	1.10
381	3.93	488	3.22	680	2.51	1,118	1.80	3,154	1.09
382	3.92	490	3.21	683	2.50	1,128	1.79	3,237	1.08
383	3.91	492	3.20	687	2.49	1,139	1.78	3,324	1.07
384	3.90	494	3.19	691	2.48	1,150	1.77	3,417	1.06
386	3.89	496	3.18	695	2.47	1,160	1.76	3,514	1.05
387	3.88	498	3.17	699	2.46	1,171	1.75	3,618	1.04
388	3.87	500	3.16	703	2.45	1,183	1.74	3,727	1.03
389	3.86	502	3.15	707	2.44	1,194	1.73	3,844	1.02
390	3.85	504	3.14	711	2.43	1,206	1.72	3,968	1.01
392	3.84	506	3.13	715	2.42	1,218	1.71	4,100	1.00
393	3.83	508	3.12	719	2.41	1,230	1.70	4,241	0.99
394	3.82	510	3.11	724	2.40	1,242	1.69	4,393	0.98
395	3.81	512	3.10	728	2.39	1,255	1.68	4,556	0.97
397	3.80	515	3.09	732	2.38	1,268	1.67	4,731	0.96
398	3.79	517	3.08	737	2.37	1,281	1.66	4,920	0.95
399	3.78	519	3.07	741	2.36	1,295	1.65	5,125	0.94
401	3.77	521	3.06	745	2.35	1,309	1.64	5,348	0.93
402	3.76	523	3.05	750	2.34	1,323	1.63	5,591	0.92
403	3.75	526	3.04	755	2.33	1,337	1.62	5,857	0.91
405	3.74	528	3.03	759	2.32	1,352	1.61	6,150	0.90
406	3.73	530	3.02	764	2.31	1,367	1.60	6,474	0.89
407	3.72	532	3.01	769	2.30	1,382	1.59	6,833	0.88
409	3.71	535	3.00	774	2.29	1,398	1.58	7,235	0.87
410	3.70	537	2.99	778	2.28	1,414	1.57	7,688	0.86
411	3.69	539	2.98	783	2.27	1,430	1.56	8,200	0.85
413	3.68	542	2.97	788	2.26	1,447	1.55	8,786	0.84
414	3.67	544	2.96	794	2.25	1,464	1.54	9,462	0.83
416	3.66	547	2.95	799	2.24	1,482	1.53	10,250	0.82
417	3.65	549	2.94	804	2.23	1,500	1.52	11,182	0.81
418	3.64	552	2.93	809	2.22	1,519	1.51	12,300	0.80
420	3.63	554	2.92	815	2.21	1,537	1.50	13,667	0.79
421	3.62	557	2.91	820	2.20	1,557	1.49	15,375	0.78
423	3.61	559	2.90	826	2.19	1,577	1.48	17,571	0.77
424	3.60	562	2.89	831	2.18	1,597	1.47	20,500	0.76
426	3.59	564	2.88	837	2.17	1,618	1.46	24,600	0.75
427	3.58	567	2.87	842	2.16	1,640	1.45	30,750	0.74
429	3.57	569	2.86	848	2.15	1,662	1.44	41,000	0.73
430	3.56	572	2.85	854	2.14	1,685	1.43	61,500	0.72
432	3.55	575	2.84	860	2.13	1,708	1.42	123,000	0.7100
433	3.54	577	2.83	866	2.12	1,732	1.41	200,000	0.7062
435	3.53	580	2.82	872	2.11	1,757	1.40	300,000	0.7041
436	3.52	583	2.81	879	2.10	1,783	1.39	400,000	0.7031
438	3.51	586	2.80	885	2.09	1,809	1.38	500,000	0.7025
439	3.50	589	2.79	891	2.08	1,836	1.37	600,000	0.7021
441	3.49	591	2.78	898	2.07	1,864	1.36	700,000	0.7018
442	3.48	594	2.77	904	2.06	1,892	1.35	800,000	0.7015
444	3.47	597	2.76	911	2.05	1,922	1.34	900,000	0.7014
446	3.46	600	2.75	918	2.04	1,952	1.33	1,000,000	0.7012
447	3.45	603	2.74	925	2.03	1,984	1.32		
449	3.44	606	2.73	932	2.02	2,016	1.31		
451	3.43	609	2.72	939	2.01	2,050	1.30		
452	3.42	612	2.71	946	2.00	2,085	1.29		
454	3.41	615	2.70	953	1.99	2,121	1.28		
456	3.40	618	2.69	961	1.98	2,158	1.27		
457	3.39	621	2.68	969	1.97	2,196	1.26		
459	3.38	624	2.67	976	1.96	2,236	1.25		
461	3.37	628	2.66	984	1.95	2,278	1.24		
462	3.36	631	2.65	992	1.94	2,321	1.23		
464	3.35	634	2.64	1,000	1.93	2,365	1.22		
466	3.34	637	2.63	1,008	1.92	2,412	1.21		
468	3.33	641	2.62	1,017	1.91	2,460	1.20		
469	3.32	644	2.61	1,025	1.90	2,510	1.19		
471	3.31	647	2.60	1,034	1.89	2,563	1.18		
473	3.30	651	2.59	1,042	1.88	2,617	1.17		

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Industrial Building Area Size Adjustment Factors

Median Effective Area = 34000sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
3,091	4.00	3,908	3.31	5,312	2.62	8,293	1.93	18,889	1.24
3,100	3.99	3,923	3.30	5,340	2.61	8,361	1.92	19,245	1.23
3,110	3.98	3,938	3.29	5,368	2.60	8,430	1.91	19,615	1.22
3,119	3.97	3,953	3.28	5,397	2.59	8,500	1.90	20,000	1.21
3,129	3.96	3,969	3.27	5,426	2.58	8,571	1.89	20,400	1.20
3,138	3.95	3,984	3.26	5,455	2.57	8,644	1.88	20,816	1.19
3,148	3.94	4,000	3.25	5,484	2.56	8,718	1.87	21,250	1.18
3,158	3.93	4,016	3.24	5,514	2.55	8,793	1.86	21,702	1.17
3,168	3.92	4,032	3.23	5,543	2.54	8,870	1.85	22,174	1.16
3,178	3.91	4,048	3.22	5,574	2.53	8,947	1.84	22,667	1.15
3,187	3.90	4,064	3.21	5,604	2.52	9,027	1.83	23,182	1.14
3,197	3.89	4,080	3.20	5,635	2.51	9,107	1.82	23,721	1.13
3,208	3.88	4,096	3.19	5,667	2.50	9,189	1.81	24,286	1.12
3,218	3.87	4,113	3.18	5,698	2.49	9,273	1.80	24,878	1.11
3,228	3.86	4,130	3.17	5,730	2.48	9,358	1.79	25,500	1.10
3,238	3.85	4,146	3.16	5,763	2.47	9,444	1.78	26,154	1.09
3,248	3.84	4,163	3.15	5,795	2.46	9,533	1.77	26,842	1.08
3,259	3.83	4,180	3.14	5,829	2.45	9,623	1.76	27,568	1.07
3,269	3.82	4,198	3.13	5,862	2.44	9,714	1.75	28,333	1.06
3,280	3.81	4,215	3.12	5,896	2.43	9,808	1.74	29,143	1.05
3,290	3.80	4,232	3.11	5,930	2.42	9,903	1.73	30,000	1.04
3,301	3.79	4,250	3.10	5,965	2.41	10,000	1.72	30,909	1.03
3,312	3.78	4,268	3.09	6,000	2.40	10,099	1.71	31,875	1.02
3,322	3.77	4,286	3.08	6,036	2.39	10,200	1.70	32,903	1.01
3,333	3.76	4,304	3.07	6,071	2.38	10,303	1.69	34,000	1.00
3,344	3.75	4,322	3.06	6,108	2.37	10,408	1.68	35,172	0.99
3,355	3.74	4,340	3.05	6,145	2.36	10,515	1.67	36,429	0.98
3,366	3.73	4,359	3.04	6,182	2.35	10,625	1.66	37,778	0.97
3,377	3.72	4,378	3.03	6,220	2.34	10,737	1.65	39,231	0.96
3,389	3.71	4,397	3.02	6,258	2.33	10,851	1.64	40,800	0.95
3,400	3.70	4,416	3.01	6,296	2.32	10,968	1.63	42,500	0.94
3,411	3.69	4,435	3.00	6,335	2.31	11,087	1.62	44,348	0.93
3,423	3.68	4,454	2.99	6,375	2.30	11,209	1.61	46,364	0.92
3,434	3.67	4,474	2.98	6,415	2.29	11,333	1.60	48,571	0.91
3,446	3.66	4,493	2.97	6,456	2.28	11,461	1.59	51,000	0.90
3,458	3.65	4,513	2.96	6,497	2.27	11,591	1.58	53,684	0.89
3,469	3.64	4,533	2.95	6,538	2.26	11,724	1.57	56,667	0.88
3,481	3.63	4,554	2.94	6,581	2.25	11,860	1.56	60,000	0.87
3,493	3.62	4,574	2.93	6,623	2.24	12,000	1.55	63,750	0.86
3,505	3.61	4,595	2.92	6,667	2.23	12,143	1.54	68,000	0.85
3,517	3.60	4,615	2.91	6,711	2.22	12,289	1.53	72,857	0.84
3,529	3.59	4,636	2.90	6,755	2.21	12,439	1.52	78,462	0.83
3,542	3.58	4,658	2.89	6,800	2.20	12,593	1.51	85,000	0.82
3,554	3.57	4,679	2.88	6,846	2.19	12,750	1.50	92,727	0.81
3,566	3.56	4,700	2.87	6,892	2.18	12,911	1.49	102,000	0.8000
3,579	3.55	4,722	2.86	6,939	2.17	13,077	1.48	113,333	0.7900
3,592	3.54	4,744	2.85	6,986	2.16	13,247	1.47	127,500	0.7800
3,604	3.53	4,766	2.84	7,034	2.15	13,421	1.46	145,714	0.7700
3,617	3.52	4,789	2.83	7,083	2.14	13,600	1.45	170,000	0.7600
3,630	3.51	4,811	2.82	7,133	2.13	13,784	1.44	204,000	0.7500
3,643	3.50	4,834	2.81	7,183	2.12	13,973	1.43	255,000	0.7400
3,656	3.49	4,857	2.80	7,234	2.11	14,167	1.42	340,000	0.7300
3,669	3.48	4,880	2.79	7,286	2.10	14,366	1.41	510,000	0.7200
3,682	3.47	4,904	2.78	7,338	2.09	14,571	1.40	1,020,000	0.7100
3,696	3.46	4,928	2.77	7,391	2.08	14,783	1.39		
3,709	3.45	4,951	2.76	7,445	2.07	15,000	1.38		
3,723	3.44	4,976	2.75	7,500	2.06	15,224	1.37		
3,736	3.43	5,000	2.74	7,556	2.05	15,455	1.36		
3,750	3.42	5,025	2.73	7,612	2.04	15,692	1.35		
3,764	3.41	5,050	2.72	7,669	2.03	15,937	1.34		
3,778	3.40	5,075	2.71	7,727	2.02	16,190	1.33		
3,792	3.39	5,100	2.70	7,786	2.01	16,452	1.32		
3,806	3.38	5,126	2.69	7,846	2.00	16,721	1.31		
3,820	3.37	5,152	2.68	7,907	1.99	17,000	1.30		
3,835	3.36	5,178	2.67	7,969	1.98	17,288	1.29		
3,849	3.35	5,204	2.66	8,031	1.97	17,586	1.28		
3,864	3.34	5,231	2.65	8,095	1.96	17,895	1.27		
3,878	3.33	5,258	2.64	8,160	1.95	18,214	1.26		
3,893	3.32	5,285	2.63	8,226	1.94	18,545	1.25		

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Manufactured Building Area Size Adjustment Factors

Median Effective Area = 950sf Fixed Site Cost Adjustment = 30%

Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.	Size	Adj.
86	4.00	141	2.72	201	2.12	328	1.57	891	1.02
87	3.99	142	2.71	202	2.11	331	1.56	919	1.01
88	3.95	143	2.69	204	2.10	335	1.55	950	1.00
89	3.92	144	2.68	205	2.09	339	1.54	983	0.99
90	3.88	145	2.67	207	2.08	343	1.53	1,018	0.98
91	3.84	146	2.65	208	2.07	348	1.52	1,056	0.97
92	3.81	147	2.64	210	2.06	352	1.51	1,096	0.96
93	3.78	148	2.63	211	2.05	356	1.50	1,140	0.95
94	3.74	149	2.61	213	2.04	361	1.49	1,188	0.94
95	3.71	150	2.60	214	2.03	365	1.48	1,239	0.93
96	3.68	151	2.59	216	2.02	370	1.47	1,295	0.92
97	3.65	152	2.58	218	2.01	375	1.46	1,357	0.91
98	3.62	153	2.56	219	2.00	380	1.45	1,425	0.90
99	3.59	154	2.55	221	1.99	385	1.44	1,500	0.89
100	3.56	155	2.54	223	1.98	390	1.43	1,583	0.88
101	3.53	156	2.53	224	1.97	396	1.42	1,676	0.87
102	3.50	157	2.52	226	1.96	401	1.41	1,781	0.86
103	3.48	158	2.50	228	1.95	407	1.40	1,900	0.85
104	3.45	159	2.49	230	1.94	413	1.39	2,036	0.84
105	3.42	160	2.48	232	1.93	419	1.38	2,192	0.83
106	3.40	161	2.47	234	1.92	425	1.37	2,375	0.82
107	3.37	162	2.46	236	1.91	432	1.36	2,591	0.81
108	3.35	163	2.45	238	1.90	438	1.35	2,850	0.80
109	3.32	164	2.44	239	1.89	445	1.34	3,167	0.79
110	3.30	165	2.43	242	1.88	452	1.33	3,562	0.78
111	3.27	166	2.42	244	1.87	460	1.32	4,071	0.77
112	3.25	167	2.41	246	1.86	467	1.31	4,750	0.76
113	3.23	168	2.40	248	1.85	475	1.30	5,700	0.75
114	3.21	169	2.39	250	1.84	483	1.29	7,125	0.74
115	3.18	170	2.38	252	1.83	491	1.28	9,500	0.73
116	3.16	171	2.37	254	1.82	500	1.27	14,250	0.72
117	3.14	172	2.36	257	1.81	509	1.26	28,500	0.71
118	3.12	173	2.35	259	1.80	518	1.25	100,000	0.70
119	3.10	174	2.34	261	1.79	528	1.24	200,000	0.7014
120	3.08	175	2.33	264	1.78	538	1.23	300,000	0.7010
121	3.06	176	2.32	266	1.77	548	1.22	400,000	0.7007
122	3.04	177	2.31	269	1.76	559	1.21	500,000	0.7006
123	3.02	178	2.30	271	1.75	570	1.20	600,000	0.7005
124	3.00	179	2.29	274	1.74	582	1.19	700,000	0.7004
125	2.98	180	2.28	277	1.73	594	1.18	800,000	0.7004
126	2.97	182	2.27	279	1.72	606	1.17	900,000	0.7003
127	2.95	183	2.26	282	1.71	620	1.16	1,000,000	0.7003
128	2.93	184	2.25	285	1.70	633	1.15		
129	2.91	185	2.24	288	1.69	648	1.14		
130	2.90	186	2.23	291	1.68	663	1.13		
131	2.88	187	2.22	294	1.67	679	1.12		
132	2.86	189	2.21	297	1.66	695	1.11		
133	2.85	190	2.20	300	1.65	712	1.10		
134	2.83	191	2.19	303	1.64	731	1.09		
135	2.81	193	2.18	306	1.63	750	1.08		
136	2.80	194	2.17	310	1.62	770	1.07		
137	2.78	195	2.16	313	1.61	792	1.06		
138	2.77	197	2.15	317	1.60	814	1.05		
139	2.75	198	2.14	320	1.59	838	1.04		
140	2.74	199	2.13	324	1.58	864	1.03		

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Code	Description
00	INVESTIG IN PROGRESS
11	NOT ASSESSD SEPARATE
12	SUBDIVIDED POST ASMT
13	IMPROVED POST SALE
14	IMPROVED POST ASMT
15	IMPRVMNT U/C AT ASMT
16	L/O ASMT - L/B SALE
17	L/B ASMT - L/O SALE
18	MULTIPLE PARCELS
19	MULTI-TOWN PROPERTY
20	MPC-CANT SELL SEPRTL
21	MPC-CAN SELL SEPRTLY
22	INDETERMINATE PRICE
23	NO STAMP PER DEED
24	ABUTTER SALE
25	INSUFCNT MKT EXPOSUR
26	MINERAL RIGHTS ONLY
27	LESS THAN 100% INT
28	LIFE EST/DEFER 1YR+
29	PLOTAGE/ASMBL IMPACT
30	TIMESHARE
31	EASEMENT/BOATSLIPS
32	TIMBER RIGHTS
33	LNDLRD/TENANT SALE
34	PUBLIC UTIL GRNTR/E
35	GOVMT AGENCY GRNTR/E
36	REL/CHAR/EDU GRNTR/E
37	FINANCIAL CO GRNTR/E
38	FAMILY/RELAT GRNTR/E
39	DIVORCE PRTY GRNTR/E
40	BUSIN AFFIL GRNTR/E
41	GOV REL ENT/NHH/FNMA
43	SHORT SALE RQ 3RDPTY
44	NONMKT TRUST GRNTR/E
45	BOUNDARY ADJUSTMT
47	OTHR SALE OF CONVENC
48	COURT/SHERIFF SALE
49	DEED INLIEU FORECLSR
50	TAX SALE
51	FORECLOSURE
52	OTHER FORCED SALE
54	DEED TO QUIET TITLE
55	UNSPECFIED DEED CONV
56	OTHER DOUBTFUL TITLE
57	LARGE VALUE IN TRADE
58	INSTALLMENT SALE
60	UNIDENT IN ASSR RECS
66	COMPLEX COMMRCL SALE
67	UNK PERSONAL PROPRTY
69	LEASE W/ UNK TERMS
70	BUYR/SELR COST SHIFT
77	ASSMNT ENCUMBRANCES
80	SUBSID/ASSIST HOUSNG
81	ESTATE SALE/FDCY COV
82	DEED DATE OLD/INCMPL
83	CEMETERY LOTS
87	XS LOCALE IN SAMPLE
88	XS PRP TYP IN SAMPLE
89	RESALE IN EQ PERIOD
90	RSA 79-A CURRENT USE
97	RSA 79-B CONSRV ESMT
98	SALE RELATD ASMT CHG
99	UNCLASSFYD EXCLUSION

SOLAR PANELS

Market data suggests solar panels contribute to market value. Government and other incentives commonly available to the property owner are taken into consideration when developing the initial assessed value. Industry representatives suggest that newly installed panels have a life expectancy of at least 25 years, so the following depreciation schedule is used with a floor factor of 25%:

Age	Condition Factor
1-5 Years	100
6-10 Years	85
11-15 Years	70
16-20 Years	55
21-25 Years	40
25+ Years	25

It should be noted that Solar Panels may have differing condition factors to account for atypical sizes or noted physical condition issues.

SECTION 9

D. MASS INCOME REPORTS

MERRIMACK Mass Income Valuation Details

Filtered For Category APARTMENTS For All Parcels

APARTMENTS		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: GR - GROSS LEASE								
Rent 1 Bdrm Units: $1,665/mo	**Rent 2 Bdrm Units: $2,000/mo**	**Rent 3 Bdrm Units: $2,200/mo**		**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00002C 000062 000000	8 THORNTON RD WEST	**Acres:** 0.900	**Building:** VERY POOR	$95,441	**Vac/Loss:** 10.00 %	$52,039	10.0000 %	$520,400
BARRY DENISE B REVOCABLE TRUST		**Units:** 5	**Location:** FAIR	**Other Income**	**Expense:** 39.47 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$75		$0		
OLDER BUILDINS/POOR QUALITY/COND=V POOR BLDG MODIFIER								
00002E 000002 000000	5 BOWERS LANDING DR	**Acres:** 16.740	**Building:** VERY GOOD	$2,604,096	**Vac/Loss:** 10.00 %	$1,719,109	10.0000 %	$17,191,100
BOWERS LANDING OF MERRIMACK LL		**Units:** 104	**Location:** AVERAGE	**Other Income**	**Expense:** 27.27 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$20,000		$0		
Other income=garage and parking spaces and misc income								
00004C 000386 000000	136 TURKEY HILL RD	**Acres:** 16.645	**Building:** AVERAGE	$419,940	**Vac/Loss:** 10.00 %	$264,562	10.0000 %	$2,645,600
TURKEY HILL ROAD 136 TRUST		**Units:** 18	**Location:** AVERAGE	**Other Income**	**Expense:** 30.00 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
00004D 000076 000000	1 VANDERBILT DR	**Acres:** 21.020	**Building:** EXCELLENT	$10,595,894	**Vac/Loss:** 10.00 %	$8,090,361	10.0000 %	$80,903,600
EXECUTIVE PARK DRIVE OWNER LLC		**Units:** 280	**Location:** EXCELLENT	**Other Income**	**Expense:** 17.75 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$300,000		$0		
additional value attributed to garage and storage rental								
00006E 000003 000007	5 GILBERT DR	**Acres:** 31.280	**Building:** EXCELLENT	$7,661,940	**Vac/Loss:** 10.00 %	$5,449,018	10.0000 %	$54,490,200
GILBERT CROSSING LLC		**Units:** 240	**Location:** VERY GOOD	**Other Income**	**Expense:** 20.98 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
00007E 000046 000053	1 CROSSWOODS PATH BV	**Acres:** 1.910	**Building:** GOOD	$540,332	**Vac/Loss:** 10.00 %	$360,007	10.0000 %	$3,600,100
CROSSWOODS PATH III LLC C/O F		**Units:** 21	**Location:** VERY GOOD	**Other Income**	**Expense:** 25.97 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
003D-2 000040 000000	251 DW HIGHWAY	**Acres:** 0.290	**Building:** FAIR	$75,924	**Vac/Loss:** 10.00 %	$46,753	10.0000 %	$467,500
FORTIN MARIO		**Units:** 4	**Location:** AVERAGE	**Other Income**	**Expense:** 31.58 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
OLDER BUILDING WITH 1 BEDROOM UNITS, NOTED IN GOOD COND=FAIR BLDG MODIFIER								
004D-4 000043 000001	5 ANGELO DR	**Acres:** 8.205	**Building:** AVERAGE	$1,171,800	**Vac/Loss:** 10.00 %	$753,315	10.0000 %	$7,533,200
NWGM HOUSING VI LIMITED PARTNE		**Units:** 45	**Location:** GOOD	**Other Income**	**Expense:** 28.57 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
BUILDING MODIFIER NOTED AS AVG DUE TO RENT RESTRICTIONS								
004D-4 000047 000000	331 DW HIGHWAY	**Acres:** 0.300	**Building:** VERY POOR	$91,200	**Vac/Loss:** 10.00 %	$49,683	10.0000 %	$496,800
331 DW HIGHWAY LLC		**Units:** 5	**Location:** FAIR	**Other Income**	**Expense:** 39.47 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
2021 I&E INFO PROVIDED, $825/MO, INFERIOR CONDITION=V POOR BLDG MODIFIER								
005D-1 000002 000000	22 RAILROAD AV	**Acres:** 0.240	**Building:** VERY POOR	$122,278	**Vac/Loss:** 10.00 %	$61,496	10.0000 %	$615,000
CUMMINGS MICHAEL L		**Units:** 9	**Location:** POOR	**Other Income**	**Expense:** 44.12 %	**Additional Value**		
Valued By Indiv Income		**Sq. Ft:** 0	**Size Adj:** 1.0000	$0		$0		
9 STUDIO APTS IN OLDERBLDG=VPOOR BLDG, CAN NOT USE MASS INCOME AS THESE ARE STUDIOS								
005D-2 00C002 000005	COVENTRY CT	**Acres:** 3.895	**Building:** POOR	$611,388	**Vac/Loss:** 10.00 %	$334,441	10.0000 %	$3,344,400
WENTWORTH AFFORDABLE HSNG LLC		**Units:** 40	**Location:** POOR	**Other Income**	**Expense:** 39.22 %	**Additional Value**		
		Sq. Ft: 0	**Size Adj:** 1.0000	$0		$0		
land & bldg modier to acct for annual reserves required per terms of loan assumption/restricted rent								

MERRIMACK Mass Income Valuation Details

Filtered For Category APARTMENTS For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
005D-2 00C002 000006	CENTER ST	Acres:	3.640	Building: POOR	$611,388	Vac/Loss:	10.00 %	$334,441	10.0000 %	$3,344,400
WENTWORTH AFFORDABLE HSNG LLC		Units:	40	Location: POOR	Other Income	Expense:	39.22 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
land & bldg modier to acct for annual reserves required per terms of loan assumption/restricted rent										
005D-4 000015 000000	23 MCELWAIN ST	Acres:	1.785	Building: AVERAGE	$148,800	Vac/Loss:	10.00 %	$93,744	10.0000 %	$937,400
CONNELL-CURRIER PAMELA		Units:	6	Location: AVERAGE	Other Income	Expense:	30.00 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
005D-4 000069 000000	1 LOOP RD	Acres:	0.160	Building: POOR	$71,928	Vac/Loss:	10.00 %	$43,159	10.0000 %	$431,600
MC TRUST		Units:	4	Location: AVERAGE	Other Income	Expense:	33.33 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
older building but noted in good condition=poor bldg modifier										
005D-4 000075 000000	429 DW HIGHWAY	Acres:	0.330	Building: AVERAGE	$114,360	Vac/Loss:	10.00 %	$72,047	10.0000 %	$720,500
BRUGGEMANN GARY F		Units:	5	Location: AVERAGE	Other Income	Expense:	30.00 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
005D-4 000083 000000	12 RAILROAD AV	Acres:	0.240	Building: VERY POOR	$119,880	Vac/Loss:	10.00 %	$53,946	10.0000 %	$539,500
DOLLOFF PETER		Units:	10	Location: VERY POOR	Other Income	Expense:	50.00 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
OLDER BUILDING										
006D-1 000026 000000	592 DW HIGHWAY	Acres:	0.467	Building: VERY POOR	$99,840	Vac/Loss:	10.00 %	$56,160	10.0000 %	$561,600
592 DW HWY LLC		Units:	5	Location: AVERAGE	Other Income	Expense:	37.50 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
OLDER BUILDING										
006D-1 000077 000000	64 FRONT ST	Acres:	1.200	Building: AVERAGE	$192,000	Vac/Loss:	10.00 %	$120,960	10.0000 %	$1,209,600
TREPANIER MARCEL REVOCABLE TRU		Units:	8	Location: AVERAGE	Other Income	Expense:	30.00 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
006E-1 000016 000000	7 DEPOT ST	Acres:	1.500	Building: POOR	$172,692	Vac/Loss:	10.00 %	$103,621	10.0000 %	$1,036,200
WHALEN HOMES LLC		Units:	9	Location: AVERAGE	Other Income	Expense:	33.33 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
OLDER BUILDING BUT VERY WELL KEPT										
006E-1 000054 000000	HUMMINGBIRD DR	Acres:	12.500	Building: FAIR	$2,142,972	Vac/Loss:	10.00 %	$1,319,599	10.0000 %	$13,196,000
FIRST MERRIMACK ASSOCIATES LTD		Units:	96	Location: AVERAGE	Other Income	Expense:	31.58 %	Additional Value		
		Sq. Ft:	0	Size Adj: 1.0000	$0			$0		
APARTMENTS	**Median Sq. Ft:**	**0**		**Parcels:**	**20**			**Total Income Valuation:**		**$193,169,700**

MERRIMACK Mass Income Valuation Details

Filtered For Category APARTMENTS For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**20**		**Total Income Valuation:**		**$193,169,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category HOTEL / MOTEL For All Parcels

HOTEL / MOTEL		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: GR - GROSS LEASE								
Rent 1 Bdrm Units: $3,300/mo	**Rent 2 Bdrm Units: $2,150/mo**							
00004D 000056 000000	4 AMHERST RD	**Acres:** 4.180	**Building:** AVERAGE	$4,554,000	**Vac/Loss:** 60.00 %	$728,640	11.2560 %	$6,473,300
ROEDEL PARTNERS OF		**Units:** 115	**Location:** AVERAGE	**Other Income**	**Expense:** 60.00 %	**Additional Value**	**Cost Value:**	$5,473,400
		Sq. Ft: 0	**Size Adj:** NONE	$0		$0	**Inc/Cost:**	1.1827
00004D 000076 000001	2 EXECUTIVE PARK DR	**Acres:** 1.700	**Building:** GOOD	$5,114,340	**Vac/Loss:** 60.00 %	$876,802	11.2560 %	$7,789,600
WOODSPRING SUITES MERRIMACK NH		**Units:** 123	**Location:** AVERAGE	**Other Income**	**Expense:** 57.14 %	**Additional Value**	**Cost Value:**	$6,206,800
		Sq. Ft: 0	**Size Adj:** NONE	$0		$0	**Inc/Cost:**	1.2550
003D-2 000005 000000	242 DW HIGHWAY	**Acres:** 2.618	**Building:** AVERAGE	$2,653,200	**Vac/Loss:** 60.00 %	$424,512	11.2560 %	$3,771,400
SHARADA LLC		**Units:** 67	**Location:** AVERAGE	**Other Income**	**Expense:** 60.00 %	**Additional Value**	**Cost Value:**	$3,629,200
		Sq. Ft: 0	**Size Adj:** NONE	$0		$0	**Inc/Cost:**	1.0392
003D-2 000005 000001	248 DW HIGHWAY	**Acres:** 6.000	**Building:** AVERAGE	$4,982,400	**Vac/Loss:** 60.00 %	$797,184	11.2560 %	$7,082,300
HOTEL AT DANIEL WEBSTER LLC		**Units:** 130	**Location:** AVERAGE	**Other Income**	**Expense:** 60.00 %	**Additional Value**	**Cost Value:**	$7,126,100
		Sq. Ft: 0	**Size Adj:** NONE	$0		$0	**Inc/Cost:**	0.9939
ADDED 1 BR UNIT FOR CARETAKER, I&E INFO PROVIDED FOR 2021								
HOTEL / MOTEL	**Median Sq. Ft:**	**0**	**Parcels:**	**4**		**Total Income Valuation:**		**$25,116,600**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category HOTEL / MOTEL For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**4**		**Total Income Valuation:**		**$25,116,600**

MERRIMACK Mass Income Valuation Details

Filtered For Category INDUSTRIAL For All Parcels

INDUSTRIAL		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: MG - MODIFIED GROSS LEASE			**Rent Sq. Ft.: $8.04/yr**					
Rent 1 Bdrm Units: $1,665/mo	**Rent 2 Bdrm Units: $2,000/mo**		**Rent 3 Bdrm Units: $2,200/mo**	**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00002E 000006 000000	59 DW HIGHWAY	**Acres:** 40.781	**Building:** POOR	$2,529,121	**Vac/Loss:** 17.00 %	$1,912,554	10.2060 %	$18,739,500
57-59 DANIEL WEBSTER HIGHWAY L		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.89 %	**Additional Value**		
		Sq. Ft: 484,770	**Size Adj:** 0.7210	$0		$0		
2 of the buildings are warehouse/butler type structures=poor bldg modifier, sf is for all 3								
00002E 000006 000001	57 DW HIGHWAY	**Acres:** 7.665	**Building:** AVERAGE	$666,922	**Vac/Loss:** 17.00 %	$509,261	10.2060 %	$4,989,800
57-59 DANIEL WEBSTER HIGHWAY L		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 103,922	**Size Adj:** 0.7982	$0		$0		
00003D 000029 000000	220 DW HIGHWAY	**Acres:** 65.880	**Building:** GOOD	$2,226,117	**Vac/Loss:** 17.00 %	$1,713,536	10.2060 %	$16,789,500
KOLLSMAN INC		**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.26 %	**Additional Value**		
		Sq. Ft: 344,214	**Size Adj:** 0.7296	$0		$0		
net leasble area from tax rep								
00006E 000003 000002	701 DW HIGHWAY	**Acres:** 21.183	**Building:** GOOD	$1,471,241	**Vac/Loss:** 17.00 %	$1,128,080	10.2060 %	$11,053,100
SAINT-GOBAIN PERFORMANCE PLAST		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 7.62 %	**Additional Value**		
		Sq. Ft: 234,400	**Size Adj:** 0.7435	$0		$0		
003D-1 000002 000000	15 CARON ST	**Acres:** 4.005	**Building:** AVERAGE	$174,110	**Vac/Loss:** 17.00 %	$132,950	10.2060 %	$1,302,700
SCANNELL FAMILY REAL ESTATE LL		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 16,366	**Size Adj:** 1.3232	$0		$0		
003D-1 000020 000001	12A STAR DR	**Acres:** 7.401	**Building:** VERY GOOD	$376,353	**Vac/Loss:** 17.00 %	$288,445	10.2060 %	$2,826,200
EVAN REALTY LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 7.66 %	**Additional Value**		
		Sq. Ft: 49,420	**Size Adj:** 0.9064	$0		$0		
8806 sf of office space, 40,614 sf industrial =total 49420 sf								
003D-1 000041 000002	19 STAR DR	**Acres:** 4.994	**Building:** AVERAGE	$190,502	**Vac/Loss:** 17.00 %	$144,804	10.2060 %	$1,418,800
YENOLAM REAL ESTATE LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.42 %	**Additional Value**		
		Sq. Ft: 21,060	**Size Adj:** 1.1843	$0		$0		
003D-2 000038 000000	3 STAR DR	**Acres:** 3.615	**Building:** AVERAGE	$346,374	**Vac/Loss:** 17.00 %	$263,283	10.2060 %	$2,579,700
STANDARD HARDWARE DISTRIBUTORS		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.42 %	**Additional Value**		
		Sq. Ft: 50,209	**Size Adj:** 0.9032	$0		$0		
003D-2 000043 000000	237 DW HIGHWAY	**Acres:** 9.500	**Building:** EXCELLENT	$608,152	**Vac/Loss:** 17.00 %	$473,723	10.2060 %	$4,641,600
SHELLBACK HARBOR LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 6.15 %	**Additional Value**		
		Sq. Ft: 68,550	**Size Adj:** 0.8488	$0		$0		
004D-3 000010 000000	25 COLUMBIA CR	**Acres:** 2.093	**Building:** VERY GOOD	$239,047	**Vac/Loss:** 17.00 %	$183,985	10.2060 %	$1,802,700
25 COLUMBIA CIRCLE HOLDING LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 7.27 %	**Additional Value**		
		Sq. Ft: 24,041	**Size Adj:** 1.1243	$0		$0		
cof sketched areas conditioned								
004D-3 000024 000000	26 COLUMBIA CR	**Acres:** 2.266	**Building:** FAIR	$224,998	**Vac/Loss:** 17.00 %	$171,024	10.2060 %	$1,675,700
WB PROPERTIES LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.42 %	**Additional Value**		
		Sq. Ft: 27,510	**Size Adj:** 1.0708	$0		$0		
004D-3 000026 000000	3 COLUMBIA CR	**Acres:** 3.320	**Building:** AVERAGE	$193,450	**Vac/Loss:** 17.00 %	$147,719	10.2060 %	$1,447,400
TAMYJ INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 19,800	**Size Adj:** 1.2152	$0		$0		
bldg modifier to avg based on additon, potentially good								

MERRIMACK Mass Income Valuation Details

Filtered For Category INDUSTRIAL For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-4 000007 000000	316 DW HIGHWAY	**Acres:**	3.856	**Building:** GOOD	$437,759	**Vac/Loss:**	17.00 %	$336,962	10.2060 %	$3,301,600
316 DW HIGHWAY LLC		**Units:**	0	**Location:** GOOD	**Other Income**	**Expense:**	7.26 %	**Additional Value**		
		Sq. Ft:	55,980	**Size Adj:** 0.8822	$0			$0		
6x122 common area not included in net rentable space										
005D-2 00C002 000004	4 CENTER ST	**Acres:**	4.255	**Building:** EXCELLENT	$223,964	**Vac/Loss:**	17.00 %	$174,458	10.2060 %	$1,709,400
VENAIR INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	6.15 %	**Additional Value**		
		Sq. Ft:	16,040	**Size Adj:** 1.3359	$0			$0		
005D-4 000087 000000	31 RAILROAD AV	**Acres:**	2.230	**Building:** AVERAGE	$163,047	**Vac/Loss:**	17.00 %	$124,503	10.2060 %	$1,219,900
D&D COTA INDUSTRIAL PARK LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	8.00 %	**Additional Value**		
		Sq. Ft:	14,400	**Size Adj:** 1.4083	$0			$0		
gla is for both buildings'										
006D-1 000075 000000	33 ELM ST	**Acres:**	10.567	**Building:** VERY POOR	$319,999	**Vac/Loss:**	17.00 %	$230,195	10.2060 %	$2,255,500
SOUTH CENTRAL PROPERTY MANAGEM		**Units:**	0	**Location:** VERY POOR	**Other Income**	**Expense:**	13.33 %	**Additional Value**		
		Sq. Ft:	80,192	**Size Adj:** 0.8272	$0			$0		
INDUSTRIAL	**Median Sq. Ft:**	**49,815**		**Parcels:**	**16**			**Total Income Valuation:**		**$77,753,100**

MERRIMACK Mass Income Valuation Details

Filtered For Category INDUSTRIAL For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**16**		**Total Income Valuation:**		**$77,753,100**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category MH PARK For All Parcels

MH PARK		Size		Modifiers		Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
Lease Type: GR - GROSS LEASE			**Rent Sq. Ft.: $6,900.00/yr**								
00002D 000038 000000	74 DW HIGHWAY	**Acres:**	6.060	**Building:**	AVERAGE	$303,600	**Vac/Loss:**	10.00 %	$226,789	8.9900 %	$2,657,600
JEWEL ESTATES COOPERATIVE INC		**Units:**	0	**Location:**	AVERAGE	**Other Income**	**Expense:**	17.00 %	**Additional Value**	**Cost Value:**	$2,800,900
		Sq. Ft:	44	**Size Adj:**	NONE	$0			$134,900	**Inc/Cost:**	0.9488
2/21 PARK RENT IS $595, market rent of $575 used											
00003D 000016 000000	CAMP SARGENT RD	**Acres:**	1.570	**Building:**	AVERAGE	$96,600	**Vac/Loss:**	10.00 %	$72,160	8.9900 %	$802,700
CAMP SARGENT ROAD COOPERATIVE		**Units:**	0	**Location:**	AVERAGE	**Other Income**	**Expense:**	17.00 %	**Additional Value**	**Cost Value:**	$774,900
		Sq. Ft:	14	**Size Adj:**	NONE	$0			$0	**Inc/Cost:**	1.0359
4/18 value reduced due to mortgage constraints/community loan fund											
00003D 000025 000000	1 NOTTINGWOOD LN	**Acres:**	12.900	**Building:**	AVERAGE	$448,500	**Vac/Loss:**	10.00 %	$335,030	8.9900 %	$3,726,700
CAMP SARGENT ROAD COOPERATIVE		**Units:**	0	**Location:**	AVERAGE	**Other Income**	**Expense:**	17.00 %	**Additional Value**	**Cost Value:**	$3,751,700
		Sq. Ft:	65	**Size Adj:**	NONE	$0			$0	**Inc/Cost:**	0.9933
00003D 000026 000000	CAMP SARGENT RD	**Acres:**	5.740	**Building:**	AVERAGE	$96,600	**Vac/Loss:**	10.00 %	$72,160	8.9900 %	$802,700
CAMP SARGENT ROAD COOPERATIVE		**Units:**	0	**Location:**	AVERAGE	**Other Income**	**Expense:**	17.00 %	**Additional Value**	**Cost Value:**	$1,041,900
		Sq. Ft:	14	**Size Adj:**	NONE	$0			$0	**Inc/Cost:**	0.7704
MH PARK	**Median Sq. Ft:**	**29**		**Parcels:**	**4**				**Total Income Valuation:**		**$7,989,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category MH PARK For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**4**		**Total Income Valuation:**		**$7,989,700**

MERRIMACK Mass Income Valuation Details

Filtered For Category PREMIUM OUTLET CENTER For All Parcels

PREMIUM OUTLET CENTER		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE			**Rent Sq. Ft.: $37.92/yr**					
00003C 000191 000001	80-1 PREMIUM OUTLETS BLVD	Acres: 143.991	Building: GOOD	$18,856,915	Vac/Loss: 5.00 %	$15,965,018	8.6000 %	$185,639,700
MERRIMACK PREMIUM OUTLETS LLC		Units: 0	Location: GOOD	Other Income	Expense: 10.88 %	Additional Value		
		Sq. Ft: 451,049	Size Adj: NONE	$0		$0		
PREMIUM OUTLET CENTER	**Median Sq. Ft:**	**451,049**	**Parcels:**	**1**		**Total Income Valuation:**		**$185,639,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category PREMIUM OUTLET CENTER For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**1**		**Total Income Valuation:**		**$185,639,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category RESTAURANT For All Parcels

RESTAURANT	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE		**Rent Sq. Ft.: $24.96/yr**					
Rent 1 Bdrm Units: $1,665/mo **Rent 2 Bdrm Units: $2,000/mo**		**Rent 3 Bdrm Units: $2,200/mo**	**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00002D 000028 000000 75 DW HIGHWAY	**Acres:** 1.790	**Building:** AVERAGE	$95,800	**Vac/Loss:** 10.00 %	$79,650	10.8600 %	$733,400
SIAM04 REALTY LLC	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$798,400
	Sq. Ft: 3,422	**Size Adj:** 1.0682	$0		$0	**Inc/Cost:**	0.9186
00002D 000039 000000 78 DW HIGHWAY	**Acres:** 1.859	**Building:** AVERAGE	$61,642	**Vac/Loss:** 10.00 %	$51,251	10.8600 %	$471,900
KATSIOULIS FAMILY REVOCABLE TR	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$900,800
Valued By Cost	**Sq. Ft:** 1,560	**Size Adj:** 1.5077	$0		$0	**Inc/Cost:**	0.5239
VALUED VIA COST APPROACH GIVEN THE MIXED USE PROPERTY TYPES							
00007E 000047 000000 735 DW HIGHWAY	**Acres:** 2.991	**Building:** AVERAGE	$59,440	**Vac/Loss:** 10.00 %	$49,420	10.8600 %	$455,100
BELLEMORE FAMILY TRUST	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$881,900
Valued By Cost	**Sq. Ft:** 1,440	**Size Adj:** 1.5750	$0		$0	**Inc/Cost:**	0.5160
VALUED VIA COST APPROACH GIVEN THE MIXED USE PROPERTY TYPES							
004D-3 000029 000000 388 DW HIGHWAY	**Acres:** 0.831	**Building:** AVERAGE	$79,253	**Vac/Loss:** 10.00 %	$65,893	10.8600 %	$606,700
GAKIS REALTY LLC	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$813,100
	Sq. Ft: 2,520	**Size Adj:** 1.2000	$0		$0	**Inc/Cost:**	0.7462
004D-4 000004 000000 304 DW HIGHWAY	**Acres:** 0.870	**Building:** GOOD	$170,136	**Vac/Loss:** 10.00 %	$142,511	10.8600 %	$1,312,300
ALEX RAY SOUTH LLC	**Units:** 0	**Location:** VERY GOOD	**Other Income**	**Expense:** 6.93 %	**Additional Value**	**Cost Value:**	$1,218,400
	Sq. Ft: 6,631	**Size Adj:** 0.8900	$0		$0	**Inc/Cost:**	1.0771
005D-4 000008 000000 438 DW HIGHWAY	**Acres:** 0.809	**Building:** VERY GOOD	$181,140	**Vac/Loss:** 10.00 %	$151,728	10.8600 %	$1,397,100
BUCKLEY-WEBSTER LLC	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 6.93 %	**Additional Value**	**Cost Value:**	$1,226,800
	Sq. Ft: 7,176	**Size Adj:** 0.8756	$0		$0	**Inc/Cost:**	1.1388
2020-ADJUSTED AREA FOR NEW VESTIBULE							
005D-4 000071 000000 453 DW HIGHWAY	**Acres:** 0.300	**Building:** VERY POOR	$67,029	**Vac/Loss:** 10.00 %	$53,974	10.8600 %	$497,000
453 DW LLC	**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 10.53 %	**Additional Value**	**Cost Value:**	$546,500
	Sq. Ft: 3,248	**Size Adj:** 1.0879	$0		$0	**Inc/Cost:**	0.9094
1 br apt not rented used for stg only-very limited/potential, loc is good but lot size/prkg ltd=fair							
006D-1 000029 000000 600 DW HIGHWAY	**Acres:** 0.250	**Building:** VERY POOR	$38,906	**Vac/Loss:** 10.00 %	$31,328	10.8600 %	$288,500
STEDMAN 600 LLC	**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 10.53 %	**Additional Value**	**Cost Value:**	$321,800
	Sq. Ft: 1,130	**Size Adj:** 1.8150	$0		$0	**Inc/Cost:**	0.8965
lot size is ltd/ltd prkg=fair							
006D-1 000041 000000 597 DW HIGHWAY	**Acres:** 0.845	**Building:** AVERAGE	$166,626	**Vac/Loss:** 10.00 %	$138,536	10.8600 %	$1,275,700
POWELL REALTY C/O TORTILLA FLA	**Units:** 1	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$1,113,900
	Sq. Ft: 6,252	**Size Adj:** 0.9015	$0		$0	**Inc/Cost:**	1.1453
006D-1 000127 000000 559 DW HIGHWAY	**Acres:** 1.052	**Building:** AVERAGE	$77,052	**Vac/Loss:** 10.00 %	$64,063	10.8600 %	$589,900
SOUTH GARDEN REALTY LLC	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**	**Cost Value:**	$787,300
	Sq. Ft: 2,400	**Size Adj:** 1.2250	$0		$0	**Inc/Cost:**	0.7493
006E-2 000022 000000 641 DW HIGHWAY	**Acres:** 1.252	**Building:** GOOD	$171,244	**Vac/Loss:** 10.00 %	$142,931	10.8600 %	$1,316,100
641 DW HIGHWAY LLC	**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.26 %	**Additional Value**	**Cost Value:**	$1,083,000
	Sq. Ft: 7,090	**Size Adj:** 0.8777	$0		$0	**Inc/Cost:**	1.2152
RESTAURANT	**Median Sq. Ft:** **3,248**	**Parcels:** **11**			**Total Income Valuation:**		**$8,016,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category RESTAURANT For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**11**		**Total Income Valuation:**		**$8,016,700**

MERRIMACK Mass Income Valuation Details

Filtered For Category SHOPPING CENTER For All Parcels

SHOPPING CENTER		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE			**Rent Sq. Ft.: $24.96/yr**					
Rent 1 Bdrm Units: $1,665/mo	**Rent 2 Bdrm Units: $2,000/mo**		**Rent 3 Bdrm Units: $2,200/mo**	**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00003C 000191 000003	17 PREMIUM OUTLETS BLVD	Acres: 2.713	Building: VERY GOOD	$858,511	Vac/Loss: 10.00 %	$485,308	7.7500 %	$6,262,000
17 OUTLETS LLC		Units: 0	Location: VERY GOOD	Other Income	Expense: 37.19 %	Additional Value		
		Sq. Ft: 11,209	Size Adj: 2.5360	$0		$0		
part of the area is fitup on card 2 as a bank								
00003D 000003 000001	7 CONTINENTAL BV	Acres: 7.902	Building: GOOD	$1,891,892	Vac/Loss: 10.00 %	$1,007,660	7.7500 %	$13,002,100
CP MERRIMACK LLC		Units: 0	Location: GOOD	Other Income	Expense: 40.82 %	Additional Value		
		Sq. Ft: 68,812	Size Adj: 0.9991	$0		$0		
004D-3 000001 000000	360 DW HIGHWAY	Acres: 0.000	Building: VERY GOOD	$2,161,879	Vac/Loss: 10.00 %	$1,222,089	7.7500 %	$15,768,900
APPLE DEV LIMITED PARTNERSHIP		Units: 0	Location: VERY GOOD	Other Income	Expense: 37.19 %	Additional Value		
		Sq. Ft: 72,864	Size Adj: 0.9824	$0		$0		
005D-2 000002 000000	515 DW HIGHWAY	Acres: 10.327	Building: AVERAGE	$1,438,435	Vac/Loss: 10.00 %	$517,837	7.7500 %	$6,744,600
GTONH LLC		Units: 0	Location: VERY POOR	Other Income	Expense: 60.00 %	Additional Value		
Valued By Cost		Sq. Ft: 80,376	Size Adj: 0.9560	$0		$62,800		
4/19 gla adjusted to mall area only and rest/pad adjusted in addtl value to reach settlement number								
006D-1 000010 000001	570 DW HIGHWAY	Acres: 7.694	Building: AVERAGE	$1,709,308	Vac/Loss: 10.00 %	$846,107	7.7500 %	$10,917,500
ROUTE 3 MERRIMACK BB LLC		Units: 0	Location: AVERAGE	Other Income	Expense: 45.00 %	Additional Value		
		Sq. Ft: 68,434	Size Adj: 1.0007	$0		$0		
SHOPPING CENTER	**Median Sq. Ft:**	**68,812**	**Parcels:**	**5**		**Total Income Valuation:**		**$45,950,500**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SHOPPING CENTER For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**5**		**Total Income Valuation:**		**$45,950,500**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

SMALL COMMERCIAL		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE			**Rent Sq. Ft.: $9.00/yr**					
003D-2 000019 000000	111 HERRICK ST	**Acres:** 0.670	**Building:** FAIR	$55,547	**Vac/Loss:** 10.00 %	$45,783	8.5000 %	$538,600
ZERO KING STREET LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.42 %	**Additional Value**	**Cost Value:**	$586,300
		Sq. Ft: 7,995	**Size Adj:** 0.8126	$0		$0	**Inc/Cost:**	0.9186
r&d in this class, based on size, location								
003D-2 000020 0002-1	12 STAR DR	**Acres:** 0.000	**Building:** GOOD	$34,726	**Vac/Loss:** 10.00 %	$28,747	8.5000 %	$338,200
DOTY LARRY LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.02 %	**Additional Value**	**Cost Value:**	$370,400
		Sq. Ft: 4,240	**Size Adj:** 0.9123	$0		$0	**Inc/Cost:**	0.9131
003D-2 000020 0002-2	12 STAR DR	**Acres:** 0.000	**Building:** GOOD	$33,217	**Vac/Loss:** 10.00 %	$27,497	8.5000 %	$323,500
CORBIN DETAIL BUILDERS LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.02 %	**Additional Value**	**Cost Value:**	$367,800
		Sq. Ft: 4,000	**Size Adj:** 0.9250	$0		$0	**Inc/Cost:**	0.8796
part office, part warehouse space,								
003D-2 000020 0002-3	12 STAR DR	**Acres:** 0.000	**Building:** GOOD	$33,217	**Vac/Loss:** 10.00 %	$27,497	8.5000 %	$323,500
G & B LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.02 %	**Additional Value**	**Cost Value:**	$379,900
		Sq. Ft: 4,000	**Size Adj:** 0.9250	$0		$0	**Inc/Cost:**	0.8515
front office with warehouse								
003D-2 000020 0002-4	12 STAR DR	**Acres:** 0.000	**Building:** GOOD	$33,217	**Vac/Loss:** 10.00 %	$27,497	8.5000 %	$323,500
CORBIN DETAIL BUILDERS LLC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.02 %	**Additional Value**	**Cost Value:**	$388,300
		Sq. Ft: 4,000	**Size Adj:** 0.9250	$0		$0	**Inc/Cost:**	0.8331
004D-3 000012 000001	2301 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
PALMERI LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$161,800
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	0.9425
004D-3 000012 000002	2302 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
PALMERI LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$161,800
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	0.9425
004D-3 000012 000003	2303 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$176,900
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	0.8621
004D-3 000012 000004	2304 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$157,500
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	0.9683
004D-3 000012 000005	2305 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$152,400
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	1.0007
004D-3 000012 000006	2306 COLUMBIA CR	**Acres:** 0.025	**Building:** FAIR	$14,877	**Vac/Loss:** 10.00 %	$12,262	8.5000 %	$144,300
LAPORTE GARY		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.42 %	**Additional Value**	**Cost Value:**	$154,300
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	0.9352
004D-3 000012 000007	2307 COLUMBIA CR	**Acres:** 0.025	**Building:** AVERAGE	$15,660	**Vac/Loss:** 10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**	**Cost Value:**	$142,600
		Sq. Ft: 1,200	**Size Adj:** 1.4500	$0		$0	**Inc/Cost:**	1.0694

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-3 000012 000008	2308 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$142,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0694
004D-3 000012 000009	2309 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$155,700
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9794
004D-3 000012 000010	2310 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$166,700
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9148
004D-3 000012 000011	2311 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$156,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9738
004D-3 000012 000012	2312 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$144,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0576
004D-3 000012 000014	2314 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$150,500
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0133
004D-3 000012 000015	2315 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
LAPORTE GARY		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$157,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9676
004D-3 000014 000001	1501 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$22,463	Vac/Loss:	10.00 %	$18,600	8.5000 %	$218,800
CARE PLUS AMBULANCE SERVICE IN		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$259,700
		Sq. Ft:	2,280	Size Adj: 1.0947	$0			$0	Inc/Cost:	0.8425
004D-3 000014 000002	1502 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$20,070	Vac/Loss:	10.00 %	$16,618	8.5000 %	$195,500
CARE PLUS AMBULANCE SERVICE IN		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$193,300
		Sq. Ft:	1,900	Size Adj: 1.1737	$0			$0	Inc/Cost:	1.0114
004D-3 000014 000003	1503 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
CARE PLUS AMBULANCE SERVICE IN		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$154,400
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9877
004D-3 000014 000004	1504 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$168,700
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9040
004D-3 000014 000005	1505 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
PASCUCCI CHRIS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$156,100
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9769
004D-3 000014 000006	1506 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
PASCUCCI CHRIS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$155,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9801
004D-3 000014 000007	1507 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$168,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9067

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-3 000014 000008	1508 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$153,900
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9909
004D-3 000014 000009	1509 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
PASCUCCI CHRIS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$162,700
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9373
004D-3 000014 000010	1510 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$173,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.8785
004D-3 000014 000011	1511 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$159,900
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9537
004D-3 000014 000012	1512 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$154,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9864
004D-3 000014 000014	1514 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$159,400
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9567
004D-3 000014 000015	1515 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$168,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9067
004D-3 000016 000001	901 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,282	Vac/Loss:	10.00 %	$12,654	8.5000 %	$148,900
ACADEMIC PRODUCTION SERVICES L		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$155,600
		Sq. Ft:	1,140	Size Adj: 1.4895	$0			$0	Inc/Cost:	0.9569
004D-3 000016 000002	902 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
902 COLUMBIA CIRCLE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$143,900
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0598
004D-3 000016 000003	903 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
THREE BROTHERS ASSETS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$146,800
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0388
004D-3 000016 000004	904 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
THREE BROTHERS ASSETS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$141,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0800
004D-3 000016 000005	905 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
HAGGERTY KEVIN J		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$168,000
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9077
004D-3 000016 000006	906 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
NORTHEAST CABLE REALTY LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$157,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9701
004D-3 000016 000007	907 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
NORTHEAST CABLE REALTY LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$152,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9993

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-3 000016 000008	908 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
908 COLUMBIA CIRCLE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$154,100
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9896
004D-3 000016 000009	909 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
HARVEY JOHN & HYON SUK FAM TRS		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$167,100
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9126
004D-3 000016 000010	910 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
HARVEY JOHN & HYON SUK FAM TRS		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$172,100
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.8861
004D-3 000016 000011	911 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$141,200
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	1.0800
004D-3 000016 000012	912 COLUMBIA CR	Acres:	0.025	Building: AVERAGE	$15,660	Vac/Loss:	10.00 %	$12,966	8.5000 %	$152,500
OKT REALTY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$158,600
		Sq. Ft:	1,200	Size Adj: 1.4500	$0			$0	Inc/Cost:	0.9615
005D-1 000004 000000	30 RAILROAD AV	Acres:	0.267	Building: AVERAGE	$14,309	Vac/Loss:	10.00 %	$11,794	8.5000 %	$138,800
LASTOWKA WILLIAM P REV TRUST		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$167,200
		Sq. Ft:	1,105	Size Adj: 1.5145	$0			$0	Inc/Cost:	0.8301
006E-1 000060 000001	23 DEPOT ST	Acres:	0.000	Building: AVERAGE	$29,721	Vac/Loss:	10.00 %	$24,497	8.5000 %	$288,200
23 DEPOT STREET LLC		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$294,400
		Sq. Ft:	3,680	Size Adj: 0.9446	$0			$0	Inc/Cost:	0.9789
006E-1 000060 000002	25 DEPOT ST	Acres:	0.000	Building: AVERAGE	$26,848	Vac/Loss:	10.00 %	$22,128	8.5000 %	$260,300
HISTORY FRAMED LLC		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$275,200
		Sq. Ft:	3,200	Size Adj: 0.9813	$0			$0	Inc/Cost:	0.9459
006E-1 000060 000003	27 DEPOT ST	Acres:	0.000	Building: AVERAGE	$34,581	Vac/Loss:	10.00 %	$28,502	8.5000 %	$335,300
MOVEMENT CHRISTIAN CHURCH		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$324,600
		Sq. Ft:	4,492	Size Adj: 0.9004	$0			$0	Inc/Cost:	1.0330
006E-1 000060 000004	29 DEPOT ST	Acres:	0.000	Building: AVERAGE	$26,848	Vac/Loss:	10.00 %	$22,128	8.5000 %	$260,300
MOVEMENT CHRISTIAN CHURCH		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$283,300
		Sq. Ft:	3,200	Size Adj: 0.9813	$0			$0	Inc/Cost:	0.9188
006E-1 000060 000005	31 DEPOT ST	Acres:	0.000	Building: AVERAGE	$27,516	Vac/Loss:	10.00 %	$22,679	8.5000 %	$266,800
MOVEMENT CHRISTIAN CHURCH		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$286,300
		Sq. Ft:	3,312	Size Adj: 0.9717	$0			$0	Inc/Cost:	0.9319
006E-1 000060 000006	33 DEPOT ST	Acres:	0.000	Building: AVERAGE	$26,848	Vac/Loss:	10.00 %	$22,128	8.5000 %	$260,300
ROBERTS THOMAS H		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$270,200
		Sq. Ft:	3,200	Size Adj: 0.9813	$0			$0	Inc/Cost:	0.9634
006E-1 000060 000007	35 DEPOT ST	Acres:	0.000	Building: AVERAGE	$26,848	Vac/Loss:	10.00 %	$22,128	8.5000 %	$260,300
ROBERTS RICHARD F		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$268,500
		Sq. Ft:	3,200	Size Adj: 0.9813	$0			$0	Inc/Cost:	0.9695
006E-1 000060 000008	37 DEPOT ST	Acres:	0.000	Building: AVERAGE	$30,200	Vac/Loss:	10.00 %	$24,891	8.5000 %	$292,800
LIU YONG FENG		Units:	0	Location: FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$287,300
		Sq. Ft:	3,760	Size Adj: 0.9394	$0			$0	Inc/Cost:	1.0191

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

		Size		Modifiers		Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
006E-1 000060 000010	41 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$33,683	Vac/Loss:	10.00 %	$27,762	8.5000 %	$326,600
MERRIMACK REALTY TRUST		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$321,500
		Sq. Ft:	4,342	Size Adj:	0.9073	$0			$0	Inc/Cost:	1.0159
006E-1 000060 000011	43 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$29,025	Vac/Loss:	10.00 %	$23,923	8.5000 %	$281,400
MERRIMACK REALTY TRUST		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$293,200
		Sq. Ft:	3,564	Size Adj:	0.9525	$0			$0	Inc/Cost:	0.9598
006E-1 000060 000012	45 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$34,988	Vac/Loss:	10.00 %	$28,838	8.5000 %	$339,300
MERRIMACK REALTY TRUST		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$333,800
		Sq. Ft:	4,560	Size Adj:	0.8974	$0			$0	Inc/Cost:	1.0165
006E-1 000060 000013	47 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$29,482	Vac/Loss:	10.00 %	$24,300	8.5000 %	$285,900
MATERIAL INSTALLATIONS INC		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$294,900
		Sq. Ft:	3,640	Size Adj:	0.9473	$0			$0	Inc/Cost:	0.9695
006E-1 000060 000014	49 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$26,848	Vac/Loss:	10.00 %	$22,128	8.5000 %	$260,300
TECHNICRAFT INC		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$275,600
		Sq. Ft:	3,200	Size Adj:	0.9813	$0			$0	Inc/Cost:	0.9445
006E-1 000060 000015	21 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$37,573	Vac/Loss:	10.00 %	$30,969	8.5000 %	$364,300
COTE RICHARD C REVOC TRUST		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$376,500
		Sq. Ft:	4,992	Size Adj:	0.8803	$0			$0	Inc/Cost:	0.9676
006E-1 000060 000025	14 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$28,234	Vac/Loss:	10.00 %	$23,271	8.5000 %	$273,800
FORE UNLIMITED REALTY LLC		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$287,500
		Sq. Ft:	3,432	Size Adj:	0.9622	$0			$0	Inc/Cost:	0.9523
006E-1 000060 000039	39 DEPOT ST	Acres:	0.000	Building:	AVERAGE	$36,423	Vac/Loss:	10.00 %	$30,021	8.5000 %	$353,200
MMLS REALTY LLC		Units:	0	Location:	FAIR	Other Income	Expense:	8.42 %	Additional Value	Cost Value:	$332,000
		Sq. Ft:	4,800	Size Adj:	0.8875	$0			$0	Inc/Cost:	1.0639
SMALL COMMERCIAL		**Median Sq. Ft:**	**1,200**		**Parcels:**	**62**			**Total Income Valuation:**		**$12,892,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL COMMERCIAL For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**62**		**Total Income Valuation:**		**$12,892,700**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

SMALL OFFICE		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE			**Rent Sq. Ft.: $12.00/yr**					
Rent 1 Bdrm Units: $1,665/mo	**Rent 2 Bdrm Units: $2,000/mo**		**Rent 3 Bdrm Units: $2,200/mo**	**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00001E 000002 000001	32 DW HIGHWAY	**Acres:** 0.018	**Building:** VERY POOR	$19,852	**Vac/Loss:** 14.40 %	$15,294	8.2500 %	$185,400
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$176,900
		Sq. Ft: 1,240	**Size Adj:** 1.6677	$0		$0	**Inc/Cost:**	1.0480
00001E 000002 000002	32 DW HIGHWAY	**Acres:** 0.027	**Building:** VERY POOR	$23,690	**Vac/Loss:** 14.40 %	$18,251	8.2500 %	$221,200
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$212,200
		Sq. Ft: 1,811	**Size Adj:** 1.3626	$0		$0	**Inc/Cost:**	1.0424
00001E 000002 000003	32 DW HIGHWAY	**Acres:** 0.027	**Building:** VERY POOR	$23,697	**Vac/Loss:** 14.40 %	$18,257	8.2500 %	$221,300
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$212,300
		Sq. Ft: 1,812	**Size Adj:** 1.3623	$0		$0	**Inc/Cost:**	1.0424
00001E 000002 000004	32 DW HIGHWAY	**Acres:** 0.021	**Building:** VERY POOR	$21,177	**Vac/Loss:** 14.40 %	$16,315	8.2500 %	$197,800
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$189,000
		Sq. Ft: 1,437	**Size Adj:** 1.5351	$0		$0	**Inc/Cost:**	1.0466
00001E 000002 000005	32 DW HIGHWAY	**Acres:** 0.014	**Building:** VERY POOR	$16,614	**Vac/Loss:** 14.40 %	$12,800	8.2500 %	$155,200
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$145,500
		Sq. Ft: 758	**Size Adj:** 2.2831	$0		$0	**Inc/Cost:**	1.0667
00001E 000002 000006	32 DW HIGHWAY	**Acres:** 0.014	**Building:** VERY POOR	$18,126	**Vac/Loss:** 14.40 %	$13,964	8.2500 %	$169,300
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$164,200
		Sq. Ft: 983	**Size Adj:** 1.9208	$0		$0	**Inc/Cost:**	1.0311
00001E 000002 000007	32 DW HIGHWAY	**Acres:** 0.014	**Building:** VERY POOR	$17,884	**Vac/Loss:** 14.40 %	$13,778	8.2500 %	$167,000
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$158,800
		Sq. Ft: 947	**Size Adj:** 1.9672	$0		$0	**Inc/Cost:**	1.0516
00001E 000002 000008	32 DW HIGHWAY	**Acres:** 0.013	**Building:** VERY POOR	$17,293	**Vac/Loss:** 14.40 %	$13,323	8.2500 %	$161,500
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$153,400
		Sq. Ft: 859	**Size Adj:** 2.0970	$0		$0	**Inc/Cost:**	1.0528
00001E 000002 000009	32 DW HIGHWAY	**Acres:** 0.035	**Building:** VERY POOR	$27,648	**Vac/Loss:** 14.40 %	$21,300	8.2500 %	$258,200
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$248,500
		Sq. Ft: 2,400	**Size Adj:** 1.2000	$0		$0	**Inc/Cost:**	1.0390
00001E 000002 000010	32 DW HIGHWAY	**Acres:** 0.033	**Building:** VERY POOR	$26,533	**Vac/Loss:** 14.40 %	$20,441	8.2500 %	$247,800
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$238,300
		Sq. Ft: 2,234	**Size Adj:** 1.2372	$0		$0	**Inc/Cost:**	1.0399
00001E 000002 000011	32 DW HIGHWAY	**Acres:** 0.015	**Building:** VERY POOR	$18,294	**Vac/Loss:** 14.40 %	$14,094	8.2500 %	$170,800
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$162,700
		Sq. Ft: 1,008	**Size Adj:** 1.8905	$0		$0	**Inc/Cost:**	1.0498
00001E 000002 000012	32 DW HIGHWAY	**Acres:** 0.023	**Building:** VERY POOR	$21,963	**Vac/Loss:** 14.40 %	$16,920	8.2500 %	$205,100
MARELD COMPANY INC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$196,300
		Sq. Ft: 1,554	**Size Adj:** 1.4722	$0		$0	**Inc/Cost:**	1.0448
00001E 000002 000013	32 DW HIGHWAY	**Acres:** 0.017	**Building:** VERY POOR	$19,375	**Vac/Loss:** 14.40 %	$14,927	8.2500 %	$180,900
KOROBKIN GENNADIY LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 10.00 %	**Additional Value**	**Cost Value:**	$172,500
		Sq. Ft: 1,169	**Size Adj:** 1.7265	$0		$0	**Inc/Cost:**	1.0487

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
00001E 000002 000014	32 DW HIGHWAY	Acres:	0.017	Building: VERY POOR	$19,375	Vac/Loss:	14.40 %	$14,927	8.2500 %	$180,900
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$172,500
		Sq. Ft:	1,169	Size Adj: 1.7265	$0			$0	Inc/Cost:	1.0487
00001E 000002 000015	32 DW HIGHWAY	Acres:	0.023	Building: VERY POOR	$21,970	Vac/Loss:	14.40 %	$16,925	8.2500 %	$205,200
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$196,300
		Sq. Ft:	1,555	Size Adj: 1.4717	$0			$0	Inc/Cost:	1.0453
00001E 000002 000016	32 DW HIGHWAY	Acres:	0.019	Building: VERY POOR	$20,081	Vac/Loss:	14.40 %	$15,470	8.2500 %	$187,500
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$179,100
		Sq. Ft:	1,274	Size Adj: 1.6419	$0			$0	Inc/Cost:	1.0469
00001E 000002 000017	32 DW HIGHWAY	Acres:	0.013	Building: VERY POOR	$17,709	Vac/Loss:	14.40 %	$13,643	8.2500 %	$165,400
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$157,100
		Sq. Ft:	921	Size Adj: 2.0029	$0			$0	Inc/Cost:	1.0528
00001E 000002 000018	32 DW HIGHWAY	Acres:	0.013	Building: VERY POOR	$17,548	Vac/Loss:	14.40 %	$13,519	8.2500 %	$163,900
TURNER ROBERT		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$154,700
		Sq. Ft:	897	Size Adj: 2.0378	$0			$0	Inc/Cost:	1.0595
00001E 000002 000019	32 DW HIGHWAY	Acres:	0.019	Building: VERY POOR	$20,216	Vac/Loss:	14.40 %	$15,575	8.2500 %	$188,800
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$180,200
		Sq. Ft:	1,294	Size Adj: 1.6274	$0			$0	Inc/Cost:	1.0477
00001E 000002 000020	32 DW HIGHWAY	Acres:	0.037	Building: VERY POOR	$28,644	Vac/Loss:	14.40 %	$22,067	8.2500 %	$267,500
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$257,600
		Sq. Ft:	2,548	Size Adj: 1.1710	$0			$0	Inc/Cost:	1.0384
00001E 000002 000021	32 DW HIGHWAY	Acres:	0.037	Building: VERY POOR	$28,644	Vac/Loss:	14.40 %	$22,067	8.2500 %	$267,500
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$257,600
		Sq. Ft:	2,548	Size Adj: 1.1710	$0			$0	Inc/Cost:	1.0384
00001E 000002 000022	32 DW HIGHWAY	Acres:	0.044	Building: VERY POOR	$31,607	Vac/Loss:	14.40 %	$24,350	8.2500 %	$295,200
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$255,400
		Sq. Ft:	2,989	Size Adj: 1.1015	$0			$0	Inc/Cost:	1.1558
00001E 000002 000023	32 DW HIGHWAY	Acres:	0.034	Building: VERY POOR	$27,078	Vac/Loss:	14.40 %	$20,861	8.2500 %	$252,900
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$243,300
		Sq. Ft:	2,315	Size Adj: 1.2184	$0			$0	Inc/Cost:	1.0395
00001E 000002 000024	32 DW HIGHWAY	Acres:	0.018	Building: VERY POOR	$19,860	Vac/Loss:	14.40 %	$15,300	8.2500 %	$185,500
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$177,000
		Sq. Ft:	1,241	Size Adj: 1.6670	$0			$0	Inc/Cost:	1.0480
00001E 000002 000025	32 DW HIGHWAY	Acres:	0.104	Building: VERY POOR	$59,327	Vac/Loss:	14.40 %	$45,706	8.2500 %	$554,000
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$539,200
		Sq. Ft:	7,114	Size Adj: 0.8687	$0			$0	Inc/Cost:	1.0274
00001E 000002 000026	32 DW HIGHWAY	Acres:	0.031	Building: VERY POOR	$25,928	Vac/Loss:	14.40 %	$19,975	8.2500 %	$242,100
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$232,600
		Sq. Ft:	2,144	Size Adj: 1.2597	$0			$0	Inc/Cost:	1.0408
00001E 000002 000027	32 DW HIGHWAY	Acres:	0.031	Building: VERY POOR	$25,699	Vac/Loss:	14.40 %	$19,798	8.2500 %	$240,000
MARELD COMPANY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$256,600
		Sq. Ft:	2,110	Size Adj: 1.2687	$0			$0	Inc/Cost:	0.9353

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
00001E 000003 000001	30 DW HIGHWAY	**Acres:**	0.021	**Building:** VERY POOR	$21,384	**Vac/Loss:**	14.40 %	$16,475	8.2500 %	$199,700
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$178,200
		Sq. Ft:	1,468	**Size Adj:** 1.5174	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000002	30 DW HIGHWAY	**Acres:**	0.021	**Building:** VERY POOR	$21,384	**Vac/Loss:**	14.40 %	$16,475	8.2500 %	$199,700
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$178,200
		Sq. Ft:	1,468	**Size Adj:** 1.5174	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000003	30 DW HIGHWAY	**Acres:**	0.021	**Building:** VERY POOR	$21,345	**Vac/Loss:**	14.40 %	$16,444	8.2500 %	$199,300
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$177,900
		Sq. Ft:	1,462	**Size Adj:** 1.5208	$0			$0	**Inc/Cost:**	1.1203
00001E 000003 000004	30 DW HIGHWAY	**Acres:**	0.020	**Building:** VERY POOR	$20,787	**Vac/Loss:**	14.40 %	$16,015	8.2500 %	$194,100
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$173,200
		Sq. Ft:	1,379	**Size Adj:** 1.5702	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000005	30 DW HIGHWAY	**Acres:**	0.011	**Building:** VERY POOR	$16,694	**Vac/Loss:**	14.40 %	$12,861	8.2500 %	$155,900
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$139,000
		Sq. Ft:	770	**Size Adj:** 2.2584	$0			$0	**Inc/Cost:**	1.1216
00001E 000003 000006	30 DW HIGHWAY	**Acres:**	0.015	**Building:** VERY POOR	$18,596	**Vac/Loss:**	14.40 %	$14,326	8.2500 %	$173,600
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$154,900
		Sq. Ft:	1,053	**Size Adj:** 1.8396	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000007	30 DW HIGHWAY	**Acres:**	0.015	**Building:** VERY POOR	$18,596	**Vac/Loss:**	14.40 %	$14,326	8.2500 %	$173,600
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$154,900
		Sq. Ft:	1,053	**Size Adj:** 1.8396	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000008	30 DW HIGHWAY	**Acres:**	0.015	**Building:** VERY POOR	$18,596	**Vac/Loss:**	14.40 %	$14,326	8.2500 %	$173,600
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$154,900
		Sq. Ft:	1,053	**Size Adj:** 1.8396	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000009	30 DW HIGHWAY	**Acres:**	0.015	**Building:** VERY POOR	$18,596	**Vac/Loss:**	14.40 %	$14,326	8.2500 %	$173,600
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$154,900
		Sq. Ft:	1,053	**Size Adj:** 1.8396	$0			$0	**Inc/Cost:**	1.1207
00001E 000003 000010	30 DW HIGHWAY	**Acres:**	0.011	**Building:** VERY POOR	$16,587	**Vac/Loss:**	14.40 %	$12,778	8.2500 %	$154,900
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$138,100
		Sq. Ft:	754	**Size Adj:** 2.2915	$0			$0	**Inc/Cost:**	1.1217
00001E 000003 000011	30 DW HIGHWAY	**Acres:**	0.031	**Building:** VERY POOR	$25,914	**Vac/Loss:**	14.40 %	$19,964	8.2500 %	$242,000
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$220,900
		Sq. Ft:	2,142	**Size Adj:** 1.2602	$0			$0	**Inc/Cost:**	1.0955
00001E 000003 000012	30 DW HIGHWAY	**Acres:**	0.031	**Building:** VERY POOR	$25,914	**Vac/Loss:**	14.40 %	$19,964	8.2500 %	$242,000
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$220,900
		Sq. Ft:	2,142	**Size Adj:** 1.2602	$0			$0	**Inc/Cost:**	1.0955
00001E 000003 000013	30 DW HIGHWAY	**Acres:**	0.031	**Building:** VERY POOR	$25,834	**Vac/Loss:**	14.40 %	$19,903	8.2500 %	$241,200
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$220,300
		Sq. Ft:	2,130	**Size Adj:** 1.2634	$0			$0	**Inc/Cost:**	1.0949
00001E 000003 000015	30 DW HIGHWAY	**Acres:**	0.014	**Building:** VERY POOR	$17,991	**Vac/Loss:**	14.40 %	$13,860	8.2500 %	$168,000
MARELD COMPANY INC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	10.00 %	**Additional Value**	**Cost Value:**	$152,700
		Sq. Ft:	963	**Size Adj:** 1.9461	$0			$0	**Inc/Cost:**	1.1002

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
00001E 000003 000016	30 DW HIGHWAY	Acres:	0.013	Building: VERY POOR	$17,501	Vac/Loss:	14.40 %	$13,483	8.2500 %	$163,400
MM HENNAS LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$144,800
		Sq. Ft:	890	Size Adj: 2.0483	$0			$0	Inc/Cost:	1.1285
00002D 000041 0010-1	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$22,589	Vac/Loss:	14.40 %	$17,300	8.2500 %	$209,700
LAGANA REAL ESTATE LLC		Units:	0	Location: FAIR	Other Income	Expense:	10.53 %	Additional Value	Cost Value:	$201,300
		Sq. Ft:	1,824	Size Adj: 1.3579	$0			$0	Inc/Cost:	1.0417
loc modifier as fair as below grade unit										
00002D 000041 0010-2	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$34,833	Vac/Loss:	14.40 %	$26,677	8.2500 %	$323,400
LAGANA REAL ESTATE LLC		Units:	0	Location: FAIR	Other Income	Expense:	10.53 %	Additional Value	Cost Value:	$289,400
		Sq. Ft:	3,742	Size Adj: 1.0207	$0			$0	Inc/Cost:	1.1175
loc modifier as fair as below grade unit										
00002D 000041 0010-3	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$22,589	Vac/Loss:	14.40 %	$17,300	8.2500 %	$209,700
LAGANA REAL ESTATE LLC		Units:	0	Location: FAIR	Other Income	Expense:	10.53 %	Additional Value	Cost Value:	$197,400
		Sq. Ft:	1,824	Size Adj: 1.3579	$0			$0	Inc/Cost:	1.0623
loc modifier as fair as below grade unit										
00002D 000041 0010-4	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$27,278	Vac/Loss:	14.40 %	$21,015	8.2500 %	$254,700
HERE WE GROW AGAIN LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$266,400
		Sq. Ft:	2,345	Size Adj: 1.2117	$0			$0	Inc/Cost:	0.9561
00002D 000041 0010-5	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$23,508	Vac/Loss:	14.40 %	$18,111	8.2500 %	$219,500
PATRICIA J SCHIPPANI LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$229,700
		Sq. Ft:	1,784	Size Adj: 1.3726	$0			$0	Inc/Cost:	0.9556
00002D 000041 0010-6	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$23,508	Vac/Loss:	14.40 %	$18,111	8.2500 %	$219,500
A ROSE ENTERPRISE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$229,700
		Sq. Ft:	1,784	Size Adj: 1.3726	$0			$0	Inc/Cost:	0.9556
00002D 000041 0010-7	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$27,278	Vac/Loss:	14.40 %	$21,015	8.2500 %	$254,700
A ROSE ENTERPRISE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$258,500
		Sq. Ft:	2,345	Size Adj: 1.2117	$0			$0	Inc/Cost:	0.9853
00002D 000041 0010-8	4 JOHN TYLER ST	Acres:	0.000	Building: VERY POOR	$23,683	Vac/Loss:	14.40 %	$18,246	8.2500 %	$221,200
A ROSE ENTERPRISE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$231,100
		Sq. Ft:	1,810	Size Adj: 1.3630	$0			$0	Inc/Cost:	0.9572
00007E 000042 000001	759 DW HIGHWAY	Acres:	2.302	Building: AVERAGE	$46,870	Vac/Loss:	14.40 %	$37,064	8.2500 %	$449,300
TWARDOSKY FRANK REVOC TRUST		Units:	0	Location: GOOD	Other Income	Expense:	7.62 %	Additional Value	Cost Value:	$651,300
		Sq. Ft:	3,600	Size Adj: 1.0333	$0			$0	Inc/Cost:	0.6899
004D-3 000018 000000	7 COLUMBIA CR	Acres:	0.952	Building: AVERAGE	$44,001	Vac/Loss:	14.40 %	$34,652	8.2500 %	$420,000
MEMPHRE REAL ESTATE INVESTMEN		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value	Cost Value:	$681,400
		Sq. Ft:	3,524	Size Adj: 1.0405	$0			$0	Inc/Cost:	0.6164
3524 sf office/836 sf warehouse and of much lessor value,										
004D-3 000085 000001	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$18,973	Vac/Loss:	14.40 %	$14,617	8.2500 %	$177,200
ATHENA TERRA LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$146,300
		Sq. Ft:	1,109	Size Adj: 1.7821	$0			$0	Inc/Cost:	1.2112
004D-3 000085 000002	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$21,728	Vac/Loss:	14.40 %	$16,739	8.2500 %	$202,900
ATHENA TERRA LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$161,600
		Sq. Ft:	1,519	Size Adj: 1.4900	$0			$0	Inc/Cost:	1.2556

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-3 000085 000003	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$20,868	Vac/Loss:	14.40 %	$16,077	8.2500 %	$194,900
ATHENA TERRA LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$161,600
		Sq. Ft:	1,391	Size Adj: 1.5627	$0			$0	Inc/Cost:	1.2061
004D-3 000085 000004	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$19,914	Vac/Loss:	14.40 %	$15,341	8.2500 %	$186,000
ST JOSEPH COMMUNITY SERVICES		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$153,900
		Sq. Ft:	1,249	Size Adj: 1.6608	$0			$0	Inc/Cost:	1.2086
004D-3 000085 000005	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$20,384	Vac/Loss:	14.40 %	$15,704	8.2500 %	$190,400
ST JOSEPH COMMUNITY SERVICES		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$157,700
		Sq. Ft:	1,319	Size Adj: 1.6098	$0			$0	Inc/Cost:	1.2074
004D-3 000085 000006	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$20,887	Vac/Loss:	14.40 %	$16,091	8.2500 %	$195,000
R & S BOIVIN REALTY LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$161,700
		Sq. Ft:	1,394	Size Adj: 1.5608	$0			$0	Inc/Cost:	1.2059
004D-3 000085 000007	395 DW HIGHWAY	Acres:	0.000	Building: VERY POOR	$23,771	Vac/Loss:	14.40 %	$18,313	8.2500 %	$222,000
ATHENA TERRA LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$161,000
		Sq. Ft:	1,823	Size Adj: 1.3583	$0			$0	Inc/Cost:	1.3789
004D-3 000086 000000	393 DW HIGHWAY	Acres:	0.634	Building: VERY GOOD	$33,951	Vac/Loss:	14.40 %	$45,662	8.2500 %	$553,500
WOODS CHRIS J		Units:	0	Location: GOOD	Other Income	Expense:	6.93 %	Additional Value	Cost Value:	$669,100
		Sq. Ft:	1,785	Size Adj: 1.3723	$20,000			$0	Inc/Cost:	0.8272
other income = est garage rental on property										
004D-4 000003 000002	2 MOUND CT	Acres:	0.201	Building: VERY POOR	$26,036	Vac/Loss:	14.40 %	$20,058	8.2500 %	$243,100
O'CONNELL MICHAEL J REVOC TRUS		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$277,100
		Sq. Ft:	2,160	Size Adj: 1.2556	$0			$0	Inc/Cost:	0.8773
SF INCLUDES RBF AREA										
004D-4 000003 0003-1	3 U1 MOUND CT	Acres:	0.203	Building: VERY POOR	$33,024	Vac/Loss:	14.40 %	$25,442	8.2500 %	$308,400
MINUTEMAN HOLDINGS MERRIMACK L		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$246,300
		Sq. Ft:	3,200	Size Adj: 1.0750	$0			$0	Inc/Cost:	1.2521
includes third floor offices(est at 1022 sf)										
004D-4 000003 0003-2	3 U2 MOUND CT	Acres:	0.124	Building: VERY POOR	$20,504	Vac/Loss:	14.40 %	$15,796	8.2500 %	$191,500
MINUTEMAN HOLDINGS MERRIMACK L		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$171,200
		Sq. Ft:	1,337	Size Adj: 1.5975	$0			$0	Inc/Cost:	1.1186
004D-4 000003 0003-3	3 U3 MOUND CT	Acres:	0.077	Building: VERY POOR	$17,071	Vac/Loss:	14.40 %	$13,152	8.2500 %	$159,400
GAUDETTE LOUISE L FLP II		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$141,500
		Sq. Ft:	826	Size Adj: 2.1528	$0			$0	Inc/Cost:	1.1265
004D-4 000003 0003-4	3 U4 MOUND CT	Acres:	0.134	Building: VERY POOR	$21,196	Vac/Loss:	14.40 %	$16,330	8.2500 %	$197,900
O'CONNELL MICHAEL J REV TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$159,100
		Sq. Ft:	1,440	Size Adj: 1.5333	$0			$0	Inc/Cost:	1.2439
005D-3 000115 00001A	10 TWIN BRIDGE RD	Acres:	0.000	Building: VERY POOR	$26,432	Vac/Loss:	14.40 %	$20,363	8.2500 %	$246,800
TW BRIDGE ASSOCIATES LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$225,500
		Sq. Ft:	2,219	Size Adj: 1.2408	$0			$0	Inc/Cost:	1.0945
005D-3 000115 00001B	10 TWIN BRIDGE RD	Acres:	0.000	Building: VERY POOR	$26,432	Vac/Loss:	14.40 %	$20,363	8.2500 %	$246,800
TW BRIDGE ASSOCIATES LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$225,500
		Sq. Ft:	2,219	Size Adj: 1.2408	$0			$0	Inc/Cost:	1.0945

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

		Size		Modifiers		Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
005D-3 000115 00001C	10 TWIN BRIDGE RD	Acres:	0.000	Building:	VERY POOR	$17,931	Vac/Loss:	14.40 %	$13,814	8.2500 %	$167,400
TW BRIDGE ASSOCIATES LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$161,600
		Sq. Ft:	954	Size Adj:	1.9579	$0			$0	Inc/Cost:	1.0359
005D-3 000115 00002A	10 TWIN BRIDGE RD	Acres:	0.000	Building:	VERY POOR	$56,881	Vac/Loss:	14.40 %	$43,821	8.2500 %	$531,200
PSALM 24:1 LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$495,900
		Sq. Ft:	6,750	Size Adj:	0.8778	$0			$0	Inc/Cost:	1.0712
005D-3 000115 00002C	10 TWIN BRIDGE RD	Acres:	0.000	Building:	VERY POOR	$35,041	Vac/Loss:	14.40 %	$26,996	8.2500 %	$327,200
TW BRIDGE ASSOCIATES LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$316,400
		Sq. Ft:	3,500	Size Adj:	1.0429	$0			$0	Inc/Cost:	1.0341
005D-3 000115 00002D	10 TWIN BRIDGE RD	Acres:	0.000	Building:	VERY POOR	$35,041	Vac/Loss:	14.40 %	$26,996	8.2500 %	$327,200
TW BRIDGE ASSOCIATES LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$316,400
		Sq. Ft:	3,500	Size Adj:	1.0429	$0			$0	Inc/Cost:	1.0341
005D-4 000050 0000UA	442 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$29,221	Vac/Loss:	14.40 %	$22,512	8.2500 %	$272,900
DAGER NICHOLAS II		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$221,400
		Sq. Ft:	2,634	Size Adj:	1.1556	$0			$0	Inc/Cost:	1.2326
005D-4 000050 0000UB	442 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$16,493	Vac/Loss:	14.40 %	$12,706	8.2500 %	$154,000
LANDLORD CONNECTION INC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$128,100
		Sq. Ft:	740	Size Adj:	2.3216	$0			$0	Inc/Cost:	1.2022
005D-4 000050 0000UC	442 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$24,167	Vac/Loss:	14.40 %	$18,618	8.2500 %	$225,700
BUCKLEY WOODBURY LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$184,100
		Sq. Ft:	1,882	Size Adj:	1.3376	$0			$0	Inc/Cost:	1.2260
006D-1 000027 0000UA	594 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$17,729	Vac/Loss:	14.40 %	$13,658	8.2500 %	$165,600
ZHONG GINNY		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$110,800
		Sq. Ft:	924	Size Adj:	1.9987	$0			$0	Inc/Cost:	1.4946
006D-1 000100 0000UA	579 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$22,970	Vac/Loss:	14.40 %	$17,696	8.2500 %	$214,500
KODESH UTE		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$191,200
		Sq. Ft:	1,704	Size Adj:	1.4042	$0			$0	Inc/Cost:	1.1219
006D-1 000100 0000UB	579 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$23,993	Vac/Loss:	14.40 %	$18,484	8.2500 %	$224,000
579 DW ASSOCIATES LLC		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$213,000
		Sq. Ft:	1,856	Size Adj:	1.3466	$0			$0	Inc/Cost:	1.0516
006D-1 000100 0000UC	579 DW HIGHWAY	Acres:	0.000	Building:	VERY POOR	$29,691	Vac/Loss:	14.40 %	$22,874	8.2500 %	$277,200
MCCLINTICK PETER G		Units:	0	Location:	AVERAGE	Other Income	Expense:	10.00 %	Additional Value	Cost Value:	$247,900
		Sq. Ft:	2,704	Size Adj:	1.1438	$0			$0	Inc/Cost:	1.1182
SMALL OFFICE		**Median Sq. Ft:**	**1,555**		**Parcels:**	**78**			**Total Income Valuation:**		**$17,976,900**

MERRIMACK Mass Income Analysis Worksheet

Filtered For Category SMALL OFFICE For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**78**		**Total Income Valuation:**		**$17,976,900**

MERRIMACK Mass Income Valuation Details

Filtered For Category WAREHOUSE For All Parcels

WAREHOUSE		Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
Lease Type: NNN - TRIPLE NET LEASE			**Rent Sq. Ft.: $7.56/yr**					
Rent 1 Bdrm Units: $1,665/mo	**Rent 2 Bdrm Units: $2,000/mo**		**Rent 3 Bdrm Units: $2,200/mo**	**Rent 4 Bdrm Units: $2,600/mo**		**Rent House Units: $2,600/mo**		
00002B 000006 000001	734 MILFORD RD	**Acres:** 10.800	**Building:** POOR	$54,148	**Vac/Loss:** 10.00 %	$44,401	9.0000 %	$493,300
MERRIMACK INDUSTRIAL METALS IN		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.89 %	**Additional Value**		
		Sq. Ft: 4,512	**Size Adj:** 1.7638	$0		$0		
10 acres excess land not valued via income????								
00002D 000010 000000	141 DW HIGHWAY	**Acres:** 0.990	**Building:** AVERAGE	$63,637	**Vac/Loss:** 10.00 %	$52,691	9.0000 %	$585,500
MARVELL FAMILY LTD PARTNERSHIP		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 5,168	**Size Adj:** 1.6288	$0		$0		
00002D 000029 000000	54 DW HIGHWAY	**Acres:** 0.847	**Building:** AVERAGE	$58,090	**Vac/Loss:** 10.00 %	$48,099	9.0000 %	$534,400
MARVIN PROPERTIES LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 4,120	**Size Adj:** 1.8650	$0		$0		
00002D 000034 000000	9 WEBB DR	**Acres:** 4.220	**Building:** POOR	$176,261	**Vac/Loss:** 10.00 %	$143,787	9.0000 %	$1,597,600
WEBB DRIVE ASSOCIATES		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 9.36 %	**Additional Value**		
		Sq. Ft: 32,100	**Size Adj:** 0.8495	$0		$0		
2 buildings and low water pressure=parcel building modifiers of poor								
00002D 000035 000000	7 WEBB DR	**Acres:** 4.170	**Building:** AVERAGE	$157,297	**Vac/Loss:** 10.00 %	$129,647	9.0000 %	$1,440,500
ADHIREX INC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.42 %	**Additional Value**		
		Sq. Ft: 24,430	**Size Adj:** 0.8965	$0		$0		
gla is for both buildings on site, card 2 is new7000 sf complete in 2020								
00002D 000036 000000	68 DW HIGHWAY	**Acres:** 2.271	**Building:** AVERAGE	$129,645	**Vac/Loss:** 10.00 %	$107,347	9.0000 %	$1,192,700
68 DANIEL WEBSTER HIGHWAY LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 17,641	**Size Adj:** 0.9721	$0		$0		
00002D 000039 000001	82A DW HIGHWAY	**Acres:** 0.474	**Building:** AVERAGE	$46,872	**Vac/Loss:** 10.00 %	$38,810	9.0000 %	$431,200
82B DW HIGHWAY LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 2,000	**Size Adj:** 3.1000	$0		$0		
00002D 000040 000000	82 DW HIGHWAY	**Acres:** 0.707	**Building:** AVERAGE	$54,915	**Vac/Loss:** 10.00 %	$45,470	9.0000 %	$505,200
NITROF INVESTMENT LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 3,520	**Size Adj:** 2.0636	$0		$0		
00002D 000041 000002	9 HENRY CLAY DR	**Acres:** 6.339	**Building:** GOOD	$232,308	**Vac/Loss:** 10.00 %	$193,145	9.0000 %	$2,146,100
9 HENRY CLAY DRIVE LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 7.62 %	**Additional Value**		
		Sq. Ft: 34,952	**Size Adj:** 0.8373	$0		$0		
00002D 000041 000014	12 HENRY CLAY DR	**Acres:** 5.535	**Building:** AVERAGE	$64,638	**Vac/Loss:** 10.00 %	$53,276	9.0000 %	$592,000
HAL BROTHERS INC		**Units:** 0	**Location:** FAIR	**Other Income**	**Expense:** 8.42 %	**Additional Value**		
		Sq. Ft: 6,000	**Size Adj:** 1.5000	$0		$0		
00002E 000004 000000	52 DW HIGHWAY	**Acres:** 1.130	**Building:** AVERAGE	$103,303	**Vac/Loss:** 10.00 %	$85,535	9.0000 %	$950,400
52 DW HIGHWAY LLC		**Units:** 0	**Location:** AVERAGE	**Other Income**	**Expense:** 8.00 %	**Additional Value**		
		Sq. Ft: 12,664	**Size Adj:** 1.0790	$0		$0		
00004D 000056 00004A	6 CONTINENTAL BV	**Acres:** 0.500	**Building:** AVERAGE	$108,676	**Vac/Loss:** 10.00 %	$90,355	9.0000 %	$1,003,900
ISLAMORADA DREAMING LLC		**Units:** 0	**Location:** GOOD	**Other Income**	**Expense:** 7.62 %	**Additional Value**		
		Sq. Ft: 12,700	**Size Adj:** 1.0780	$0		$0		

MERRIMACK Mass Income Valuation Details

Filtered For Category WAREHOUSE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
00004D 000056 00004B	6 CONTINENTAL BV	**Acres:**	0.500	**Building:** AVERAGE	$108,676	**Vac/Loss:**	10.00 %	$90,355	9.0000 %	$1,003,900
6 CONTINENTAL LLC		**Units:**	0	**Location:** GOOD	**Other Income**	**Expense:**	7.62 %	**Additional Value**		
		Sq. Ft:	12,700	**Size Adj:** 1.0780	$0			$0		
00007E 000036 000000	746 DW HIGHWAY	**Acres:**	3.242	**Building:** AVERAGE	$170,818	**Vac/Loss:**	10.00 %	$140,791	9.0000 %	$1,564,300
746 DWH LLC		**Units:**	0	**Location:** FAIR	**Other Income**	**Expense:**	8.42 %	**Additional Value**		
		Sq. Ft:	27,120	**Size Adj:** 0.8770	$0			$0		
00007E 000053 000000	717 DW HIGHWAY	**Acres:**	1.628	**Building:** AVERAGE	$71,692	**Vac/Loss:**	10.00 %	$59,361	9.0000 %	$659,600
BILDEN PROPERTIES LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	8.00 %	**Additional Value**		
		Sq. Ft:	6,690	**Size Adj:** 1.4175	$0			$0		
003D-1 000010 000000	12 STAR DR	**Acres:**	1.261	**Building:** AVERAGE	$89,131	**Vac/Loss:**	10.00 %	$73,464	9.0000 %	$816,300
C & K REALTY LLC		**Units:**	0	**Location:** FAIR	**Other Income**	**Expense:**	8.42 %	**Additional Value**		
		Sq. Ft:	10,872	**Size Adj:** 1.1415	$0			$0		
003D-1 000012 000000	20 STAR DR	**Acres:**	1.193	**Building:** FAIR	$116,899	**Vac/Loss:**	10.00 %	$94,783	9.0000 %	$1,053,100
KTK REALTY TRUST LLC		**Units:**	0	**Location:** POOR	**Other Income**	**Expense:**	9.91 %	**Additional Value**		
		Sq. Ft:	20,500	**Size Adj:** 0.9341	$0			$0		
003D-1 000041 000000	243 DW HIGHWAY	**Acres:**	8.456	**Building:** EXCELLENT	$861,696	**Vac/Loss:**	10.00 %	$730,080	9.0000 %	$8,112,000
SPRAYING SYSTEMS CO		**Units:**	0	**Location:** GOOD	**Other Income**	**Expense:**	5.86 %	**Additional Value**		
		Sq. Ft:	112,431	**Size Adj:** 0.7427	$0			$0		
building has solar										
003D-2 000002 000000	236 DW HIGHWAY	**Acres:**	1.877	**Building:** AVERAGE	$87,347	**Vac/Loss:**	10.00 %	$71,215	9.0000 %	$791,300
TOP HAT PROPERTY MANAGEMENT LL		**Units:**	1	**Location:** POOR	**Other Income**	**Expense:**	9.41 %	**Additional Value**		
Valued By Cost		**Sq. Ft:**	5,200	**Size Adj:** 1.6231	$0			$0		
003D-2 000007 000000	256 DW HIGHWAY	**Acres:**	2.200	**Building:** GOOD	$64,584	**Vac/Loss:**	10.00 %	$53,697	9.0000 %	$596,600
DTAJ PROPERTIES LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	7.62 %	**Additional Value**		
		Sq. Ft:	4,766	**Size Adj:** 1.7071	$0			$0		
003D-2 000009 000002	17 SMITH RD	**Acres:**	1.947	**Building:** AVERAGE	$152,715	**Vac/Loss:**	10.00 %	$126,448	9.0000 %	$1,405,000
260 DWH LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	8.00 %	**Additional Value**		
		Sq. Ft:	22,000	**Size Adj:** 0.9182	$0			$0		
003D-2 000033 000000	281 DW HIGHWAY	**Acres:**	1.468	**Building:** GOOD	$84,803	**Vac/Loss:**	10.00 %	$70,507	9.0000 %	$783,400
JANHEIM ASSOCIATES LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	7.62 %	**Additional Value**		
		Sq. Ft:	8,404	**Size Adj:** 1.2712	$0			$0		
ALL OF RBF INCLUDED=WAREHOUSE SIMILAR USE/QUALITY										
004D-2 000022 000000	24 WRIGHT AV	**Acres:**	2.400	**Building:** FAIR	$67,709	**Vac/Loss:**	10.00 %	$55,539	9.0000 %	$617,100
COMBAT CORPORATION		**Units:**	0	**Location:** FAIR	**Other Income**	**Expense:**	8.86 %	**Additional Value**		
		Sq. Ft:	7,320	**Size Adj:** 1.3557	$0			$0		
004D-3 000007 000000	31 COLUMBIA CR	**Acres:**	0.688	**Building:** AVERAGE	$64,017	**Vac/Loss:**	10.00 %	$53,006	9.0000 %	$589,000
COLUMBIA CIRCLE LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	8.00 %	**Additional Value**		
		Sq. Ft:	5,240	**Size Adj:** 1.6160	$0			$0		
004D-3 000008 000000	29 COLUMBIA CR	**Acres:**	0.689	**Building:** AVERAGE	$55,338	**Vac/Loss:**	10.00 %	$45,820	9.0000 %	$509,100
SPIEL GROUP LLC		**Units:**	0	**Location:** AVERAGE	**Other Income**	**Expense:**	8.00 %	**Additional Value**		
		Sq. Ft:	3,600	**Size Adj:** 2.0333	$0			$0		

MERRIMACK Mass Income Valuation Details

Filtered For Category WAREHOUSE For All Parcels

		Size		Modifiers	Gross Potential	Adjustments		Net Operating	Cap Rate	Valuation
004D-3 000091 000000	6 WRIGHT AV	Acres:	3.000	Building: POOR	$57,524	Vac/Loss:	10.00 %	$46,926	9.0000 %	$521,400
SRS PETROLEUM SERVICES LLC		Units:	0	Location: FAIR	Other Income	Expense:	9.36 %	Additional Value		
		Sq. Ft:	5,856	Size Adj: 1.5197	$0			$0		
004D-4 000054 000000	8A GRIFFIN ST	Acres:	0.364	Building: VERY POOR	$58,160	Vac/Loss:	10.00 %	$46,832	9.0000 %	$520,400
TWARDOSKY FRANK REVOC TRUST		Units:	0	Location: FAIR	Other Income	Expense:	10.53 %	Additional Value		
		Sq. Ft:	7,604	Size Adj: 1.3312	$0			$0		
005D-1 000005 000000	53 TURBINE WY	Acres:	12.000	Building: GOOD	$289,703	Vac/Loss:	10.00 %	$240,865	9.0000 %	$2,676,300
GAS PRODUCER REALTY INC		Units:	0	Location: AVERAGE	Other Income	Expense:	7.62 %	Additional Value		
		Sq. Ft:	45,280	Size Adj: 0.8060	$0			$0		
006D-1 000006 000000	544 DW HIGHWAY	Acres:	1.787	Building: AVERAGE	$170,927	Vac/Loss:	10.00 %	$141,527	9.0000 %	$1,572,500
REEDS FERRY LUMBER CORPORATION		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value		
		Sq. Ft:	25,441	Size Adj: 0.8887	$0			$0		
006E-2 000013 000000	658 DW HIGHWAY	Acres:	0.500	Building: AVERAGE	$59,488	Vac/Loss:	10.00 %	$49,256	9.0000 %	$547,300
WILLEY REAL ESTATE LLC		Units:	0	Location: AVERAGE	Other Income	Expense:	8.00 %	Additional Value		
		Sq. Ft:	4,384	Size Adj: 1.7949	$0			$0		
006E-2 000077 000000	625 DW HIGHWAY	Acres:	0.975	Building: FAIR	$52,885	Vac/Loss:	10.00 %	$43,589	9.0000 %	$484,300
NEWELL FAMILY TRUST		Units:	0	Location: AVERAGE	Other Income	Expense:	8.42 %	Additional Value		
		Sq. Ft:	3,662	Size Adj: 2.0108	$0			$0		
WAREHOUSE		**Median Sq. Ft:**	**7,604**	**Parcels:**	**31**			**Total Income Valuation:**		**$35,504,400**

MERRIMACK Mass Income Valuation Details

Filtered For Category WAREHOUSE For All Parcels

	Size	Modifiers	Gross Potential	Adjustments	Net Operating	Cap Rate	Valuation
ALL INCOME CATEGORIES		**Parcels:**	**31**		**Total Income Valuation:**		**$35,504,400**

MERRIMACK COST EXTRACTION

		CLASS					
Code	Building Type	A	B	C	D	S	ADJ RATE
CAP	APARTMENTS SECT 11 PG 18	$ 138	$ 131	$ 102	$ 97	$ 91	$ 108
CAU	AUTO DEALERSHIP SECT 14 PG 30	$ 140	$ 140	$ 94	$ 89	$ 87	$ 99
CBK	BANKS SECT 15 PG 21	$ 232	$ 220	$ 178	$ 167	$ 160	$ 185
CBO	BOWLING ALLEY SECT 16 PG 22	N/A	N/A	$ 83	$ 77	$ 73	$ 85
CCC	COLLEGES SECT 18 PG 26	$ 231	$ 225	$ 174	$ 165	$ 155	$ 183
CCW	CAR WASH SECT 64 PG 4	N/A	N/A	$ 127	$ 120	$ 119	$ 133
CDC	CHILD DAYCARE CENTER SECT 18 PG 13	$ 176	$ 176	$ 139	$ 133	$ 125	$ 148
CDO	DORMITORIES SECT 11 PG 14	$ 160	$ 153	$ 122	$ 115	$ 109	$ 128
CDS	DRUGSTORE SECT 13 PG 20	$ 130	$ 130	$ 110	$ 104	$ 84	$ 115
CEN	ENGINEERING/R&D SECT 14 PG 16	$ 104	$ 98	$ 77	$ 71	$ 70	$ 79
CFF	FAST FOOD/DRIVE IN SECT 13 PG 17	$ 186	$ 186	$ 143	$ 132	$ 128	$ 147
CFH	FUNERAL HOMES SECT 11 PG 32	$ 187	$ 187	$ 121	$ 115	$ 106	$ 128
CGS/EGA	SERVICE GARAGE LOW COST SECT 14 PG 32	$ 88.50	$ 88	$ 43.50	$ 39	$ 36.50	$ 43
CHM	HOTEL SECT 11 PG 22	$ 138	$ 132	$ 109	$ 104	$ 100	$ 115
CHO	HOSPITALS SECT 15 PG 24	$ 306	$ 297	$ 228	$ 217	$ 158	$ 241
CHU	CHURCH SECT 16 PG 8	$ 188	$ 177	$ 137	$ 130	$ 123	$ 144
CLC	LODGE/CLUBS SECT 16 PG 15	$ 186	$ 176	$ 129	$ 122	$ 117	$ 135
CML	MINI LUBE SECT 14 PG 33	N/A	N/A	$ 106	$ 100	$ 97	$ 111
CMM	MINI MARKET W/ GAS SECT 13 PG 22	N/A	N/A	$ 157	$ 150	$ 155	$ 167
CMO	MEDICAL OFFICES SECT 15 PG 22	$ 192	$ 183	$ 149	$ 142	$ 129	$ 158
CNH	NURSING HOME SECT 15 G 26	$ 228	$ 220	$ 151	$ 144	$ 139	$ 160
COF/EOF	OFFICES SECT 15 PG 17	$ 172	$ 163	$ 118	$ 112	$ 102	$ 124
CPO	POST OFFICE SECT 14 PG 21	$ 205	$ 205	$ 145	$ 135	$ 135	$ 150
CRA	RETAIL/APT SECT 13 PG 33	N/A	N/A	$ 95	$ 89	N/A	$ 99
CRE	RESTAURANT SECT 13 PG 14	$ 168	$ 168	$ 134	$ 124	$ 119	$ 138
CSC	COMMUNITY SHOPPING CENTER SECT 13 PG 34	N/A	N/A	$ 127	$ 120	$ 91	$ 133
CSM	SMALL MFG SECT 14 PG 14	$ 86	$ 80	$ 55	$ 50	$ 48	$ 56
CST	STORES/RETAIL SECT 13 PG 26	$ 113	$ 108	$ 88	$ 83	$ 80	$ 92
CTH	THEATRES SECT 16 PG 13	$ 182	$ 173	$ 109	$ 104	$ 100	$ 115
CVT	VETERINARY CLINIC SECT 15 PG 28	$ 213	$ 213	$ 146	$ 140	$ 129	$ 155
CWH	MINI WAREHOUSE SECT 14 PG 28	N/A	N/A	$ 39	$ 36	$ 35	$ 40
CWS	INDUST WAREHOUSE SECT 14 PG 26	$ 72	$ 66	$ 46	$ 41	$ 41	$ 46
EFS	EX FIRE STATION SECT 15 PG 29	$ 202	$ 202	$ 133	$ 122	$ 105	$ 135
ELB	EX LIBRARY SECT 15 PG 32	$ 205	$ 197	$ 147	$ 140	$ 131	$ 155
EPS	EX POLICE STATION SECT 15 PG 33	$ 175	$ 175	$ 147	$ 140	N/A	$ 155
ESC	SCHOOLS/PRIVATE EDUCATION SECT 18 PG 9	$ 195	$ 190	$ 157	$ 151	$ 143	$ 168
ETB	TOWN BLDG/HALL/OFFICES SECT 15 PG 30	$ 197	$ 189	$ 155	$ 141	$ 135	$ 157
EWW	WASTEWATER						
IFA	MILL FACTORIES SECT 14 PG 15 (C-MILL)			$ 80			$ 89
IMF	HEAVY MANUFACTURING SECT 14 PG 15	$ 164	$ 155	$ 122	$ 109	$ 109	$ 121
IND	LIGHT INDUSTRIAL SECT 14 PG 14	$ 86	$ 80	$ 55	$ 50	$ 48	$ 56
UWH/IWH/ CWS	IND WAREHOUSE/WAREHOUSE SECT 14 PG 26	$ 72	$ 66	$ 46	$ 41	$ 41	$ 46
CWD	DISCOUNT WAREHOUSE SECT 13 PG 28 MAY 2020			$ 55	$ 50	$ 49	$ 61

NOTES

Swift Cost Manual Effective 4/1/21

For the purpose of this exercise all cost data reflects a construction quality rating of "Average" and the highlighted amounts indicate which class was used to apply location modifiers to.

All cost estimates represent $ per square foot.

When employing the Cost Approach to Value, the indicated cost chosen from the table above must be multiplied

by the Local Multiplier which was estimated to be 1.11 for the Town of Merrimack (Manchester 1.07 / Nashua 1.16).

Cost values were extracted from Marshall & Swift and final cost values located in Section 9 may differ as they will be adjusted by local market data when available.

Surveyed Rental Rates, Vacancy, Expenses & Cap Rate Before Taxes

						%	%	% LOADED
BUILDING TYPE	$/SQFT	1 BR	2BR	3BR	4+BR	VACANCY	EXPENSES	CAP RATE
APARTMENTS		$ 1,450	$ 1,665	$ 2,000	$ 2,200	10.00	40.00	7.96
HOTEL/MOTEL		$ 3,420	$ 4,500			60.00	45.00	9.37
INDUSTRIAL	8.00	MOD GR				17.00	8.00	10.206
MH PARKS	6900/SITE GR					10.00	20.00	11.33
PREMIUM OUTLET	40.00 NNN					5.00	12.00	8.60
RESTAURANT	25.00 NNN					10.00	8.00	10.86
SHOPPING CENTER	25.00 NNN					10.00	45.00	7.75
SMALL COMMERCIAL	9.00 NNN					9.40	8.00	8.70
SMALL OFFICES	12.00 NNN					14.40	8.00	8.25
TOWER-CELL LAND LEASE	2400/M NNN							
WAREHOUSE	6.00 NNN					9.40	8.00	8.70

SECTION 10

WATERFRONT, VIEW & BUILDING GRADE INFORMATION

A. WATERFRONT

B. VIEW REPORT

C. BUILDING GRADE REPORT

FOLLOWED BY PICTURE CATALOG

A. WATERFRONT

Grading waterfront, although somewhat objective due to the amount of waterfront, topography and presence or lack of a beach, the overall value different buyers are willing to spend for the same property varies dramatically due to individual likes and dislikes making the purchase somewhat emotional and to a degree subjective. This makes the assessing process more subjective than one may like, but it is a fact that buying and selling of property is not 100% objective. Although the total market value of the property is expressed or displayed in separate parts, such as land, building, views and waterfront, it is the total value of the property that is most important.

You may feel the view, waterfront, building or land is high or low, but if the total value represents market value and is equitable with similar properties, then your assessment is reasonable and fair. The quality and desirability of waterfront varies widely as does the value attributed to various bodies of water and even the same body of water in two different municipalities. Topography and access to the site, as well as to the waterfront itself varies and can greatly affect the market value. Because of this, it is rare to find two properties that are identical and as such adjustments must be made for water quality and access based on 3rd party data such as, NH DES when sales are lacking or limited.

Despite the possible lack of sales data, the assessor must still produce an equitable opinion of value for each and every property in town, sometimes making subjective adjustments for differences from property to property for what they feel affects the market value positively and/or negatively. This unfortunately may not always be demonstrated in sales data due to the lack of sales, so experience and common sense play a large part in this process, when local direct sales are lacking. Refer to the Codes & Adjustments section of the manual for descriptions of access, location, topography and associated factors applied for each.

Bowers Pond Base $20,000
Drinking Water Reservoir - 7 parcels have access to or frontage on the pond.

Stump Pond Base $20,000
6 parcels have access to or frontage on the pond.

Holts Pond Base $60,000
Drinking Water Reservoir - 9 parcels have access to or frontage on the pond.

Souhegan River Base $60,000
90 parcels have access to or frontage along the river.

Souhegan River/Wildcat Falls Base $65,000
Areas of the Souhegan River where water pools and waterfalls are created. 20 parcels have access to or frontage on the Wildcat Falls section of the river.

Horseshoe Pond Base $70,000
A 44 acre pond with a mean depth of 8 feet. Boat ramp access. 48 parcels have access to or frontage on the pond.

Naticook Lake Base $140,000

A 62 acre lake with a mean depth of 11 feet. Boat access via Veterans Park. 67 parcels have access to or frontage on Naticook Lake.

Baboosic Lake Base $280,000

A 228.5 acre lake with a mean depth of 10 feet bordering in Amherst and Merrimack. Access restricted to residents. 270 parcels have access to or frontage on Baboosic lake.

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Region 4 (Southwest NH), Keene
E-mail: reg4@wildlife.nh.gov Phone: 603-352-9669

BABOOSIC LAKE
Amherst

FISHERY: Warmwater **ACRES: 228**

TROPHIC LEVEL: MESO

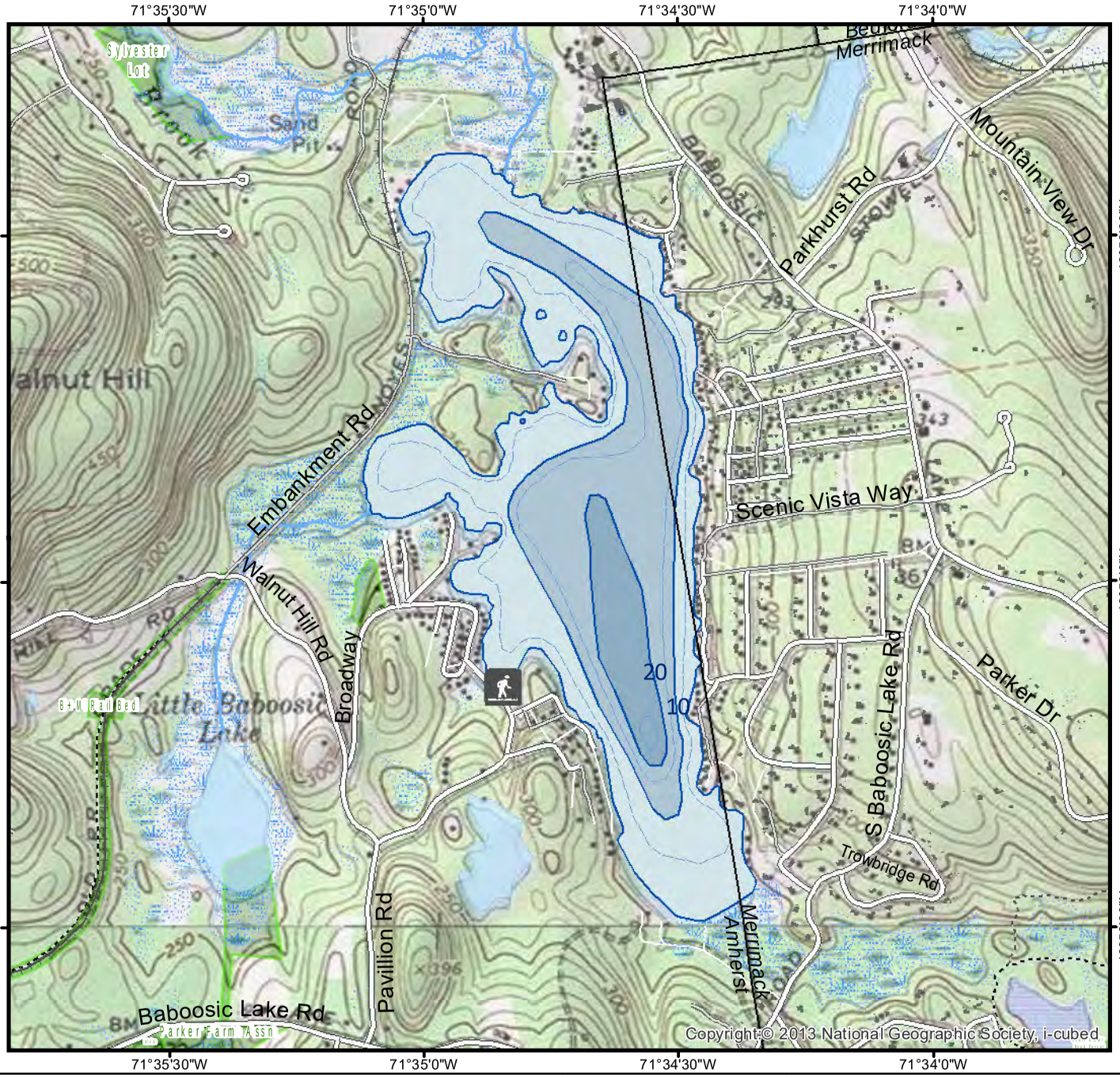
AVG. DEPTH: 10 **MAX. DEPTH: 26**

SPECIES: LMB,ECP,BBH,WP,BG

ADDITIONAL INFO:

ACCESS: Town beach (residents only)

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 www.nh.gov/safety



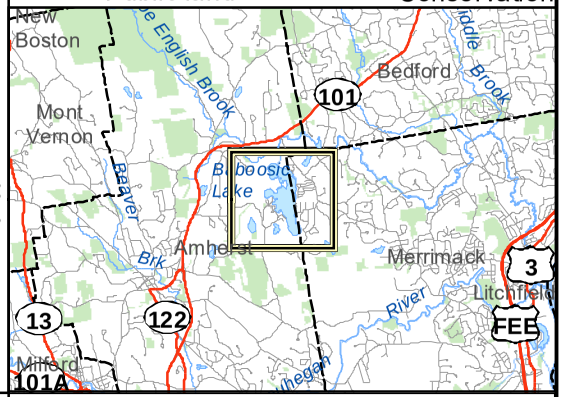
Public Water Access site

- Canoe/cartop
- Shorebank
- Ramp
- Bathymetric contour (feet)

Bathymetry provided by the NH Department of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation

Cleared
Forest
Contour
Building
Source: USGS



N

0 1,000 2,000 Feet

0 0.2 0.4 Miles

Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. NOT INTENDED FOR BOAT NAVIGATION.

Directions: Broadway

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Region 4 (Southwest NH), Keene
E-mail: reg4@wildlife.nh.gov Phone: 603-352-9669

HORSESHOE POND
Merrimack

FISHERY: Warmwater **ACRES: 44**

TROPHIC LEVEL: EUTRO

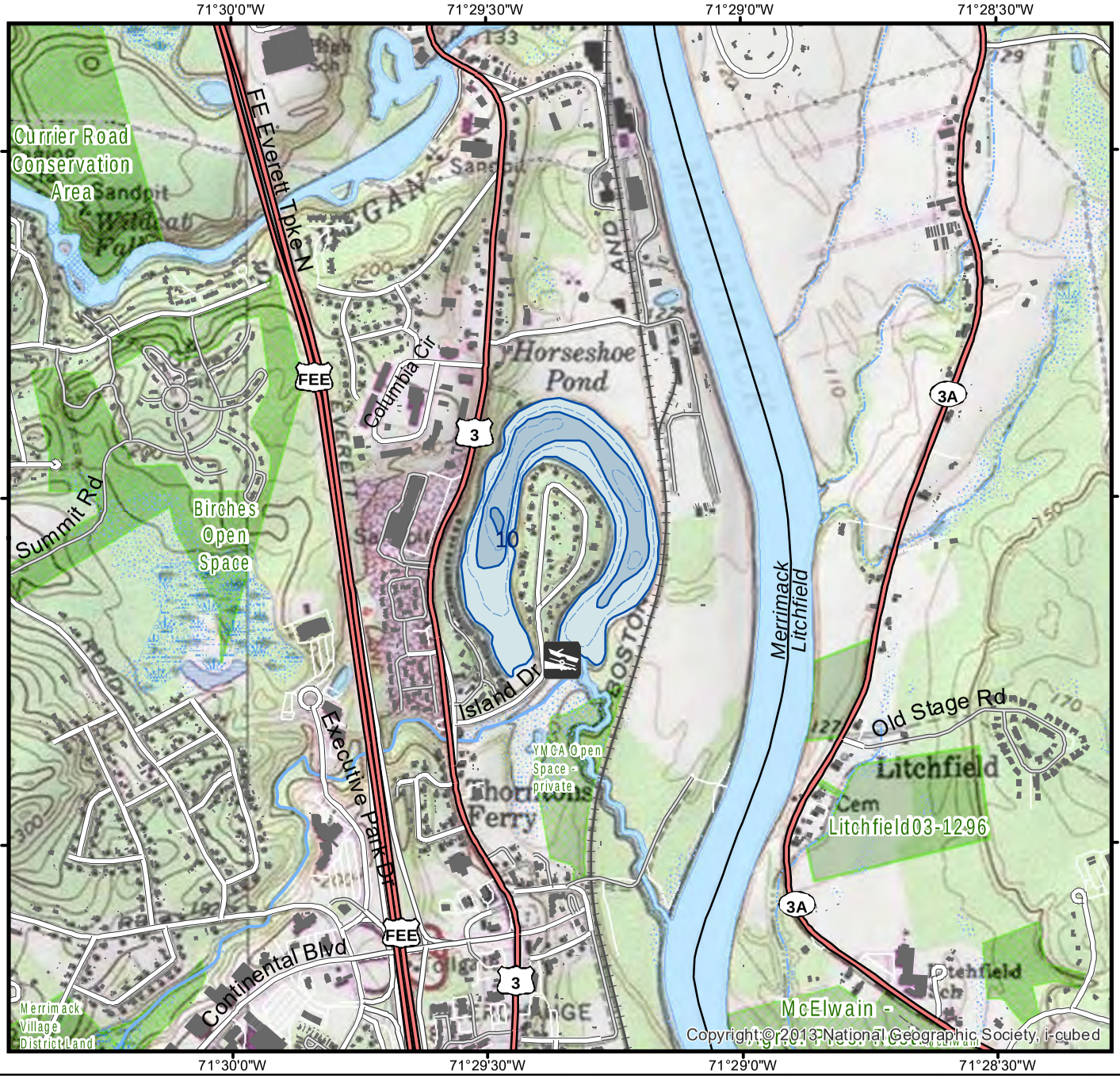
AVG. DEPTH: 8 **MAX. DEPTH: 23**

SPECIES: LMB,ECP,BBH,WP,BC,BG,AE

ADDITIONAL INFO: Speed limit 10 MPH

ACCESS: boat ramp

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 www.nh.gov/safety



Public Water Access site

- Canoe/cartop
- Shorebank
- Ramp
- Bathymetric contour (feet)

Bathymetry provided by the NH Department of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
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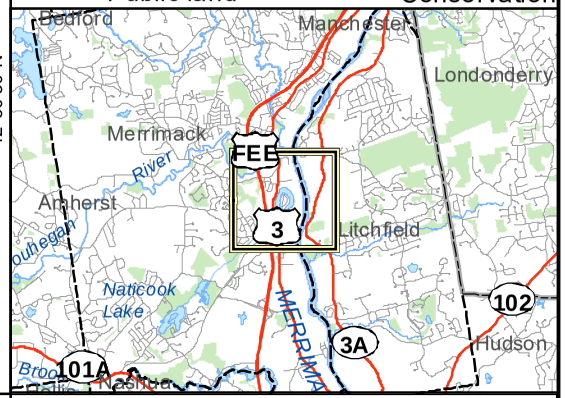
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation

Source: USGS



N

0 1,000 2,000 Feet

0 0.2 0.4 Miles

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Directions: Rt 3/Daniel Webster to Island Dr, 0.1 mi to pond

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Region 4 (Southwest NH), Keene
E-mail: reg4@wildlife.nh.gov Phone: 603-352-9669

NATICOOK LAKE
Merrimack

FISHERY: Warmwater **ACRES: 62**

TROPHIC LEVEL: MESO

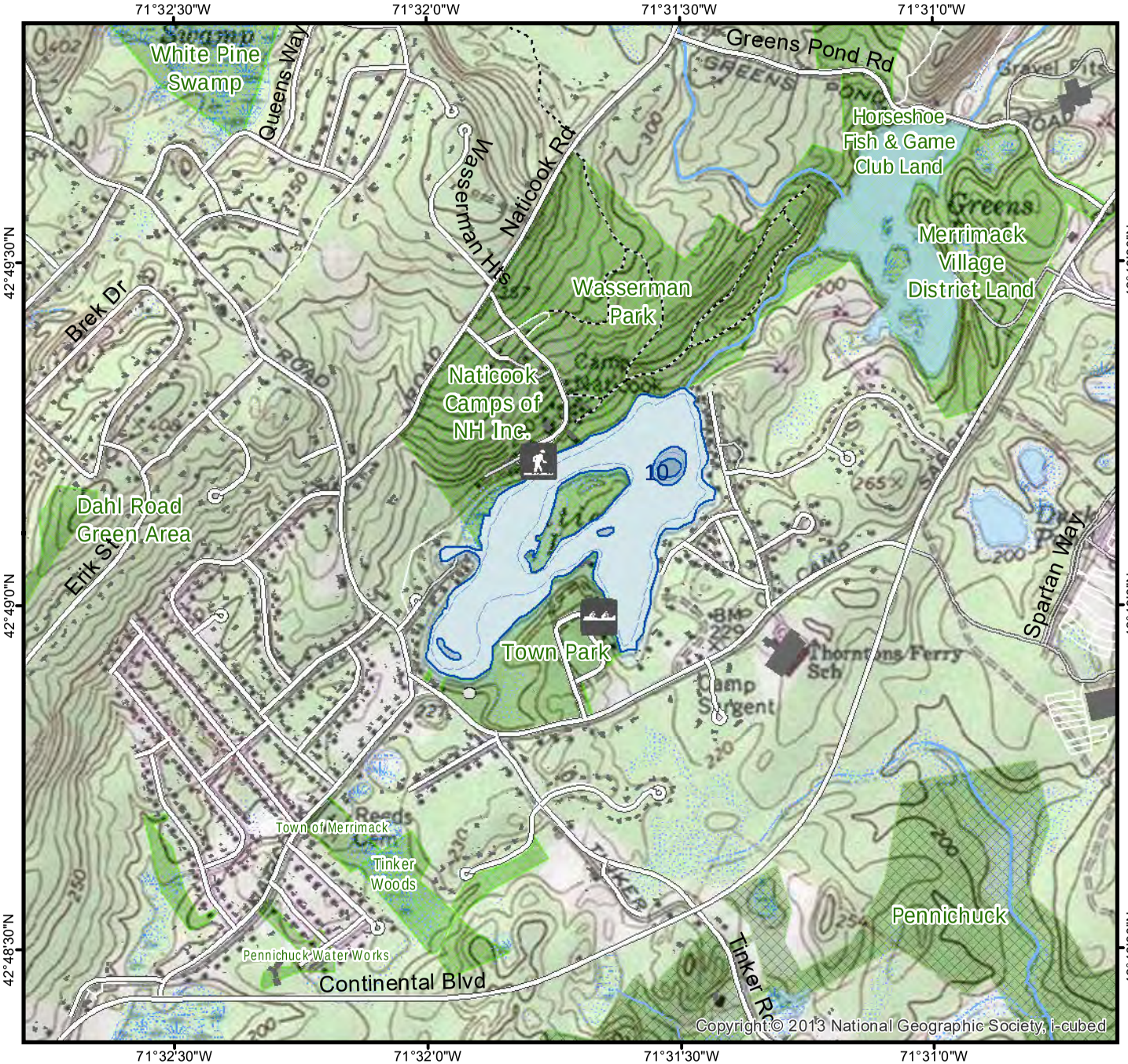
AVG. DEPTH: 11 **MAX. DEPTH: 20**

SPECIES: LMB,ECP,BBH,BC,BG,YP

ADDITIONAL INFO: speed limit

ACCESS: Veterans Park access road, park 5-6 trailers

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 www.nh.gov/safety



Public Water Access site

- Canoe/cartop
- Shorebank
- Ramp

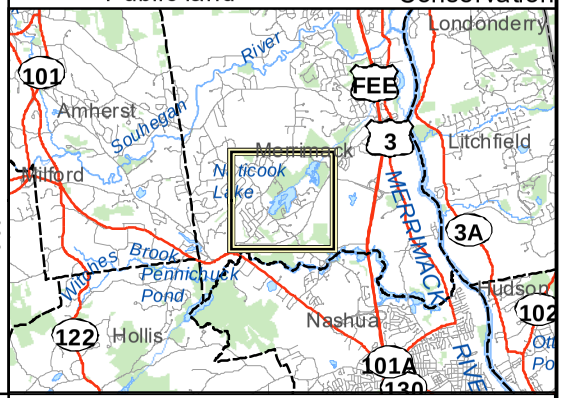
Bathymetric contour (feet)

Bathymetry provided by the NH Department of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation

Cleared
Forest
Contour
Building

Source: USGS



N

0 1,000 2,000 Feet

0 0.2 0.4 Miles

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Directions: Continental Blvd exit to Camp Sargent Rd

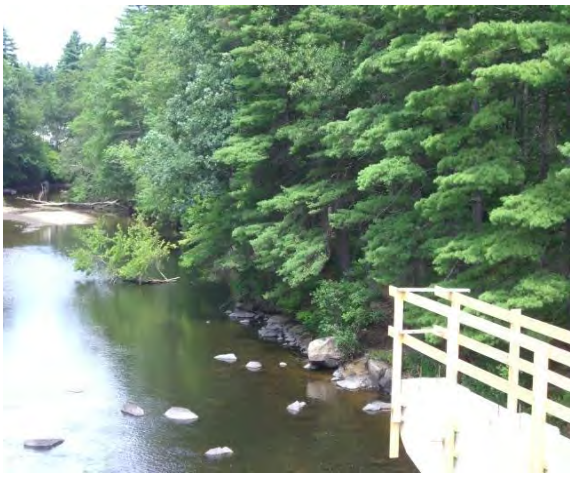
MERRIMACK Waterfront Report

Sorted By Waterfront Value

Map Lot Sub: 00002E 000032 000001
Location: 44U MAST RD
Owner: PENNICHUCK WATER WORKS INC
Waterfront Value: $ 0
Water Body: MERRIMACK RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 0 **Frontage Feet:** 100
Notes: LF EST/UTIL PROP

Map Lot Sub: 00003C 000005 000000
Location: 9 SUNSET DR
Owner: LAKE NATICOOK ASSOC
Waterfront Value: $ 0
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: LEVEL WF
Condition: 0 **Frontage Feet:** 100
Notes: BCH/IN COMMON WF

Map Lot Sub: 00004B 000088 000000
Location: WILSON HILL RD
Owner: MCCABE DISCO TRUST GILL BENN
Waterfront Value: $ 0
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 0 **Frontage Feet:** 200
Notes: LF EST



Map Lot Sub: 00005C 000644 000000
Location: TURKEY HILL RD
Owner: DAVID PARK DEVELOPMENT
Waterfront Value: $ 0
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 0 **Frontage Feet:** 200
Notes: LF EST/open space

Map Lot Sub: 004D-2 000004 000000
Location: 26 WRIGHT AV
Owner: NE POLE INC
Waterfront Value: $ 0
Water Body: MERRIMACK RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 0 **Frontage Feet:** 1,000
Notes: LF EST/C/I NO VALU

Map Lot Sub: 004D-2 000016 000000
Location: 72 ISLAND DR
Owner: ISLAND DRIVE ASSOC C/O ALAN PI
Waterfront Value: $ 0
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 0 **Frontage Feet:** 50
Notes: IN COMMON/LF EST

Map Lot Sub: 004D-2 000022 000000
Location: 24 WRIGHT AV
Owner: COMBAT CORPORATION
Waterfront Value: $ 0
Water Body: MERRIMACK RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: LEVEL WF
Condition: 0 **Frontage Feet:** 100
Notes: C/I NO VALU/LF EST

Map Lot Sub: 004D-2 000022 000001
Location: 22 WRIGHT AV
Owner: EQUIVISE LTD
Waterfront Value: $ 0
Water Body: MERRIMACK RIVER
Access: IMPROVED LOT
Location: MAIN BODY W/ VUS
Topography: ROLLING WF
Condition: 0 **Frontage Feet:** 200
Notes: C/O NO VALU/LF EST

Map Lot Sub: 004D-3 000100 000000
Location: 42 ISLAND DR
Owner: ISLAND DRIVE ASSOC C/O ALAN PI
Waterfront Value: $ 0
Water Body: HORSESHOE POND
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: LEVEL WF
Condition: 0 **Frontage Feet:** 92
Notes: WF/IN COMMON

Map Lot Sub: 005D-1 000005 000000
Location: 53 TURBINE WY
Owner: GAS PRODUCER REALTY INC
Waterfront Value: $ 0
Water Body: MERRIMACK RIVER
Access: NATURAL
Location: MAIN BODY
Topography: ROLLING WF
Condition: 0 **Frontage Feet:** 1,394
Notes: lf est/comm

Map Lot Sub: 006A-1 000037 000000
Location: 25 FOUR SEASONS LN
Owner: FOUR SEASONS PROPERTY OWNERS A
Waterfront Value: $ 0
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: LEVEL WF
Condition: 0 **Frontage Feet:** 850
Notes: IN COMMON/LF EST

Map Lot Sub: 006A-1 000005 000000
Location: 431 SO BABOOSIC LAKE RD
Owner: GATH CHRISTINA LEA
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000006 000000
Location: 429 SO BABOOSIC LAKE RD
Owner: CARPENTER FAMILY REVOC TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000007 000000
Location: 427 SO BABOOSIC LAKE RD
Owner: COBUCCIO MICHAEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000008 000000
Location: 425 SO BABOOSIC LAKE RD
Owner: BELLIS WILLIAM
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000010 000000
Location: 421 SO BABOOSIC LAKE RD
Owner: RECZKO AMY L
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000011 000000
Location: 419 SO BABOOSIC LAKE RD
Owner: CASTELLUCCI-TRANT TIFFNEY D
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000012 000000
Location: 417 SO BABOOSIC LAKE RD
Owner: DIONNE JEFFREY
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000013 000000
Location: 415 SO BABOOSIC LAKE RD
Owner: COOK THOMAS R
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000014 000000
Location: 413 SO BABOOSIC LAKE RD
Owner: HAYNES EDMOND J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000015 000000
Location: 411 SO BABOOSIC LAKE RD
Owner: WALKER DANIEL OTIS
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000016 000000
Location: 2 HOLLY LN
Owner: COUTURIER DEBORAH
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000017 000000
Location: 4 HOLLY LN
Owner: MARVELLE KATHLEEN
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000018 000000
Location: 6 HOLLY LN
Owner: BEAUREGARD ERIC
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000019 000000
Location: 8 HOLLY LN
Owner: PEREZ ALEJANDRO JR
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000020 000000
Location: 7 HOLLY LN
Owner: WEST JAMES
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000021 000000
Location: 5 HOLLY LN
Owner: WAGNER MICHELLE S
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000022 000000
Location: 3 HOLLY LN
Owner: MEDRICK DELIA P
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000023 000000
Location: 1 HOLLY LN
Owner: BERGIN ROBERT O
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000025 000000
Location: 4 FOUR SEASONS LN
Owner: DELONG MICHAEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000026 000000
Location: 6 FOUR SEASONS LN
Owner: POULIOT JOSEPH R
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000027 000000
Location: 8 FOUR SEASONS LN
Owner: HALVORSON JASON J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000028 000000
Location: 10 FOUR SEASONS LN
Owner: MILLER LAURANCE M
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000029 000000
Location: 12 FOUR SEASONS LN
Owner: BERGERON HEATHER JO
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000030 000000
Location: 14 FOUR SEASONS LN
Owner: STATCHEN LISA M
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000031 000000
Location: 16 FOUR SEASONS LN
Owner: HAYES JOSHUA
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000032 000000
Location: 18 FOUR SEASONS LN
Owner: BLAINE EDWARD J JR
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000033 000000
Location: 20 FOUR SEASONS LN
Owner: SIGMAN MATTHEW J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000034 000000
Location: 22 FOUR SEASONS LN
Owner: REMSKI MICHAEL E
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000035 000000
Location: 24 FOUR SEASONS LN
Owner: SCALES FAMILY REVOCABLE TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000036 000000
Location: 26 FOUR SEASONS LN
Owner: PIOLI DANIEL J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000038 000000
Location: 23 FOUR SEASONS LN
Owner: MOODY DAVID C
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000039 000000
Location: 21 FOUR SEASONS LN
Owner: OBERMILLER BETH T
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000040 000000
Location: 19 FOUR SEASONS LN
Owner: FORSTROM RONALD E JR
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000042 000000
Location: 16 AUTUMN LN
Owner: SKIBBA DANIEL M
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000044 000000
Location: 9 FOUR SEASONS LN
Owner: DICOSIMO JASON DANIEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/09/21	9495/779	Q I	$410,000
Current Assessment:				$392,900

Map Lot Sub: 006A-1 000045 000000
Location: 7 FOUR SEASONS LN
Owner: VAILLANCOURT PAUL PHILIP
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000046 000000
Location: 5 FOUR SEASONS LN
Owner: WOODS DOUGLAS E
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000047 000000
Location: 3 FOUR SEASONS LN
Owner: SULLIVAN IRENE E
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000048 000000
Location: 6 GREENWOOD RD
Owner: MATZ LINDA A
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000049 000000
Location: 7 GREENWOOD RD
Owner: FRAZIER KELLY A
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000050 000000
Location: 4 HUNTER LANE
Owner: CARRIGAN SHELBY M
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000051 000000
Location: 6 HUNTER LANE
Owner: HEBERT CYRUS P
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000052 000000
Location: 8 HUNTER LANE
Owner: HARRINGTON MARK
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000053 000000
Location: 7 HUNTER LANE
Owner: LANDINO DARREN
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000054 000000
Location: 5 HUNTER LANE
Owner: BURKHARDT PRESTON EDWARD
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/16/20	9365/1238	Q I	$380,000
Current Assessment:				$372,400

Map Lot Sub: 006A-1 000055 000000
Location: 3 HUNTER LANE
Owner: ST HILAIRE DEBRA A
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000056 000000
Location: 1 HUNTER LANE
Owner: CLEVER JACOB P
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000057 000000
Location: 8 GREENWOOD RD
Owner: ARIAZI ELIZABETH LYNN
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	07/09/21	9495/1316	Q I	$495,000
Current Assessment:				$423,300

Map Lot Sub: 006A-1 000058 000000
Location: 2 AUTUMN LN
Owner: GRIFFIN MICHAEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000059 000000
Location: 4 AUTUMN LN
Owner: COSTELLO PATRICK
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000060 000000
Location: 6 AUTUMN LN
Owner: JOHNSON MARK R
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000061 000000
Location: 8 AUTUMN LN
Owner: SEELEY KEVIN A
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000062 000000
Location: 10 AUTUMN LN
Owner: TROIE PAULA J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000063 000000
Location: 12 AUTUMN LN
Owner: ROBIDOUX FAMILY REVOC TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000064 000000
Location: 17 AUTUMN LN
Owner: LINKE ALEXANDER Y
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000065 000000
Location: 15 AUTUMN LN
Owner: KOVALIV AMANDA J
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000066 000000
Location: 5 SHERIDAN WY
Owner: WORTHEN CATHY L REVOC TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000067 000000
Location: 9 SHERIDAN WY
Owner: SCHMITZ CLAUDIA
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000068 000000
Location: 15 SHERIDAN WY
Owner: NADEAU GREGORY N
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000071 000000
Location: 7 AUTUMN LN
Owner: OSBORNE MATTHEW C
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000072 000000
Location: 5 AUTUMN LN
Owner: CUNNINGHAM JOHN H
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000073 000000
Location: 3 AUTUMN LN
Owner: BISHOP FAMILY TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000074 000000
Location: 1 AUTUMN LN
Owner: FALKOWSKI STEPHEN
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000075 000000
Location: 2 SURREY LN
Owner: WHEELER CURTIS M JR
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000076 000000
Location: 4 SURREY LN
Owner: BEVILACQUA STEVEN MICHAEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	11/10/20	9378/391	Q I	$460,000
Current Assessment:				$522,000

Map Lot Sub: 006A-1 000077 000000
Location: 6 SURREY LN
Owner: COSTA BARBOSA JAQUELINE
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000079 000000
Location: 10 SURREY LN
Owner: MCKENNA 2017 TRUST
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000080 000000
Location: 12 SURREY LN
Owner: FRITZ KIERA S
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000081 000000
Location: 9 SURREY LN
Owner: CASHMAN WILLIAM F
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000082 000000
Location: 7 SURREY LN
Owner: SIDABRAS MICHAEL
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000083 000000
Location: 5 SURREY LN
Owner: DEZULUETA JULIAN A
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000084 000000
Location: 3 SURREY LN
Owner: HICKEY DAVID
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000085 000000
Location: 1 SURREY LN
Owner: GREENSPAN JULIA
Waterfront Value: $ 3,500
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-2 000005 000000
Location: 77 ISLAND DR
Owner: TURCOTTE FAMILY REV TRUST
Waterfront Value: $ 8,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-2 000006 000000
Location: 75 ISLAND DR
Owner: KRACKE DANIEL T
Waterfront Value: $ 8,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-2 000007 000000
Location: 73 ISLAND DR
Owner: POWERS JOHN PATRICK
Waterfront Value: $ 8,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-2 000008 000000
Location: 71 ISLAND DR
Owner: SHAGOURY ROBERT M
Waterfront Value: $ 8,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-2 000009 000000
Location: 63 ISLAND DR
Owner: LANGELIER RICHARD A
Waterfront Value: $ 8,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 005D-4 000078 000000
Location: RAILROAD AV
Owner: FPL LLC
Waterfront Value: $ 8,100
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: FLOODING
Topography: LEVEL WF
Condition: 25 **Frontage Feet:** 1,150
Notes: LF EST/ltd

Map Lot Sub: 004D-3 000109 000000
Location: 53 ISLAND DR
Owner: CONGDON SCOTT M
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000110 000000
Location: 47 ISLAND DR
Owner: DAY GEORGE E
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000111 000000
Location: 45 ISLAND DR
Owner: FLESSAS BRIAN G
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000113 000000
Location: 41 ISLAND DR
Owner: OWEN JAMIE L
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000114 000000
Location: 39 ISLAND DR
Owner: WILIGURSKI MARIA L
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000115 000000
Location: 37 ISLAND DR
Owner: WILLSON MELISSA A
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000116 000000
Location: 35 ISLAND DR
Owner: STRANDELL KEITH E
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000117 000000
Location: 33 ISLAND DR
Owner: SHEA ANN MARIE
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000118 000000
Location: 79 ISLAND DR
Owner: JOHNSON & GOLDMAN FAMILY REVO
Waterfront Value: $ 8,400
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000004 000000
Location: THORNTON RD
Owner: PENNICHUCK WATER WORKS INC
Waterfront Value: $ 8,600
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002A 000060 000000
Location: 10 CRAFTSMAN LN
Owner: MERRIMACK VALLEY BAPTIST CHUR
Waterfront Value: $ 9,100
Water Body: STUMP POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002C 000005 000000
Location: THORNTON RD
Owner: PENNICHUCK WATER WORKS INC
Waterfront Value: $ 9,100
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002C 000022 000000
Location: 141 CAMP SARGENT RD
Owner: YMCA NASHUA
Waterfront Value: $ 10,500
Water Body: NATICOOK LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,200
Notes:

Map Lot Sub: 006A-1 000136 000000
Location: 5 DONALD RD
Owner: GORMLEY LAURIE
Waterfront Value: $ 11,900
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002A 000059 000000
Location: BOSTON POST RD
Owner: LAVOIE PAUL A
Waterfront Value: $ 13,100
Water Body: STUMP POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002A 000059 000001
Location: BOSTON POST RD
Owner: SWEENEY PARKER M
Waterfront Value: $ 13,100
Water Body: STUMP POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 006A-1 000122 000000
Location: 1 RICHARDS RD
Owner: MALOUIN JAN A INVESTMENT TR M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000123 000000
Location: 7 SHORE DR
Owner: STEWART SUSAN D REVOCABLE TRU
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000126 000000
Location: 6 DONALD RD
Owner: CHAFE JAMES S
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000127 000000
Location: 10 DONALD RD
Owner: DECARLO IAN J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes: BL/WA WF

Map Lot Sub: 006A-1 000131 000000
Location: 16 LONGA RD
Owner: BOISVERT PETER T
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000133 000000
Location: DONALD RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000134 000000
Location: DONALD RD
Owner: LABRECQUE DAVID
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000135 000000
Location: DONALD RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-1 000138 000000
Location: 1 DONALD RD
Owner: GRUBBS KIPP
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes: BL/WA WF

Map Lot Sub: 006A-1 000139 000000
Location: 1 SHORE DR
Owner: CORMIER SUSAN REVOCABLE TRUST
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000005 000000
Location: 10 SHORE DR
Owner: DITSON GEORGE D
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000015 000000
Location: 28 SHORE DR
Owner: COURTIN CATHERINE ELISABETH
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000019 000000
Location: 34 SHORE DR
Owner: PAUL FAMILY 2018 REVOCABLE TRU
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000020 000000
Location: 36 SHORE DR
Owner: PAUL FAMILY 2018 REVOCABLE TRU
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000021 000000
Location: SHORE DR
Owner: O'KEEFE PAUL F
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000022 000000
Location: 2 BAXTER LN
Owner: CORKUM JAMES & CORKUM DEBORA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000023 000000
Location: 4 BAXTER LN
Owner: KNIGHT TIMOTHY R
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000025 000000
Location: 0 BAXTER LN
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000026 000000
Location: 5 BAXTER LN
Owner: RAFFERTY BENJAMEN E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000027 000000
Location: 9 THOMAS RD
Owner: TOUSIGNANT JEFFREY D
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000028 000000
Location: 7 THOMAS RD
Owner: PINKHAM WALLACE F SR
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000029 000000
Location: 1 THOMAS RD
Owner: CARLE LIONEL J A JR
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000031 000000
Location: 2 THOMAS RD
Owner: BOUCHER BRIAN M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000032 000000
Location: 4 THOMAS RD
Owner: CARLE LIONEL J JR
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000033 000000
Location: 15 MIRIAM RD
Owner: RUDIS MICHAEL J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000034 000000
Location: 10 THOMAS RD
Owner: FOTHERGILL KAREN L
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000036 000000
Location: 3 BAXTER LN
Owner: BRUNER RUSSEL T
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000038 000000
Location: 27 MIRIAM RD
Owner: EATON THOMAS W
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000039 000000
Location: 23 MIRIAM RD
Owner: MORRISSEY CHARLES M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000041 000000
Location: 19 MIRIAM RD
Owner: KEEFE SHAWN M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000042 000000
Location: 17 MIRIAM RD
Owner: LOTT TIMOTHY A REVOCABLE TRUS
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000045 000000
Location: 9 MIRIAM RD
Owner: DAVIS PATRICK J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000046 000000
Location: 7 MIRIAM RD
Owner: PAGE JOSEPH G
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000048 000000
Location: 3 MIRIAM RD
Owner: LIVINGSTON SONIA MEDINA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000049 000000
Location: 1 MIRIAM RD
Owner: KIRBY CHRISTOPHER
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000050 000000
Location: 2 MIRIAM RD
Owner: GOYETTE LINDSAY
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000051 000000
Location: MIRIAM RD
Owner: GOYETTE LINDSAY
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000052 000000
Location: 4 MIRIAM RD
Owner: INNIE KENNETH
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000053 000000
Location: 6 MIRIAM RD
Owner: BANGS EUGENE E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000054 000000
Location: 8 MIRIAM RD
Owner: LAMY PAUL J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000055 000000
Location: 12 MIRIAM RD
Owner: ROUSSEAU BRENT
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000056 000000
Location: 16 MIRIAM RD
Owner: STAIRS TAMMY JO
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000058 000000
Location: 18 MIRIAM RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000062 000000
Location: 26 MIRIAM RD
Owner: WALLACE JEFFREY
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000064 000000
Location: 12 ARNOLD RD
Owner: BELL RICHARD H II
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000064 000001
Location: 10 ARNOLD RD
Owner: BEAUPARLANT JAMES A
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000066 000000
Location: 31 SHORE DR
Owner: COOK CLIFTON L
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000067 000000
Location: 27 SHORE DR
Owner: HORNE JAMES A
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000068 000000
Location: 29 CARTER RD
Owner: TAYLOR DANIELLE E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000069 000000
Location: 21 CARTER RD
Owner: CARTER JON W
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000070 000000
Location: 19 CARTER RD
Owner: FREEMAN SHEILA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000071 000000
Location: 17 CARTER RD
Owner: THIBODEAU GEORGE E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000072 000000
Location: 15 CARTER RD
Owner: GRENIER MICHAEL E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000073 000000
Location: 11 CARTER RD
Owner: BIRD JASON R
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000074 000000
Location: 9 CARTER RD
Owner: NOCERA PHILLIP
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000075 000000
Location: 7 CARTER RD
Owner: CROTEAU MICHAEL
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000076 000000
Location: 5 CARTER RD
Owner: INNIE ARLENE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000077 000000
Location: 3 CARTER RD
Owner: INNIE ARLENE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000078 000000
Location: 1 CARTER RD
Owner: MITOULAS GINA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000079 000000
Location: 2 CARTER RD
Owner: LUCCHETTI ALAINA J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000079 000001
Location: 1 MAYHEW RD
Owner: BREWSTER FAMILY REVOC TRUST
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000081 000000
Location: 4 CARTER RD
Owner: SHALEK MARCIA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000082 000000
Location: 6 CARTER RD
Owner: BALLANTINE KEVIN F
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000083 000000
Location: 8 CARTER RD
Owner: MCAULIFFE MICHAEL J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000085 000000
Location: 12 CARTER RD
Owner: SHATTUCK CHRISTOPHER B
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000086 000000
Location: 14 CARTER RD
Owner: SAVARY RAYMOND W
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000087 000000
Location: 16 CARTER RD
Owner: BOUCHER PAUL J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000089 000000
Location: 20 CARTER RD
Owner: BOUCHER PAUL J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000090 000000
Location: 22 CARTER RD
Owner: MORGAN GEORGINA K
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000090 000001
Location: CARTER RD
Owner: MORGAN GEORGINA K
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000091 000000
Location: 1 RENNIE RD
Owner: BOLDEIA FAMILY REVOCABLE TRUS
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000092 000000
Location: 26 CARTER RD
Owner: VACHON MARY P
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000092 000001
Location: 29 MAYHEW RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000093 000000
Location: 28 CARTER RD
Owner: TRINGALI RICHARD
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000094 000000
Location: 30 CARTER RD
Owner: BARTUS JAN
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000095 000000
Location: 23 SHORE DR
Owner: CZARNECKI JUDY A REVOCABLE TRU
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000096 000000
Location: 21 SHORE DR
Owner: DALEY JUDY ELLEN
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000098 000000
Location: 15 MAYHEW RD
Owner: KEATING JULIE R
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000100 000000
Location: 11 MAYHEW RD
Owner: AIKEN SUMMER G
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000101 000000
Location: 9 MAYHEW RD
Owner: BOUCHER KYLE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000103 000000
Location: 3 MAYHEW RD
Owner: MCMAHON STEPHEN M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000104 000000
Location: 296 BABOOSIC LAKE RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000105 000000
Location: 2 MAYHEW RD
Owner: STAMP BRADLEY C
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000107 000000
Location: 6 MAYHEW RD
Owner: PERKINS SEAN M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000108 000000
Location: 8 MAYHEW RD
Owner: PERKINS ROLAND
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000109 000000
Location: 10 MAYHEW RD
Owner: SMITH RICHARD J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000110 000000
Location: 12 MAYHEW RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000112 000000
Location: 16 MAYHEW RD
Owner: FOURNIER PATRICK
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000112 000001
Location: 18 MAYHEW RD
Owner: EDWARDS NICOLE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000114 000000
Location: 3 RENNIE RD
Owner: LINDEN MARY TARA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000115 000000
Location: 3 ARNOLD RD
Owner: SAARI ROBERT S
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000116 000000
Location: 29 LONGA RD
Owner: KLAAR-GARCIA CAROLINE ZINITA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	10/19/20	9365/1801	Q I	$300,500
Current Assessment:				$314,200

Map Lot Sub: 006A-2 000117 000000
Location: 19 SHORE DR
Owner: FAJANS WILLIAM NOEL
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000118 000000
Location: 31 LONGA RD
Owner: VAUGHN JR MARK W
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000119 000000
Location: 25 LONGA RD
Owner: FITZGERALD JOHN
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000120 000000
Location: 21 LONGA RD
Owner: TWAROG PATRICIA
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000123 000000
Location: 11 LONGA RD
Owner: FERRY ROBERT F
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000124 000000
Location: 5 LONGA RD
Owner: FORD DEBRA J
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000125 000000
Location: 3 LONGA RD
Owner: SURTEES MICHAEL R
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000126 000000
Location: 1 LONGA RD
Owner: WETHERBEE JOSHUA K
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000127 000000
Location: 292 BABOOSIC LAKE RD
Owner: HALL DANIEL P
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000128 000000
Location: 4 LONGA RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000129 000001
Location: 10 LONGA RD
Owner: FAGAN KIERAN M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000129 000002
Location: 14 LONGA RD
Owner: AMOO REBECCA M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000132 000000
Location: 18 LONGA RD
Owner: ALLISON SHAWN A
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000133 000000
Location: 20 LONGA RD
Owner: SOUCY ROBERT P
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000134 000000
Location: 24 LONGA RD
Owner: O'BRIEN DENNIS FAMILY TRUST
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000135 000000
Location: 26 LONGA RD
Owner: WATKINS GRACE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000136 000000
Location: 8 RICHARDS RD
Owner: HALL CHARLES E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000137 000000
Location: 30 LONGA RD
Owner: ALLARD BRIAN E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000138 000000
Location: 32 LONGA RD
Owner: WALKER JOYCE BEATRICE
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000139 000000
Location: 9 SHORE DR
Owner: JILLSON JAMES E
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000140 000000
Location: 4 RICHARDS RD
Owner: LACEFIELD REBECCA M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000141 000000
Location: RICHARDS RD
Owner: LACEFIELD REBECCA M
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000142 000000
Location: 11 RICHARDS RD
Owner: WATKINS MARK F
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000144 000000
Location: 7 RICHARDS RD
Owner: D'ALESSIO JANET
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000145 000000
Location: 5 RICHARDS RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000146 000000
Location: 3 RICHARDS RD
Owner: STEARNS DEAN
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000157 000000
Location: 12 JEBB RD
Owner: DEMERS CAREY & SHEILA FAMILY T
Waterfront Value: $ 13,300
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes: OBST LAKEVU

Map Lot Sub: 00002C 000075 000000
Location: THORNTON RD WEST
Owner: ANSDELL PATRICIA M TRUST
Waterfront Value: $ 13,800
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-3 000112 000000
Location: 43 ISLAND DR
Owner: MCCORMICK BARBARA J
Waterfront Value: $ 14,000
Water Body: HORSESHOE POND
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-1 000041 000000
Location: 19 AUTUMN LN
Owner: GRIFFIN INGEBORG M
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-1 000043 000000
Location: 11 FOUR SEASONS LN
Owner: WRIGHT THOMAS
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-1 000078 000000
Location: 8 SURREY LN
Owner: PEARSON ANDREW B
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: 4 SEASONS/SHRD BCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-1 000119 000000
Location: 31 SCENIC VISTA WY
Owner: WENTWORTH KEITH G
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000158 000000
Location: 14 JEBB RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000179 000000
Location: 5 NORTH JEBB RD
Owner: GRANT GEORGE B
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 006A-2 000180 000000
Location: 3 NORTH JEBB RD
Owner: KEARNS JOSEPH T
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes: SEPTIC LOT

Map Lot Sub: 006A-2 000181 000000
Location: 7 JEBB RD
Owner: BRIDEAU TRACY
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes: SEPTIC LOT

Map Lot Sub: 006A-2 000182 000000
Location: 3 JEBB RD
Owner: MAHER STEVEN D
Waterfront Value: $ 14,000
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes: SEPTIC LOT

Map Lot Sub: 00002E 000005 000001
Location: MAST RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 14,200
Water Body: MERRIMACK RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 006A-1 000140 000000
Location: 32 SCENIC VISTA WY
Owner: SVW REALTY LLC
Waterfront Value: $ 15,400
Water Body: BABOOSIC LAKE
Access: WATER ACCESS
Location: MAIN BODY W/ VUS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000023 000000
Location: 12 DAWN AV
Owner: SHAW PAUL J
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000024 000000
Location: 14 DAWN AV
Owner: ABAID ROSE A REVOCABLE TRUST
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000025 000000
Location: 16 DAWN AV
Owner: DONOHUE & EIKELBOOM REVOC TR
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000026 000000
Location: 18 DAWN AV
Owner: CARRINGTON MICHELLE
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000028 000000
Location: 14 SUNSET DR
Owner: BERGERON JENI-MAE
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000031 000000
Location: 19 DAWN AV
Owner: ROBEY ERIC
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000032 000000
Location: 17 DAWN AV
Owner: KOROMA DUSUBA M
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000033 000000
Location: 2 HIGHNOON AV
Owner: STEVENS ANITA
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000034 000000
Location: 6 HIGHNOON AV
Owner: JAYNES STEVEN A SR & LAURA K
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000035 000000
Location: 6 INGHAM RD
Owner: FERRETTI DAVID J
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000036 000000
Location: 5 INGHAM RD
Owner: CROSS GLEN E & KATHLEEN
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000037 000000
Location: 3 INGHAM RD
Owner: JOYAL LAUREN
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000038 000000
Location: 1 INGHAM RD
Owner: BELL COREY
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000001 000000
Location: 8 INGHAM RD
Owner: BALDVINS CYNTHIA S
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000002 000000
Location: 10 INGHAM RD
Owner: MELONE JAMES M
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000003 000000
Location: 6 SUNSET DR
Owner: BROWN RW II FIRST REVOCABLE TR
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000004 000000
Location: 8 SUNSET DR
Owner: SULLIVAN JOSEPH M
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

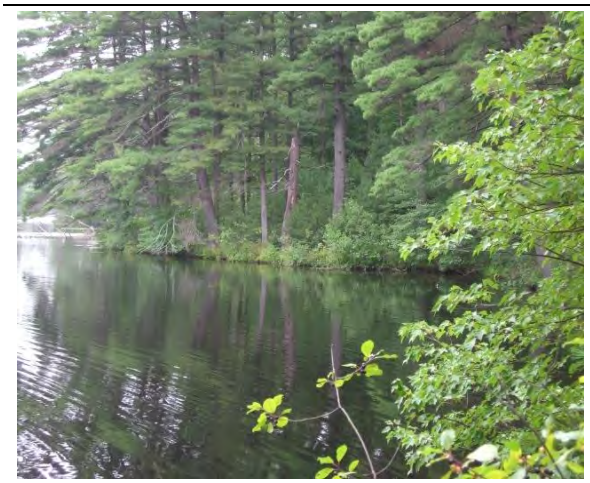
Map Lot Sub: 00003C 000028 000000
Location: 15 INGHAM RD
Owner: BALDVINS ALLAN L
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000029 000000
Location: 9 INGHAM RD
Owner: BLANCHETTE DAVID J
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003C 000030 000001
Location: 7 INGHAM RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes: LF EST, BEACH 4 WA

Map Lot Sub: 00003C 000031 000000
Location: 8 MORNINGSIDE AV
Owner: GILL ANDREA E
Waterfront Value: $ 16,800
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00002C 000074 000000
Location: THORNTON RD WEST
Owner: PENNICHUCK WATER WORKS INC
Waterfront Value: $ 17,100 CU
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST



Map Lot Sub: 00002D 000004 000001
Location: AL PAUL LN
Owner: PENNICHUCK WATER WORKS INC
Waterfront Value: $ 17,100 CU
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00002E 000005 000000
Location: MAST RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 17,100
Water Body: MERRIMACK RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00002C 000001 000000
Location: 5 THORNTON RD
Owner: DABILIS THOMAS P
Waterfront Value: $ 17,200
Water Body: BOWERS POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00002A 000014 000000
Location: 503 BOSTON POST RD
Owner: MULLEY ONE FAMILY TRUST
Waterfront Value: $ 18,600
Water Body: STUMP POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 237
Notes:

Map Lot Sub: 00002C 000027 000000
Location: 12 SUNSET DR
Owner: REID DANIEL GREGORY
Waterfront Value: $ 19,300
Water Body: NATICOOK LAKE
Access: WATER ACCESS
Location: MAIN BODY W/ VUS
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 00003D 000032 000000
Location: DW HIGHWAY
Owner: ANHEUSER-BUSCH COMM STRATEGY
Waterfront Value: $ 21,600
Water Body: MERRIMACK RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00004B 000009 000000
Location: 35 TOMASIAN DR
Owner: TOMASIAN LYNDA REVOC TRUST OF
Waterfront Value: $ 22,800
Water Body: MERRIMACK RIVER
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes:

Map Lot Sub: 00002A 000012 000000
Location: 515 BOSTON POST RD
Owner: WATKINS DAVID C
Waterfront Value: $ 22,900
Water Body: STUMP POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 400
Notes: STUMP POND 400' WF

Map Lot Sub: 00002A 000013 000000
Location: 511 BOSTON POST RD
Owner: PUOPOLO STEPHEN V
Waterfront Value: $ 23,300
Water Body: STUMP POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 500
Notes:

Map Lot Sub: 003D-1 000003 000000
Location: CARON ST
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 24,600 CU
Water Body: MERRIMACK RIVER
Access: UNDEVELOPED
Location: MAIN BODY W/ VUS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00003A 000061 000000
Location: SEAVERNS BRIDGE RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 25,900
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002C 000076 000000
Location: 17 THORNTON RD WEST
Owner: ANSDELL PATRICIA M TRUST
Waterfront Value: $ 26,500
Water Body: BOWERS POND
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00005C 000641 000000
Location: 38 TURKEY HILL RD
Owner: OBERMILLER STEPHEN J
Waterfront Value: $ 27,000
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: FLOODING
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00002C 000002 000000
Location: 3 THORNTON RD
Owner: NAKAMOTO SHU REVOC TRUST & TR
Waterfront Value: $ 27,400
Water Body: HOLTS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000542 000000
Location: 11 BIRCH ST
Owner: LOWE KENNETH E
Waterfront Value: $ 30,600
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

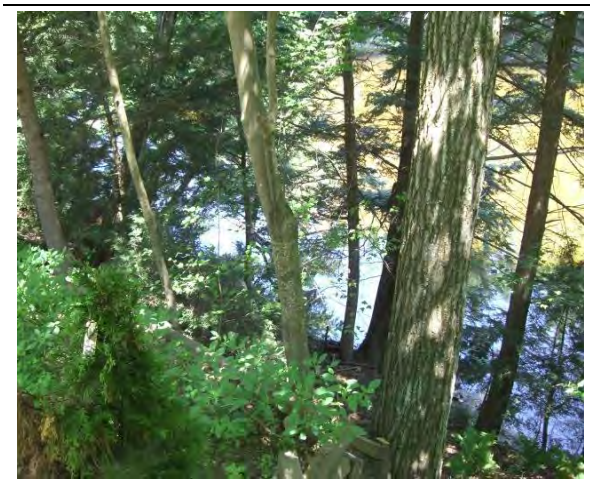
Map Lot Sub: 00004C 000267 000000
Location: 18 EDWARD LN
Owner: SHOEMAKE DENISE M
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000653 000000
Location: 10 EDWARD LN
Owner: LANDRY MARK
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000654 000000
Location: 8 EDWARD LN
Owner: DESANTIS KEITH H
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000655 000000
Location: 6 EDWARD LN
Owner: ROYAL DARYL
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000655 000001
Location: 4A EDWARD LN
Owner: MCNEILL SANDRA
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST



Map Lot Sub: 00005C 000655 000002
Location: 4 EDWARD LN
Owner: HALL HARLEY T
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000656 000000
Location: 2A EDWARD LN
Owner: SNELL BRIAN
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000657 000000
Location: 2 EDWARD LN
Owner: POWERS ROBERT L II
Waterfront Value: $ 31,200
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000671 000002
Location: 11 MEETINGHOUSE RD
Owner: MAYNARD JOHN M
Waterfront Value: $ 31,900
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 30
Notes:

Map Lot Sub: 00003A 000062 000000
Location: 1 COUNTY RD
Owner: POCKL WILLIAM C
Waterfront Value: $ 32,600
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000582 000000
Location: 14 SUNDALE DR
Owner: DUNN FRANK J
Waterfront Value: $ 32,600
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000671 000003
Location: 9 MEETINGHOUSE RD
Owner: TREECE MARSHA
Waterfront Value: $ 32,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: STEEP WF
Condition: 100 **Frontage Feet:** 77
Notes:

Map Lot Sub: 00005C 000614 000000
Location: 16 BEACON DR
Owner: GOODRIDGE TIMOTHY P
Waterfront Value: $ 33,000
Water Body: SOUHEGAN RIVER
Access: GRASSY AND/OR CLEARD
Location: FLOODING
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

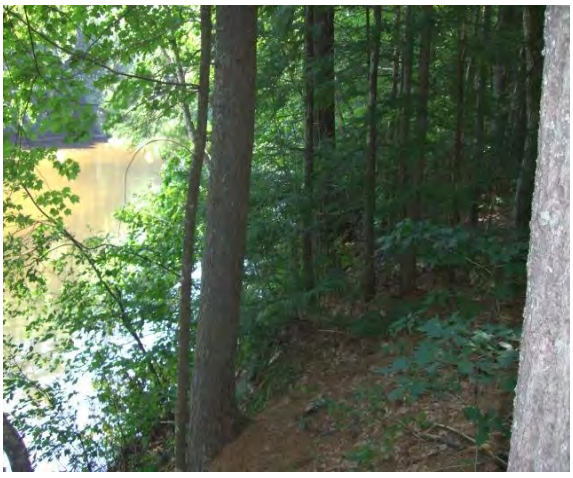
Map Lot Sub: 00005C 000616 000000
Location: 18 BEACON DR
Owner: ABAGIS JOHN
Waterfront Value: $ 33,000
Water Body: SOUHEGAN RIVER
Access: GRASSY AND/OR CLEARD
Location: FLOODING
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00003A 000066 000000
Location: 233 AMHERST RD
Owner: BELLAVANCE JOSEPH A III REV TR
Waterfront Value: $ 34,200
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000615 000000
Location: BEACON DR
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 34,200
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000586 000000
Location: 16 EDGEWOOD AV
Owner: O'NEIL SCOTT C
Waterfront Value: $ 34,600
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000617 000000
Location: 20 BEACON DR
Owner: MJ 20 BEACON ST LLC
Waterfront Value: $ 34,800
Water Body: SOUHEGAN RIVER
Access: GRASSY AND/OR CLEARD
Location: FLOODING
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST



Map Lot Sub: 00005C 000646 000000
Location: 10 ATHERTON RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 35,200
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00005C 000650 000000
Location: 16 EDWARD LN
Owner: HARRIS MATTHEW J
Waterfront Value: $ 35,400
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000584 000000
Location: 18 SUNDALE DR
Owner: GAUTIERI JOHN M
Waterfront Value: $ 36,500
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000571 000000
Location: 84 BABOOSIC LAKE RD
Owner: TWARDOSKY FRANK 2014 REV TRUST
Waterfront Value: $ 36,600
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000671 000000
Location: 49 TURKEY HILL RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 37,300
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00002C 000003 000000
Location: 1 THORNTON RD
Owner: CAMMAROTA AMY E
Waterfront Value: $ 37,400
Water Body: HOLTS POND
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00004C 000272 000000
Location: 11 CHRISTOPHER RD
Owner: BURNARD JAMES
Waterfront Value: $ 37,400
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00004C 000273 000000
Location: 9 CHRISTOPHER RD
Owner: BURNARD JAMES E
Waterfront Value: $ 37,400
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000020 000000
Location: 80 ISLAND DR
Owner: BALLOU ARLENE
Waterfront Value: $ 38,100
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000021 000000
Location: 82 ISLAND DR
Owner: BAIRD GEORGE
Waterfront Value: $ 38,100
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00004B 000114 000006
Location: 108 WILSON HILL RD
Owner: WATSON BARBARA
Waterfront Value: $ 39,300 CU
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: 42.853777725551886

Map Lot Sub: 00004C 000033 000002
Location: MEETINGHOUSE RD
Owner: THOMAS GREGORY M
Waterfront Value: $ 39,300 CU
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00002B 000258 000000
Location: 18 DIRT RD
Owner: CROSBY JACOB & FRANCES REV TRU
Waterfront Value: $ 40,300
Water Body: NATICOOK LAKE
Access: UNDEVELOPED
Location: INLET
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-3 000104 000000
Location: 50 ISLAND DR
Owner: SOUCY MICHAEL LEO
Waterfront Value: $ 40,300
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST/STAIRS

Map Lot Sub: 004D-1 000010 000000
Location: GRIFFIN ST
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 40,500
Water Body: MERRIMACK RIVER
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00004B 000032 000000
Location: 35 DAVIDSON AV
Owner: AVILES FAMILY 2015 REV TRUST
Waterfront Value: $ 40,800
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000521 000000
Location: 3 PINEHAVEN DR
Owner: GREYNOLDS DAVID II
Waterfront Value: $ 40,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000522 000000
Location: 1 PINEHAVEN DR
Owner: DOUCETTE JEANNE M
Waterfront Value: $ 40,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000523 000000
Location: 35 SOUHEGAN DR
Owner: LEWIS CHARLES ALAN
Waterfront Value: $ 40,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000541 000000
Location: 12 BIRCH ST
Owner: SHIMANSKI DESROCHES LAUREN A
Waterfront Value: $ 40,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000566 000000
Location: 72 BABOOSIC LAKE RD
Owner: LAVOIE LIONEL E & PRISCILLA R
Waterfront Value: $ 42,100
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

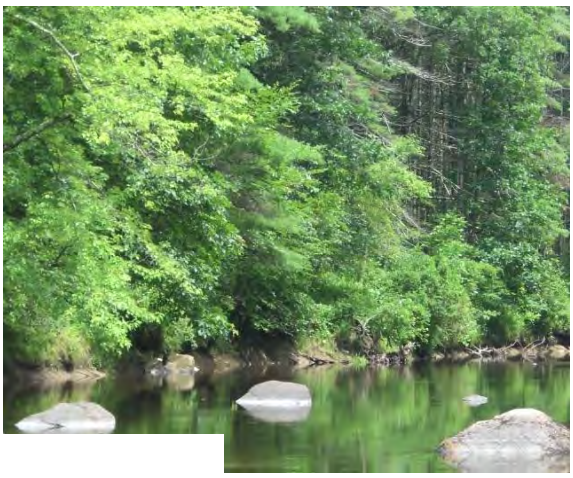
Map Lot Sub: 00005C 000570 000000
Location: 82 BABOOSIC LAKE RD
Owner: TWARDOSKY FRANK REVOC TRUST
Waterfront Value: $ 42,100
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00003A 000059 000000
Location: 102 SEAVERNS BRIDGE RD
Owner: ALLEN FAITH
Waterfront Value: $ 43,200
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000520 000000
Location: 5 PINEHAVEN DR
Owner: PONICAN JOHN C
Waterfront Value: $ 43,200
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000120 000000
Location: 86 ISLAND DR
Owner: PARK BRUCE G
Waterfront Value: $ 45,500
Water Body: HORSESHOE POND
Access: NATURAL
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: WF

	Date	Book/Page	Type	Price
Most Recent Sale:	10/20/20	9366/1609	Q I	$350,000
Current Assessment:				$368,000



Map Lot Sub: 00003A 000065 000000
Location: 2 COUNTY RD
Owner: CURRY ROBERT & KAREN REVOCABL
Waterfront Value: $ 45,600
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000604 000000
Location: 17A EDGEWOOD AV
Owner: KOMERS KIMBERLY A
Waterfront Value: $ 45,600
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000606 000000
Location: 18 TURKEY HILL RD
Owner: MAZZOLA MICHAEL
Waterfront Value: $ 45,600
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000121 000000
Location: 31 ISLAND DR
Owner: BOTSCH DONALD H & GERALDINE RE
Waterfront Value: $ 45,800
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 65
Notes:

Map Lot Sub: 00004A 000002 000000
Location: 221 AMHERST RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 45,900
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

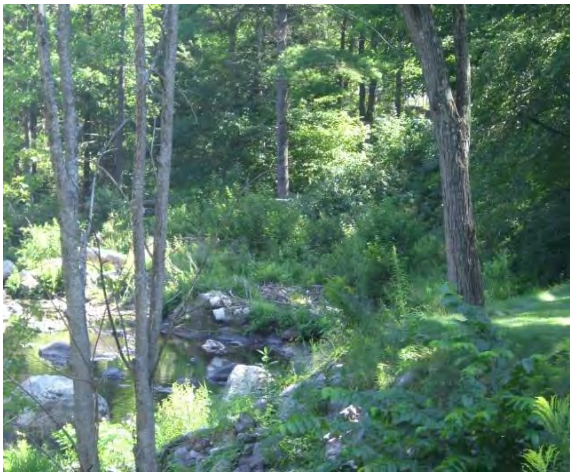
Map Lot Sub: 00005C 000659 000000
Location: HEMLOCK ST
Owner: STATE OF NH - DOT
Waterfront Value: $ 45,900
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00004C 000271 000000
Location: 15 CHRISTOPHER RD
Owner: WINKLER JOHN E
Waterfront Value: $ 46,800
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000103 000000
Location: 48 ISLAND DR
Owner: ECKE JAMES E
Waterfront Value: $ 48,400
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 90
Notes: LF EST

Map Lot Sub: 00005C 000658 000000
Location: HEMLOCK ST
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 48,600
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 005D-4 000100 000000
Location: OFF MCELWAIN ST
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 49,000
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: SOUHEGAN RF WF



Map Lot Sub: 00004C 000283 000000
Location: 30 WEST CHAMBERLAIN RD
Owner: GALLANT DENIS & LINDA REVOC TR
Waterfront Value: $ 49,400
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

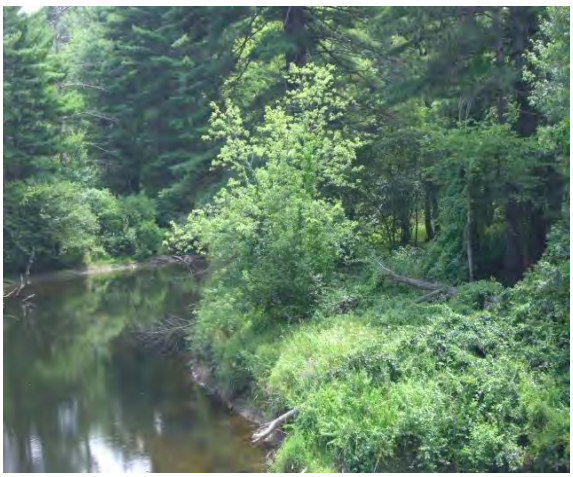
Map Lot Sub: 00004C 000284 000000
Location: 32 WEST CHAMBERLAIN RD
Owner: KOBZIK FAMILY REVOCABLE TRUST
Waterfront Value: $ 49,400
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00003A 000060 000000
Location: 110 SEAVERNS BRIDGE RD
Owner: MARIN ELVIS A
Waterfront Value: $ 49,900
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000651 000000
Location: 14 EDWARD LN
Owner: WILSON DOUGLAS D
Waterfront Value: $ 51,000
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000652 000000
Location: 12 EDWARD LN
Owner: MAGNAN DENNIS
Waterfront Value: $ 51,000
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002B 000324 000000
Location: CONTINENTAL BV
Owner: PENNICHUCK CORPORATION
Waterfront Value: $ 51,300 CU
Water Body: HOLTS POND
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST



Map Lot Sub: 00005C 000672 000000
Location: 2 MCQUESTION RD
Owner: MCCABE ROBERT A
Waterfront Value: $ 51,300 CU
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 004D-2 000010 000000
Location: 60 ISLAND DR
Owner: O'NEILL MARGARET MARY
Waterfront Value: $ 52,100
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000013 000000
Location: 66 ISLAND DR
Owner: SIMONEAU LYNNE L
Waterfront Value: $ 52,100
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000014 000000
Location: 68 ISLAND DR
Owner: PAPAGNI TERRY L
Waterfront Value: $ 52,100
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000015 000000
Location: 70 ISLAND DR
Owner: BROUILLETTE RICHARD C JR
Waterfront Value: $ 52,100
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000019 000000
Location: 78 ISLAND DR
Owner: CRAIGUE DAVID
Waterfront Value: $ 52,100
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000583 000000
Location: 16 SUNDALE DR
Owner: CAMPBELL ROBERT J
Waterfront Value: $ 52,300
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000612 000000
Location: 12 BEACON DR
Owner: DUVAL LEO G
Waterfront Value: $ 52,300
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00002C 000007 000000
Location: 3 STUART DR
Owner: BERNARD FAMILY REVOCABLE TRUS
Waterfront Value: $ 52,400
Water Body: HOLTS POND
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00002C 000009 000012
Location: 14 HOLTS LANDING
Owner: WOZNIAK JOHNSON FAMILY REVOCA
Waterfront Value: $ 52,400
Water Body: HOLTS POND
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00005C 000645 000000
Location: 80 TURKEY HILL RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 52,400
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 004D-3 000096 000000
Location: 34 ISLAND DR
Owner: HARDIN VANVRAANKEN TAYLOR CH
Waterfront Value: $ 53,200
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000097 000000
Location: 36 ISLAND DR
Owner: MAHONEY CHERYL A
Waterfront Value: $ 53,200
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000098 000000
Location: 38 ISLAND DR
Owner: HERRON TIFFANY R
Waterfront Value: $ 53,200
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000095 000000
Location: 32 ISLAND DR
Owner: NUGENT FRANCIS X
Waterfront Value: $ 54,300
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 110
Notes: LF EST

Map Lot Sub: 004D-3 000101 000000
Location: 44 ISLAND DR
Owner: NAWROCKI CHRISTINE A REV LIVIN
Waterfront Value: $ 54,800
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 116
Notes: lf est

Map Lot Sub: 004D-2 000011 000000
Location: 62 ISLAND DR
Owner: BACON MARY
Waterfront Value: $ 54,900
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-2 000012 000000
Location: 64 ISLAND DR
Owner: FRENCH KENNETH W REVOC TRUST
Waterfront Value: $ 54,900
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-3 000105 000000
Location: 52 ISLAND DR
Owner: MARTIN WALTER
Waterfront Value: $ 54,900
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 143
Notes: LF EST STAIRS

Map Lot Sub: 004D-3 000094 000000
Location: 30 ISLAND DR
Owner: DESCHENEAUX DAVID
Waterfront Value: $ 55,300
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 120
Notes: LF EST

Map Lot Sub: 004D-3 000099 000000
Location: 40 ISLAND DR
Owner: MACKEY MARGARET E
Waterfront Value: $ 55,900
Water Body: HORSESHOE POND
Access: NATURAL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 124
Notes: LF EST

Map Lot Sub: 00004C 000033 000004
Location: MEETINGHOUSE RD
Owner: LABORE MICHAEL SCOTT
Waterfront Value: $ 56,600 CU
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00004C 000281 000001
Location: 5 STEEP ST
Owner: NUXOLL HENRY J
Waterfront Value: $ 56,700
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 00005C 000638 000000
Location: 30 TURKEY HILL RD
Owner: PIERCE ANNE
Waterfront Value: $ 58,800
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MODERATE WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 005D-3 000128 000000
Location: 26 BABOOSIC LAKE RD
Owner: MERRIMACK SCHOOL DISTRICT
Waterfront Value: $ 60,800
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 500
Notes: LF EST

Map Lot Sub: 004D-2 000018 000000
Location: 76 ISLAND DR
Owner: LAROCK BRIDGID
Waterfront Value: $ 61,000
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes: LF EST

Map Lot Sub: 004D-4 000041 000000
Location: 25 ISLAND DR
Owner: BEHRENS WILLIAM L
Waterfront Value: $ 61,000
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 005D-4 000010 000000
Location: 8 WOODBURY ST
Owner: MERRIMACK SCHOOL DISTRICT
Waterfront Value: $ 61,200
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00003A 000060 000001
Location: 106 SEAVERNS BRIDGE RD
Owner: SPITZ ROBERT K REVOC TRUST
Waterfront Value: $ 62,400
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub:	00005C 000640 000000
Location:	36 TURKEY HILL RD
Owner:	FLATTERY PATRICK JAMES
Waterfront Value:	$ 62,400
Water Body:	SOUHEGAN RIVER
Access:	IMPROVED LOT
Location:	GRASSY AND/OR CLEARD
Topography:	ROLLING WF
Condition:	100 **Frontage Feet:** 100
Notes:	LF EST

	Date	Book/Page	Type	Price
Most Recent Sale:	03/31/21	9448/1649	Q I	$380,000
Current Assessment:				$387,100

Map Lot Sub:	00004B 000102 000000
Location:	8 RIVERGATE RD
Owner:	HUBER EDNA B FAMILY TRUST
Waterfront Value:	$ 65,400
Water Body:	SOUHEGAN RIVER
Access:	IMPROVED LOT
Location:	GRASSY AND/OR CLEARD
Topography:	MILD WF
Condition:	100 **Frontage Feet:** 100
Notes:	LF EST

Map Lot Sub:	00005C 000587 000000
Location:	18 EDGEWOOD AV
Owner:	LAROCQUE DAVID E
Waterfront Value:	$ 65,400
Water Body:	SOUHEGAN RIVER
Access:	IMPROVED LOT
Location:	GRASSY AND/OR CLEARD
Topography:	MILD WF
Condition:	100 **Frontage Feet:** 100
Notes:	LF EST

Map Lot Sub:	00005C 000639 000000
Location:	34 TURKEY HILL RD
Owner:	MAZZOLA CIRO N JR
Waterfront Value:	$ 65,400
Water Body:	SOUHEGAN RIVER
Access:	IMPROVED LOT
Location:	GRASSY AND/OR CLEARD
Topography:	MILD WF
Condition:	100 **Frontage Feet:** 100
Notes:	LF EST

	Date	Book/Page	Type	Price
Most Recent Sale:	05/14/21	9469/2237	Q I	$430,000
Current Assessment:				$422,300

Map Lot Sub: 00005C 000642 000000
Location: 40 TURKEY HILL RD
Owner: AYER KEVIN T
Waterfront Value: $ 65,400
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 005D-4 000074 000000
Location: 441 DW HIGHWAY
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 67,500
Water Body: SOUHEGAN RIVER
Access: UNDEVELOPED
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 1,300
Notes: LF EST

Map Lot Sub: 00002C 000006 000000
Location: 7 STUART DR
Owner: GAGNON REVOCABLE TRUST
Waterfront Value: $ 69,000
Water Body: HOLTS POND
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00004C 000275 000000
Location: 6 STEEP ST
Owner: CASON MICHAEL WAYNE
Waterfront Value: $ 70,900
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: /2 ISLS/LF EST

Map Lot Sub: 00004C 000281 000000
Location: 3 STEEP ST
Owner: GALLANT DENIS & LINDA REVOC TR
Waterfront Value: $ 70,900
Water Body: WILDCAT FALLS/SR
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00004A 000004 000001
Location: SAVANNAH WY
Owner: ANDREASEN DWAYNE D 2016 REVOC
Waterfront Value: $ 72,000 CU
Water Body: SOUHEGAN RIVER
Access: NATURAL
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

	Date	Book/Page	Type	Price
Most Recent Sale:	04/09/21	9452/2408	Q V	$450,000
Current Assessment:				$426,200

Map Lot Sub: 00002C 000009 000011
Location: 10 HOLTS LANDING
Owner: TIMM FAMILY REVOCABLE TRUST
Waterfront Value: $ 75,200
Water Body: HOLTS POND
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00004C 000033 000000
Location: 37 MEETINGHOUSE RD
Owner: LABORE MICHAEL SCOTT
Waterfront Value: $ 75,200
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00003A 000067 000000
Location: 231 AMHERST RD
Owner: GRAY MICHELLE K
Waterfront Value: $ 75,600
Water Body: SOUHEGAN RIVER
Access: GRASSY AND/OR CLEARD
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00005C 000643 000000
Location: 46 TURKEY HILL RD
Owner: SUTPHIN ELDON M
Waterfront Value: $ 75,600
Water Body: SOUHEGAN RIVER
Access: GRASSY AND/OR CLEARD
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 004D-3 000102 000000
Location: 46 ISLAND DR
Owner: NIGRO FAMILY REV LIVING TRUST
Waterfront Value: $ 77,800
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 112
Notes: LF EST

Map Lot Sub: 00002C 000010 000000
Location: 12 HOLTS LANDING
Owner: TALBOTT JONATHAN A
Waterfront Value: $ 79,400
Water Body: HOLTS POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 200
Notes: LF EST

Map Lot Sub: 00004B 000114 000009
Location: 16 UPHAM RD
Owner: JETTE KIMBERLY A
Waterfront Value: $ 79,400
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 200
Notes: 42.853777725551886

Map Lot Sub: 00005C 000671 000001
Location: 17 MEETINGHOUSE RD
Owner: BUCK REVOCABLE TRUST
Waterfront Value: $ 80,400
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 386
Notes:

Map Lot Sub: 004D-2 000017 000000
Location: 74 ISLAND DR
Owner: ILYADIS NICHOLAS REVOCABLE TRU
Waterfront Value: $ 80,500
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 006A-2 000171 000000
Location: 11 JEBB RD
Owner: OVENS LORETTA A REVOCABLE TRU
Waterfront Value: $ 80,500
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 10
Notes:

Map Lot Sub: 004D-3 000106 000000
Location: 54 ISLAND DR
Owner: POLTACK CYNTHIA A
Waterfront Value: $ 82,400
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 140
Notes: LF EST

Map Lot Sub: 004D-3 000119 000000
Location: 84 ISLAND DR
Owner: DICHIARA CHRISTINE L
Waterfront Value: $ 84,500
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 125
Notes: LF EST

Map Lot Sub: 00004B 000089 000000
Location: 30A WILSON HILL RD
Owner: MCCABE ROBERT A
Waterfront Value: $ 88,200
Water Body: SOUHEGAN RIVER
Access: DISTANCE TO WATER
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 950
Notes: LF EST

Map Lot Sub: 004D-4 000068 000000
Location: 28 ISLAND DR
Owner: PINET ALAN D & JEANNE R REVOCA
Waterfront Value: $ 89,500
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 391
Notes:

Map Lot Sub: 00003C 000020 000000
Location: NATICOOK RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 90,300
Water Body: NATICOOK LAKE
Access: UNDEVELOPED
Location: ISLAND
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 004D-3 000107 000000
Location: 56 ISLAND DR
Owner: GUERRETTE LIVING TRUST
Waterfront Value: $ 92,300
Water Body: HORSESHOE POND
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 308
Notes: LF EST

Map Lot Sub: 006A-2 000001 000000
Location: 8 SHORE DR
Owner: ALLARD BRIAN E
Waterfront Value: $ 93,300
Water Body: BABOOSIC LAKE
Access: UNDEVELOPED
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 25
Notes: lf est

Map Lot Sub: 00002B 000277 000000
Location: 1 DIRT RD
Owner: ZINNES ROBERT M TRUST
Waterfront Value: $ 97,700
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 40
Notes:

Map Lot Sub: 00004A 000004 000000
Location: 124 WILSON HILL RD
Owner: FARRELL FAMILY REVOC TRUST
Waterfront Value: $ 98,100
Water Body: SOUHEGAN RIVER
Access: IMPROVED LOT
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 004D-4 000038 000000
Location: 29 ISLAND DR
Owner: SOMERVILLE DARLENE F
Waterfront Value: $ 98,600
Water Body: HORSESHOE POND
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 150
Notes:

Map Lot Sub: 00002C 000021 000000
Location: 2 VETERANS PARK DR
Owner: QUIMBY CARL A REV TRUST
Waterfront Value: $ 100,000
Water Body: NATICOOK LAKE
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 85
Notes:

Map Lot Sub: 00002B 000276 000000
Location: 3 DIRT RD
Owner: RAZZABONI LORI MARIE
Waterfront Value: $ 109,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 51
Notes:

Map Lot Sub: 00003C 000011 000000
Location: 26 INGHAM RD
Owner: ESTONA THOMAS & ELIZABETH REV
Waterfront Value: $ 109,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 00004C 000285 000000
Location: 34 WEST CHAMBERLAIN RD
Owner: MORELLI JESSE
Waterfront Value: $ 109,900
Water Body: WILDCAT FALLS/SR
Access: BEACH AND/OR LNDSCP
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 200
Notes: lf from mls

	Date	Book/Page	Type	Price
Most Recent Sale:	07/26/21	9502/1194	Q I	$960,000
Current Assessment:				$673,900

Map Lot Sub: 00002B 000278 000000
Location: 168 NATICOOK RD
Owner: MANDELL NOAH A
Waterfront Value: $ 113,400
Water Body: NATICOOK LAKE
Access: IMPROVED LOT
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 00002B 000285 000000
Location: 155 CAMP SARGENT RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 113,400
Water Body: NATICOOK LAKE
Access: UNDEVELOPED
Location: NATURAL/WOODS
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 1,600
Notes:

Map Lot Sub: 00002B 000283 000000
Location: 177 CAMP SARGENT RD
Owner: MURPHY EDWARD M
Waterfront Value: $ 115,200
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 60
Notes:

Map Lot Sub: 00002B 000284 000000
Location: 175 CAMP SARGENT RD
Owner: INTERSECTION CHURCH OF
Waterfront Value: $ 115,200
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 60
Notes:

Map Lot Sub: 00002B 000261 000000
Location: 24 DIRT RD
Owner: CARDIMINO PETER A
Waterfront Value: $ 115,500
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: INLET
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 00003C 000012 000000
Location: 28 INGHAM RD
Owner: ALDRICH EARL R
Waterfront Value: $ 119,000
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 45
Notes:

Map Lot Sub: 00002B 000282 000000
Location: 179 CAMP SARGENT RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 119,700
Water Body: NATICOOK LAKE
Access: BOAT LAUNCH
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 40
Notes:

Map Lot Sub: 00003C 000015 000000
Location: 34 INGHAM RD
Owner: HOVAN LINDA E
Waterfront Value: $ 119,700
Water Body: NATICOOK LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 00003C 000013 000000
Location: 30 INGHAM RD
Owner: GOCI ANN E LIVING TR 11/16/99
Waterfront Value: $ 122,100
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 00003C 000018 000000
Location: 40 INGHAM RD
Owner: RONDEAU RICHARD W
Waterfront Value: $ 122,100
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 00005A 000012 000000
Location: 447 SO BABOOSIC LAKE RD
Owner: WEBER DONALD A REVOCABLE TRU
Waterfront Value: $ 126,000
Water Body: BABOOSIC LAKE
Access: DISTANCE TO WATER
Location: FLOODING
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: approx 15' useable

Map Lot Sub: 00002C 000020 000000
Location: 1 VETERANS PARK DR
Owner: GETTEL ROGER REVOCABLE TRUST
Waterfront Value: $ 133,000
Water Body: NATICOOK LAKE
Access: IMPROVED LOT
Location: NATURAL/WOODS
Topography: MILD WF
Condition: 100 **Frontage Feet:** 498
Notes:

Map Lot Sub: 00003C 000008 000000
Location: 3 SUNSET DR
Owner: FORLEO BENJAMIN A
Waterfront Value: $ 134,000
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 80
Notes:

Map Lot Sub: 00003C 000010 000001
Location: 20 INGHAM RD
Owner: WHITE CARROLL W & JUNE L REV T
Waterfront Value: $ 135,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 98
Notes:

Map Lot Sub: 00002B 000266 000000
Location: 25 DIRT RD
Owner: SGC REVOCABLE LIVING TRUST
Waterfront Value: $ 137,200
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: LF EST

Map Lot Sub: 00003C 000014 000000
Location: 32 INGHAM RD
Owner: RICHARD SCOTT R
Waterfront Value: $ 137,300
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 00003C 000016 000000
Location: 36 INGHAM RD
Owner: BROBST SUSAN
Waterfront Value: $ 137,300
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 00002B 000280 000000
Location: 172 NATICOOK RD
Owner: BLAIS ROGER F
Waterfront Value: $ 140,100
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 67
Notes:

Map Lot Sub: 00002B 000255 000003
Location: 7 DIRT RD
Owner: WARD TREVOR L
Waterfront Value: $ 145,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 169
Notes:

Map Lot Sub: 00002B 000268 000000
Location: 21 DIRT RD
Owner: FALLON MARYLOU
Waterfront Value: $ 146,500
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 78
Notes:

Map Lot Sub: 00002C 000029 000000
Location: 15 SUNSET DR
Owner: COLLETTE BRIAN R
Waterfront Value: $ 147,600
Water Body: NATICOOK LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 160
Notes:

Map Lot Sub: 00002B 000281 000000
Location: 174 NATICOOK RD
Owner: BAZELMANS DAWN L REVOC TRUST
Waterfront Value: $ 148,000
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 92
Notes:

Map Lot Sub: 00002B 000267 000000
Location: 23 DIRT RD
Owner: HICKEY LOUISE P
Waterfront Value: $ 148,100
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 81
Notes:

Map Lot Sub: 006A-2 000170 000000
Location: 15 JEBB RD
Owner: JEBB ROAD REAL ESTATE TRUST
Waterfront Value: $ 148,400
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 60 **Frontage Feet:** 65
Notes: ltd seas use camp

Map Lot Sub: 00003C 000009 000000
Location: 18 INGHAM RD
Owner: BOOTH THOMAS K
Waterfront Value: $ 149,500
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 95
Notes:

Map Lot Sub: 006A-1 000104 000000
Location: 8 LAKESIDE DR
Owner: WHEELER CURTIS M JR
Waterfront Value: $ 149,500
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 25
Notes: bl/lf est

Map Lot Sub: 00002B 000269 000000
Location: 19 DIRT RD
Owner: BIRCH JONATHAN P
Waterfront Value: $ 149,700
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 83
Notes:

Map Lot Sub: 00002B 000279 000000
Location: 170 NATICOOK RD
Owner: DICKINSON FAMILY REVOC LIVING
Waterfront Value: $ 149,700
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 83
Notes:

Map Lot Sub: 00003C 000017 000000
Location: 38 INGHAM RD
Owner: FREDERICK LAWRENCE C
Waterfront Value: $ 154,100
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 106
Notes:

Map Lot Sub: 004D-4 000042 000000
Location: 23 ISLAND DR
Owner: STATE OF NH - DOT
Waterfront Value: $ 156,500
Water Body: HORSESHOE POND
Access: BOAT LAUNCH
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 740
Notes: LF EST

Map Lot Sub: 00003C 000006 000000
Location: 7 SUNSET DR
Owner: STAPF JOANNE D
Waterfront Value: $ 158,700
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 120
Notes:

Map Lot Sub: 00003C 000010 000002
Location: 22 INGHAM RD
Owner: CACCIVIO JAMES C JR
Waterfront Value: $ 161,000
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 00003C 000019 000000
Location: 42 INGHAM RD
Owner: BANKS PETER & BEVERLY REVOCAB
Waterfront Value: $ 161,300
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 00003C 000007 000000
Location: 5 SUNSET DR
Owner: RUBNER LAURl
Waterfront Value: $ 161,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 130
Notes:

Map Lot Sub: 00002B 000272 000000
Location: 11 DIRT RD
Owner: DAGAN FAMILY REVOCABLE TRUST
Waterfront Value: $ 164,200
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 110
Notes:

Map Lot Sub: 006A-1 000111 000000
Location: 24 LAKESIDE DR
Owner: SHER STEVEN M
Waterfront Value: $ 166,300
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 35
Notes:

Map Lot Sub: 00002C 000030 000000
Location: 11 SUNSET DR
Owner: EGBERT PAUL IRWIN
Waterfront Value: $ 169,400
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 160
Notes:

Map Lot Sub: 00002B 000271 000000
Location: 15 DIRT RD
Owner: CROSBY JACOB & FRANCES REV TRU
Waterfront Value: $ 170,800
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: WEEDY
Topography: LEVEL WF
Condition: 125 **Frontage Feet:** 100
Notes: + ESMT 2 2B/269BCH

Map Lot Sub: 00003C 000010 000000
Location: 24 INGHAM RD
Owner: HOKONSON CHARLES L JR
Waterfront Value: $ 175,500
Water Body: NATICOOK LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 195
Notes:

Map Lot Sub: 006A-1 000109 000000
Location: 20 LAKESIDE DR
Owner: RUGGIERO MARIA F
Waterfront Value: $ 175,600
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 35
Notes:

Map Lot Sub: 006A-2 000018 000000
Location: 32 SHORE DR
Owner: ENGELHARDT RONALD K
Waterfront Value: $ 177,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 30
Notes:

Map Lot Sub: 006A-1 000102 000000
Location: 4 LAKESIDE DR
Owner: RIEDEL REALTY TRUST ERIC & LAU
Waterfront Value: $ 183,500
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 60 **Frontage Feet:** 75
Notes: BL/lf est/ltd seas

Map Lot Sub: 006A-1 000107 000000
Location: 16 LAKESIDE DR
Owner: BOLAND FAMILY REVOCABLE TRUST
Waterfront Value: $ 212,500
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY W/ VUS
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 35
Notes:

Map Lot Sub: 00005A 000014 000000
Location: 443 SO BABOOSIC LAKE RD
Owner: WORTH KYLE E
Waterfront Value: $ 219,900
Water Body: BABOOSIC LAKE
Access: DISTANCE TO WATER
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 110
Notes:

Map Lot Sub: 006A-2 000163 000000
Location: 4 LANGER WY
Owner: LANGER JAN C REVOCABLE TRUST
Waterfront Value: $ 223,400
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 46
Notes:

Map Lot Sub: 00005A 000013 000000
Location: 445 SO BABOOSIC LAKE RD
Owner: HANLON DAVID ADAM
Waterfront Value: $ 228,500
Water Body: BABOOSIC LAKE
Access: DISTANCE TO WATER
Location: WEEDY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 129
Notes:

Map Lot Sub: 006A-2 000014 000000
Location: 28B SHORE DR
Owner: THW1 NH TRUST
Waterfront Value: $ 231,800
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 62
Notes:

Map Lot Sub: 006A-1 000110 000000
Location: 22 LAKESIDE DR
Owner: PARRINELLO JOSEPH R
Waterfront Value: $ 239,400
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-2 000013 000000
Location: 26 SHORE DR
Owner: MACKENZIE MICHAEL W
Waterfront Value: $ 252,700
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-1 000115 000000
Location: 32 LAKESIDE DR
Owner: LAKE AND MNTS IRREV TRUST
Waterfront Value: $ 260,700
Water Body: BABOOSIC LAKE
Access: IMPROVED LOT
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 90
Notes:

Map Lot Sub: 006A-2 000173 000000
Location: 4 NORTH JEBB RD
Owner: KEARNS JOSEPH T
Waterfront Value: $ 264,600
Water Body: BABOOSIC LAKE
Access: RETAINING WALL
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 00005A 000015 000000
Location: 29 FOUR SEASONS LN
Owner: MARSHALL GERALD
Waterfront Value: $ 265,300
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: WEEDY
Topography: LEVEL WF
Condition: 90 **Frontage Feet:** 62
Notes: DTW

	Date	Book/Page	Type	Price
Most Recent Sale:	11/09/20	9377/1985	Q I	$710,000
Current Assessment:				$751,400

Map Lot Sub: 00003B 000261 000000
Location: 116 NATICOOK RD
Owner: MERRIMACK TOWN OF
Waterfront Value: $ 268,800
Water Body: NATICOOK LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 1,000
Notes: LF EST

Map Lot Sub: 006A-2 000148 000000
Location: 310 BABOOSIC LAKE RD
Owner: BRISTOL HILL TRUST #7
Waterfront Value: $ 274,700
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 50
Notes:

Map Lot Sub: 006A-2 000009 000000
Location: 18 SHORE DR
Owner: HAYES MALOUIN JEANNE
Waterfront Value: $ 276,600
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-1 000106 000000
Location: 14 LAKESIDE DR
Owner: ENGLISH LAURAE
Waterfront Value: $ 280,100
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 45
Notes:

Map Lot Sub: 006A-2 000003 000000
Location: 12 SHORE DR
Owner: LYONS STEPHEN T
Waterfront Value: $ 280,800
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 60
Notes:

Map Lot Sub: 006A-1 000112 000000
Location: 26 LAKESIDE DR
Owner: GERRER MARC B
Waterfront Value: $ 286,900
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 70
Notes:

Map Lot Sub: 006A-1 000099 000000
Location: 46 GREENWOOD RD
Owner: HATFIELD CHRISTINE
Waterfront Value: $ 289,900
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-1 000103 000000
Location: 6 LAKESIDE DR
Owner: WHEELER CURTIS M JR
Waterfront Value: $ 289,900
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes: BL/lf est

Map Lot Sub: 006A-2 000008 000000
Location: 16 SHORE DR
Owner: STEWART TRAVIS W
Waterfront Value: $ 289,900
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-2 000174 000000
Location: 6 NORTH JEBB RD
Owner: GRANT GEORGE B
Waterfront Value: $ 291,200
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-2 000002 000000
Location: 10A SHORE DR
Owner: BIONDI IRREVOCABLE TRUST LAWRE
Waterfront Value: $ 293,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 80
Notes:

Map Lot Sub: 006A-1 000105 000000
Location: 12 LAKESIDE DR
Owner: BAZZOCCHI FAMILY TRUST
Waterfront Value: $ 296,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 87
Notes: BL/lf est

Map Lot Sub: 006A-1 000121 000000
Location: 6 SHORE DR
Owner: FLOOD PETER J REVOCABLE TRUST
Waterfront Value: $ 299,100
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 90
Notes:

Map Lot Sub: 006A-2 000017 000000
Location: 30 SHORE DR
Owner: ENGELHARDT RONALD K
Waterfront Value: $ 299,100
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 90
Notes:

Map Lot Sub: 006A-2 000164 000000
Location: 2 LANGER WY
Owner: LANGER LYNN C
Waterfront Value: $ 299,100
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 92
Notes:

Map Lot Sub: 006A-1 000108 000000
Location: 18 LAKESIDE DR
Owner: SANDALL REVOCABLE TRUST
Waterfront Value: $ 302,100
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 95
Notes:

Map Lot Sub: 006A-1 000118 000000
Location: 33 SCENIC VISTA WY
Owner: WENTWORTH KEITH G
Waterfront Value: $ 308,300
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 104
Notes:

Map Lot Sub: 006A-1 000114 000000
Location: 30 LAKESIDE DR
Owner: CADRAN OLIVER
Waterfront Value: $ 312,300
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 90 **Frontage Feet:** 85
Notes: DRAINAGE

Map Lot Sub: 006A-2 000160 000000
Location: 2 SHORE DR EXTENSION
Owner: CHAMBERLAND ROBERT & CAROL L
Waterfront Value: $ 314,400
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 115
Notes:

Map Lot Sub: 006A-2 000016 000000
Location: 28A SHORE DR
Owner: COURTIN CATHERINE ELISABETH
Waterfront Value: $ 320,300
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: ROLLING WF
Condition: 100 **Frontage Feet:** 150
Notes:

Map Lot Sub: 006A-2 000006 000000
Location: 14 SHORE DR
Owner: SLOANE ALLAN R
Waterfront Value: $ 320,500
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 125
Notes:

Map Lot Sub: 006A-2 000175 000000
Location: 8 NORTH JEBB RD
Owner: SEVERANCE ROBERT H JR
Waterfront Value: $ 320,500
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 125
Notes:

Map Lot Sub: 006A-2 000166 000000
Location: 23 JEBB RD
Owner: CURELOP JEBB S REVOCABLE TRUST
Waterfront Value: $ 322,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-2 000167 000000
Location: 21 JEBB RD
Owner: SHEDD BERNARD & FAYE JOINT REV
Waterfront Value: $ 322,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes:

Map Lot Sub: 006A-2 000169 000000
Location: 17 JEBB RD
Owner: GAMACHE-TURNER AMY
Waterfront Value: $ 322,000
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 100
Notes: penisula cnotes

Map Lot Sub: 006A-2 000011 000000
Location: 22 SHORE DR
Owner: MEAD SUSAN W
Waterfront Value: $ 326,100
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 53
Notes:

Map Lot Sub: 006A-2 000012 000000
Location: 24 SHORE DR
Owner: BEDELL FAMILY REVOCABLE TRUST
Waterfront Value: $ 326,100
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 54
Notes:

Map Lot Sub: 006A-1 000117 000000
Location: 34 SCENIC VISTA WY
Owner: MULLIGAN FAMILY REVOC TRUST
Waterfront Value: $ 329,600
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 142
Notes:

Map Lot Sub: 006A-1 000113 000000
Location: 28 LAKESIDE DR
Owner: EDWARDS RONALD J
Waterfront Value: $ 336,900
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 72
Notes:

Map Lot Sub: 006A-2 000010 000000
Location: 20 SHORE DR
Owner: MAKI JEREMY E
Waterfront Value: $ 340,500
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 75
Notes:

Map Lot Sub: 006A-1 000069 000000
Location: 11 AUTUMN LN
Owner: HATFIELD CARLYLE V REV TRUST
Waterfront Value: $ 344,000
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: LEVEL WF
Condition: 100 **Frontage Feet:** 54
Notes:

Map Lot Sub: 006A-2 000165 000000
Location: 25 JEBB RD
Owner: LANGER JAN C REVOCABLE TRUST
Waterfront Value: $ 351,200
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 92
Notes:

Map Lot Sub: 006A-2 000172 000000
Location: 2 NORTH JEBB RD
Owner: DEMERS SEAN W
Waterfront Value: $ 351,200
Water Body: BABOOSIC LAKE
Access: BEACH AND/OR LNDSCP
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 90
Notes:

Map Lot Sub: 006A-1 000120 000000
Location: 2 SHORE DR
Owner: LEITZ CHRISTOPHER DAVID
Waterfront Value: $ 393,700
Water Body: BABOOSIC LAKE
Access: GRASSY AND/OR CLEARD
Location: MAIN BODY
Topography: MILD WF
Condition: 100 **Frontage Feet:** 220
Notes:

	Date	Book/Page	Type	Price
Most Recent Sale:	06/28/21	9489/2073	Q I	$750,000
Current Assessment:				$761,400

Map Lot Sub: 006A-1 000116 000000
Location: 37 SCENIC VISTA WY
Owner: WENZEL WILLIAM A REVOCABLE TR
Waterfront Value: $ 505,100
Water Body: BABOOSIC LAKE
Access: BOAT LAUNCH
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 150
Notes:

Map Lot Sub: 006A-2 000159 000000
Location: 312 BABOOSIC LAKE RD
Owner: RULAND LORIE F REVOCABLE TRUST
Waterfront Value: $ 541,900
Water Body: BABOOSIC LAKE
Access: BOAT LAUNCH
Location: GRASSY AND/OR CLEARD
Topography: MILD WF
Condition: 100 **Frontage Feet:** 175
Notes:

B. VIEWS

Views, by their nature are subjective. However, isn't buying and selling of real estate also subjective? Is it not all based on the likes and dislikes of the market? And, do we not all like and dislike differently?

While there are some subjective measures involved in buying and selling of real estate, a large portion of the purchase price is based on likes and dislikes and the emotion of the buyer and seller.

Like land and building values, the contributory value of a view is extracted from the actual sales data. If you review *Section 7*, you can see how these values are developed, when sales data is available. However, it is a known fact and part of historical sales data, that views can and do contribute to the total market value. The lack of sales data in any particular neighborhood of properties with views does not mean views have no contributing value but rather that the need for the use of historic data, experience and common sense must prevail.

Once various views are analyzed and the market contributory value extracted, the assessor can then apply that value whenever the same view occurs, similar to land and building values. That part is easy. It becomes more difficult when more or less substantial views or total different views are found in the town then were found in the sales data. When this occurs, the assessor, using all the sales data available, must then give an opinion of the value of the view. To assist in that process, the views are further defined by their width, depth, distance and subject matter as outlined in *Section 1. D*. Here experience and common sense play a large part in this process.

The following report of all views is provided, to show consistency in the application of views, as well as document the contributory value assessed in each one.

The following illustrates the view properties in town on properties where pictures were available. These properties illustrate the values associated as developed for this town wide update and lacking sufficient recent sales provides testing against older sales when available.

There are 32 out of 11,204 total property that have view associated with them. View of substantially greater degree, depth, width and subject matter were found during the field review and while not all were represented by local sales, they were clearly of value and needed to be addressed. Comparing pictures of the sales to these properties and drawing upon our experience from surrounding areas, we developed an opinion of the contributory value of those views.

MERRIMACK View Report

Sorted By View Value

Map Lot Sub: 00004B 000146 000003
Location: 8 POLLARD RD
Owner: MARTIN DAVID
View Value: $ 3,000
Subject: HILLS
Width: TUNNEL
Depth: TOP 25
Distance: NEAR OR CLOSE
Condition: 100
Notes:

Map Lot Sub: 00002C 000061 000000
Location: 6 THORNTON RD WEST
Owner: HYDE-BERGER AMANDA R
View Value: $ 4,000
Subject: POND VIEW
Width: AVERAGE
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 50
Notes: obstr

Map Lot Sub: 00002D 000015 000000
Location: 127 DW HIGHWAY
Owner: BRAHANEY MARY L HEIRS OF
View Value: $ 5,000
Subject: HILLS
Width: NARROW
Depth: TOP 25
Distance: NEAR OR CLOSE
Condition: 100
Notes:

Map Lot Sub: 00004C 000282 000000
Location: 28 WEST CHAMBERLAIN RD
Owner: PHARO PATRICIA K
View Value: $ 5,000
Subject: RIVER VIEW
Width: TUNNEL
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 50
Notes: OBST/LTD

Map Lot Sub: 00004B 000146 000006
Location: 11 POLLARD RD
Owner: WHITAKER TIMOTHY
View Value: $ 6,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: NEAR OR CLOSE
Condition: 100
Notes:

Map Lot Sub: 00004B 000146 000007
Location: 9 POLLARD RD
Owner: MANHARDT PETER & JO-ELLEN REVC
View Value: $ 6,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: NEAR OR CLOSE
Condition: 100
Notes:

Map Lot Sub: 00004B 000146 000011
Location: 5 LEXI CIRCLE
Owner: BRODSKY JASON ADAM
View Value: $ 6,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 25
Distance: NEAR OR CLOSE
Condition: 100
Notes:

Map Lot Sub: 00003A 000023 000000
Location: 6 ELIZABETH DR
Owner: HEETER DAVID T
View Value: $ 7,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 50
Notes: obst/seas

Map Lot Sub: 00004B 000146 000013
Location: 1 LEXI CIRCLE
Owner: HUNT LINDA
View Value: $ 9,000
Subject: HILLS
Width: NARROW
Depth: TOP 50
Distance: NEAR OR CLOSE
Condition: 100
Notes: largely obst

Map Lot Sub: 00004A 000023 000000
Location: 10 WHITETAIL RIDGE
Owner: CLARK CHAD R
View Value: $ 11,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 80
Notes: obstr

Map Lot Sub: 006A-1 000119 000000
Location: 31 SCENIC VISTA WY
Owner: WENTWORTH KEITH G
View Value: $ 12,000
Subject: LAKE VIEW
Width: NARROW
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 50
Notes: OBST/LTD

Map Lot Sub: 00005A 000063 000002
Location: 6 CONSERVATION DR
Owner: ROMANO STACEY
View Value: $ 13,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00005A 000063 000003
Location: 8 CONSERVATION DR
Owner: COSTA ARTURO REVOCABLE TRUST
View Value: $ 13,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00005A 000063 000004
Location: 10 CONSERVATION DR
Owner: JOHNSON EDWARD R
View Value: $ 13,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00006A 000006 000014
Location: 14 MOUNTAIN VIEW DR
Owner: DONAHUE JOSEPH W
View Value: $ 13,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 25
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 006A-1 000153 000000
Location: 5 LAKESIDE DR
Owner: WHEELER CURTIS M JR
View Value: $ 13,000
Subject: LAKE VIEW
Width: TUNNEL
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 80
Notes: OBST/LTD

Map Lot Sub: 00004B 000146 000008
Location: 2 LEXI CIRCLE
Owner: KLEIN FAMILY TRUST
View Value: $ 19,000
Subject: HILLS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes: 2-SECTIONS

Map Lot Sub: 00002A 000042 000000
Location: 20B GREENLEAF ST
Owner: PAYNE CHRISTOPHER C
View Value: $ 20,000
Subject: HILLS AND MOUNTAINS
Width: NARROW
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00005C 000712 000000
Location: 50 TURKEY HILL RD
Owner: DRISCOLL BRIAN C
View Value: $ 20,000
Subject: RIVER VIEW
Width: AVERAGE
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 100
Notes: VU/RIVERVIEW

Map Lot Sub: 006E-1 000034 000000
Location: 9 NUTMEG LN
Owner: MCKENZIE SEAN G
View Value: $ 20,000
Subject: RIVER VIEW
Width: AVERAGE
Depth: FULL
Distance: NEAR OR CLOSE
Condition: 100
Notes: GOOD RIVERVIEW

Map Lot Sub: 00003B 000138 000001
Location: 4 BATES RD
Owner: CHOINIERE MICHAEL J
View Value: $ 26,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00006A 000006 000015
Location: 12 MOUNTAIN VIEW DR
Owner: ROY MARK A
View Value: $ 26,000
Subject: HILLS AND MOUNTAINS
Width: AVERAGE
Depth: TOP 50
Distance: DISTANT
Condition: 100
Notes:

Map Lot Sub: 00003C 000094 000008
Location: 28 SCOTT DR
Owner: MANNIX TODD
View Value: $ 30,000
Subject: HILLS AND MOUNTAINS
Width: NARROW
Depth: TOP 75
Distance: DISTANT
Condition: 100
Notes: VU

Map Lot Sub:	00003C 000094 000007
Location:	26 SCOTT DR
Owner:	AZARPOUR MOAYEDI SOHEIL
View Value:	$ 39,000
Subject:	HILLS AND MOUNTAINS
Width:	AVERAGE
Depth:	TOP 75
Distance:	DISTANT
Condition:	100
Notes:	

C. BUILDING GRADING

B5 – Bare Minimum House – Minimum camp. Typically no interior finish, foundation, central heat, plumbing or electric service.

B4 – Below Minimum House – Basic camp style construction, typically no interior finish, may lack central heat. May lack plumbing and/or electric service. Typically no foundation.

B3 - Minimum House – Average camp style construction. No specific style and having minimal interior and/or exterior finish and features. May not have enclosed foundation and may lack water, sewer or electric.

B2 - Basic Weather Tight House - Very plain shelter with few doors or windows, low grade design interior and exterior. Typically without an enclosed foundation.

B1 - Below Average House - Basic box, minimal to no fenestration, little to no design, low quality materials and windows may consist of a mix of average grade material and low grade design, or may be an average house without an enclosed foundation.

A0 - Average House - Basic box, reasonable number of windows, may be double hung single pane with or without storm windows or double pane windows, no extras, plain interior and exterior.

A1 - Above Average House - Typically more than a box with some design features, roof overhang, and upgraded windows or not, may have some angles or roof cuts, appealing layout of windows and initial appeal somewhat better than average. Generally above average materials for trim and floor finish.

A2 - Good Quality House - Generally of good to high quality materials or a mix of average and high, has good exterior trim design normally with roof overhang, some designer roof cover and/or trim accents, not plain, windows are typically casement or thermopane, entrance may be elaborate, roof may have multiple angles.

A3 - Very Good Quality House - All of A2 above, but also custom work on trim, kitchen & baths, recessed lighting, high quality floor cover, exterior high quality and design, exterior and interior trim of good quality and design, may have features like window "eyebrows" and a splash board around the lower exterior walls. May have some custom windows and cathedral areas typically with good lighting.

A4 - Excellent Quality House - All of the above, but with greater fenestration and attention to detail, custom trim, custom kitchen and/or baths. Multiple high quality floor cover, excellent design and curb appeal. Generally multi floor with angles and/or roof cuts. Generally high quality usually includes built-ins cabinets, bookcases and shelving.

A5 - Excellent + Quality House - All of the features of an A4 (Excellent) house, but with some additional custom details and design features. Typically older homes of high quality, center chimney, detailed cove molding, excellent roof overhang on four sides with custom design and molding, wide or detailed corner boards and window trim, generally multi-story with good fenestration having great curb presentation.

Grades Above A5 - Generally have all the features of the A5 grade, including some or all of the following: multi-story, angles, roof cuts, recessed lighting inside and out, built-ins, great curb presentation and marketability, features and appeal that in the marketplace make this building somewhat more desirable than the A5 grade building in stages up to luxurious which may contain all of the features above with a progressively higher degree of quality and design found in town.

Manufactured Homes

B3 – Generally 8' wide or less 2x4 or 2x3 construction.
B2 – Generally 10' wide, 2x4 or 2x3 construction.
B1 – Generally 12' wide, 2x4 construction.
A0 – Generally 14' wide with gable roof, could be 2x4 or 2x6 construction.
A1 – Generally 14' wide with added ornamentation or detail or 2x6 construction.
A2 – Generally 16' wide with 2x6 construction.

This is merely a guideline and a home's quality could be adjusted up or down for the presence (or lack of) the following: upgraded windows, gable or pitched roof, foundation or basement.

The following pictures samples will help, as words do not always express or capture the essence of the building as much as pictures do. The above text is meant as a guideline and not meant, nor would it be possible to describe or include every possible situation.

B4 -- AVG-40 (006A-2 000170 000000)

B3 -- AVG-30 (006A-2 000144 000000)

B3 -- AVG-30 (00002C 000033 000000)

B2 -- AVG-20 (00002D 000014 000000)

B2 -- AVG-20 (00003C 000025 000001)

B2 -- AVG-20 (006A-2 000020 000000)

B2 -- AVG-20 (006A-2 000096 000000)

B2 -- AVG-20 (006A-2 000136 000000)

B2 -- AVG-20 (006A-2 000142 000000)

B1 -- AVG-10 (004D-3 000114 000000)

B1 -- AVG-10 (00002C 000028 000000)

B1 -- AVG-10 (00003D 000025 0EA-04)

B1 -- AVG-10 (00004C 000225 000000)

B1 -- AVG-10 (00002B 000280 000000)

A0 -- AVG (00002A 000053 000000)

A0 -- AVG (00002A 000010 000000)

A0 -- AVG (00002A 000042 000001)

A0 -- AVG (00002A 000042 000029)

A0 -- AVG (00003D 000016 00W-13)

A0 -- AVG (00004C 000145 000000)

A0 -- AVG (00006C 000134 000000)

A1 -- AVG+10 (00002A 000052 000000)

A1 -- AVG+10 (00002B 000024 000000)

A1 -- AVG+10 (00002D 000038 00A-19)

A1 -- AVG+10 (00002D 000038 00A-28)

A1 -- AVG+10 (00002B 000365 000040)

A2 -- AVG+20 (00001D 0001-3 000032)

A2 -- AVG+20 (00003A 000065 000001)

A2 -- AVG+20 (00003B 000138 000023)

A2 -- AVG+20 (00003D 000027 000039)

A2 -- AVG+20 (00007A 000010 000000)

A2 -- AVG+20 (00006C 000022 000000)

A3 -- AVG+30 (00006B 000258 000000)

A3 -- AVG+30 (00005B 000094 000001)

A3 -- AVG+30 (00004C 000451 000009)

A3 -- AVG+30 (00004B 000009 001-12)

A3 -- AVG+30 (00004B 000009 001-17)

A4 -- EXC (00004B 000009 001-14)

A4 -- EXC (00002C 000014 000000)

A4 -- EXC (00005B 000095 000003)

A4 -- EXC (00007C 000030 000021)

A4 -- EXC (00007C 000030 000043)

A5 -- EXC+10 (00007B 000018 000001)

A5 -- EXC+10 (00002C 000009 000004)

A5 -- EXC+10 (00004C 000451 000012)

A5 -- EXC+10 (00004A 000004 000003)

A5 -- EXC+10 (00004A 000023 000000)

A5 -- EXC+10 (00004A 000026 000000)

A5 -- EXC+10 (00003C 000094 000007)

A6 -- EXC+20 (00004B 000146 000003)

A6 -- EXC+20 (00003B 000259 000006)

A6 -- EXC+20 (00002B 000362 000000)

A7 -- EXC+40 (00003C 000058 000000)

A7 -- EXC+40 (00004A 000003 000000)

A8 -- EXC+60 (00004B 000146 000008)

SECTION 11

PUBLIC UTILITY VALUATION

Avitar Associates of New England, Inc.
Municipal Services Company

PUBLIC UTILITY TRANSMISSION ASSETS ASSESSMENT REPORT For Town of Merrimack 2021

Energy North, NE Hydro, NE Power, Pennichuck & PSNH dba Eversource

Gary J. Roberge, Sr. Assessor, CNHA #59
NH DRA Certified Assessor Supervisor

Avitar Associates of New England, Inc.
150 Suncook Valley Highway • Chichester, NH 03258 • (603) 798-4419
www.avitarassociates.com

Avitar Associates of New England, Inc.
Municipal Services Company

September 1, 2021

Town of Merrimack
6 Baboosic Lake Road
Merrimack, NH 03054

Re: Assessment of Your Public Utilities

Dear Board Members:

As Public Utility distribution assets are valued via the NH Legislative Formula commonly referred to as HB700 and not Market Value, they are not included in this Assessment Report. Only the Transmission assets are still assessed via an opinion of Market Value and therefore further detailed in the enclosed report Public Utilities Assessment Report.

The attached report is a complete review and explanation of my market value opinion as of 4/1/2021, as well as pertinent facts resulting in this opinion.

I have relied upon the data provided by Energy North, NE Hydro, NE Power, Pennichuck & PSNH dba Eversource identifying all their property in the town. No field data collection was undertaken by me or anyone from my office.

All assumptions and limiting conditions are identified in this report.

Sincerely,

Gary Roberge, CNHA, Sr. Assessor
Avitar Associates of NE, Inc.

GJR/sjc

PUBLIC UTILITY VALUATION

As New Hampshire law, HB700, dictates how all "distribution assets" of a public utility are to be assessed, all utilities are first classified and/or separated into three categories, as follows:

1. **Distribution Assets**
   All assets used to distribute and deliver the service to the user.

2. **Transmission Assets**
   These are assets used to send the power, water, gas or oil from generation point to point across state or country to a point wherein a distribution system takes over to deliver to the user.

3. **Generation Assets**
   As the name implies, this is all the assets used for generation and/or to create the service being transmitted elsewhere or distributed locally.

For the years of 2020 thru 2024, the law provides a phased in use of HB700. What this means is that in 2020, each municipality will use 80% of the 2018 MS-1 reported utility value plus 20% of the HB700 value. In 2021, each municipality will use 60% of the 2018 MS-1 reported utility value plus 40% of the HB700 value, then 40-60, 20-80 and in 2025 100% HB700 value. This applies only to the distribution assets of all public utilities.

Distribution assets will be valued based on HB700 which requires the assessor to annually combine 70% of the original cost and 30% of the netbook value for Electric and Oil or Gas Pipelines. That total is them multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

For public Water Utilities, HB700 requires the assessor to annually combine 25% of the original costs and 75% of the netbook value. That total is them multiplied by 1.03 for the use of the Public Right-of-Way, to arrive at the taxable value.

Transmission assets will be valued based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Generation assets will be valued by either the Income Approach to Value, if data is available or based on the Replacement Cost New approach to value using the original cost data and year in service provided by the utility and the use of Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utility Construction Costs. This is a well-recognized authority in cost trending that uses data from across the country and is updated annually. It is proprietary and copy protected for which Avitar holds and maintains a license to use.

Or when possible, both approaches are used, with the assessor determining the final opinion of value being one or the other or a combination of both and noting such on the assessment record card.

Transmission & Generation Assets

Assumptions

a) Report of inventory provided by each utility is accurate.
b) If no original year in service provided, an estimate will be made.

Methodology – Replacement Cost New Less Depreciation

The nationally recognized Whitman, Requardt & Associates, LLP Handy-Whitman Index of Public Utilities Construction Costs manual will be used to trend original costs forward to the present year or the valuation base year for the municipality. As an example:

Towers – Reported Original Cost $150,000 Year in Service 1984
1984 Index = 233
2009 Base Year Index = 553
150,000 ÷ 2.33 = 64,377.68 x 5.53 = $356,008.57 Replacement Cost New
This replacement cost must then be depreciated for age.
If that depreciation was 59%, the value would be $356,008 x 41% Good = $145,964 or $146,000, rounded.

As all Public Utility distribution assets are now assessed via NH legislative formula and not market value, only Transmission assets are detailed further via the enclosed Assessment Report.

Objective

To determine the fair market value of the public utility transmission assets in your town for the following:

Energy North (6D-3)
NE Hydro (7E-26-A)
NE Power (7E-3)
Pennichuck (2D-0)
PSNH dba Eversource (3C-0) (Includes CO Gen)

Fair Market Value

Market Value – Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States is: The most probable price (in terms of money) which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: The buyer and seller are typically motivated.

Both parties are well informed or well advised, and acting in what they consider their best interests.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. As defined by the "Glossary for Property Appraisal and Assessment".

These are three accepted approaches to fair market value:

1. Comparable Sales Approach
2. Capitalized Income Approach
3. Replacement Cost Less Depreciation Approach

Although only one approach applies in the writer's opinion, all three are discussed and an explanation provided as to why they do or do not apply in this situation.

Highest & Best Use

A principle of appraisal and assessment requiring that each property be appraised as though it were being put to its most profitable use (highest possible present net worth), given probable legal, physical, and financial constraints. The principle entails first identifying the most appropriate market, and second, the most profitable use within the market.[1] As a legally

[1] Glossary for Property Appraisal and Assessment

permitted use required for the heath and wellbeing of the general public, the current use of the subject properties is estimated to be their highest and best use.

Comparable Sales Approach

This approach assumes the existence of similar properties which have sold and the assessor/appraiser can review and make adjustments to the comparables to develop an opinion of value for the subject property. Implicit in this approach is the existence of arms-length, fair market sales data. Since all public utility property sales are heavily regulated by the local and/or Federal Public Utilities Commission, they are not arms-length fair market transactions. They are rather closely related to Netbook Value, which is the remaining value of the original cost and any added infrastructure investment that has not been recaptured. It has nothing to do with the value of the remaining assets still in service and generating income. **As such, it is my opinion that the Comparable Sales Approach to develop an opinion of market value is not valid.**

Capitalized Income Approach

This approach assumes the availability of accurate income and expense information for the property being assessed and that market data can be found for similar properties to correlate the subject's income and expense information that is provided to be market related. It further assumes normal market conditions, such as risk and no outside forces regulating income. Here again, the problem with using this approach is that the income is governmentally regulated, as well as virtually guaranteed and as such does not follow generally accepted rules of the market income approach. A rate of return of and on the investment is fairly guaranteed and total failure is not allowable for the good of the public. This is unlike reality for other income producing properties in the fair and open market for which the income approach to value was developed. Further, while we can hypothesize the income and expenses within the taxing jurisdiction, due to the interaction with other utilities within the New England Grid with pole and line sharing, as well as power pass through, local assets can be providing income elsewhere, while local income can be dependent on assets of others elsewhere. This intermingling for the good of the public, is what makes the income approach very speculative due to the assumptions, estimates and allocations necessary. This is true in my opinion whether you look at the valuation locally or even statewide because the UNIT, so to speak, is not one company but rather all of them working together to maintain the Electrical Grid for the betterment of the public beyond the local community, as well as beyond the state boundaries. One cannot exist without the other and as such, the so called UNIT is not any one company. As such, it is my opinion that to attempt to use the Income Approach, beyond the known problems of protected return, regional monopoly and protection against failure issues that do not exist for the properties that the market income approach was developed for, the amount of estimates, hypotheses and allocations that are needed make the results highly unreliable. It is therefore my opinion that this approach to value for transmission assets is also inappropriate, however, it may be useful on generation assets if accurate income and expense data is provided.

Replacement Cost Less Depreciation

This approach is based on the principal of substitution. It assumes that a prudent purchaser will pay no more for any real property then the cost of acquiring an equally desirable substitute. And, in this case, acquiring a substitute means determining the replacement cost and depreciating for age. This approach is very useful when confronted with unique properties such as Public Utility Companies, where no substitutes exist or arm's length sales exist. As such, to develop an opinion of market value for the property, one must develop what it would cost to replace it and then allow depreciation for age to arrive at a reasonable opinion of market value for the property that exists in that jurisdiction. This approach values what actually exists in the local jurisdiction.

As a rate of return of and on the investment is virtually guaranteed, as well as the fact that if any part is destroyed by accident or nature, it will be promptly rebuilt, as such this approach is very appropriate. Cost data and accurate age life depreciation data is readily available. Therefore, it is the most practical and accurate method of developing an opinion of market value in my judgment whether locally, statewide or even New England wide.

Age / Life depreciation data is readily available within the data of the utility companies themselves. As a rate of return is virtually guaranteed of and on the investment, the need for any type of economic depreciation is nullified in my opinion, because, while the rate of return is controlled and may be below general market investor desired returns at times, the risk inherent in normal investments has been removed as has normal market competition! As such, in my opinion, regulation is as positive, if not more positive, than the regulated rate of return is negative and no economic adjustment is needed. However, as repeated Superior and Supreme Court decisions have found in favor of some amount of economic depreciation, I have allowed some minor additional economic depreciation

The "Encyclopedia of Real Estate Appraising", Third Edition 1978, by Edith J. Friedman, Published by Prentice Hall, Inc., states on Page 68,

"The cost approach is often the only method suitable for estimating the value of special purpose properties such as churches, funeral homes and schools. Similarly, in the case of residential properties, unique or highly individualized structure for which there are no effective market comparisons can frequently be appraised only by the Cost Approach." *(Underline added for emphasis)*. In the writers' opinion, public utilities clearly fall into this group.

Assumptions & Limiting Conditions

1. The data provided by the local Public Utilities was a complete and accurate inventory for the Town.
2. No asset still in use will depreciate more than 80% despite actual age.
3. No item of the inventory should depreciate to zero value until it has failed.
4. As this is a highly regulated public utility, it is my opinion that I am limited to the use of only the Replacement Cost New Less Depreciation Approach to establish an opinion of market value as discussed on the prior pages of this report.
5. Non-Utility land, owned by the local Public Utilities is valued similarly to all other land in the town.

Replacement Cost New Less Depreciation Approach to Value, (RCNLD)

The first step in this approach is to inventory or acquire an inventory of all of the subject property assets by category, original year in service and original cost. This was not done by the writer, but rather provided by the local Public Utilities and assumed to be complete and accurate. That provided report can be found in the Exhibits section.

The original costs by classification were then trended forward from the original year, by using a nationally recognized utility cost trend manual, The Handy-Whitman Index of Public Utility Construction Costs, published annually by Whitman, Requardt & Associates, LLP, to arrive at the total replacement cost.

The average life expectancy, based on the data provide by other utilities varies by classification. The following is the depreciation schedule developed from the most recent data:

Electrical

Transmission Plant	1.65% Per Year =	60 Year Average Life
Trans Towers & Fixtures	1.65% Per Year =	60 Year Average Life
Trans Poles & Fixtures	1.65% Per Year =	60 Year Average Life
Trans Overhead Conductor	1.65% Per Year =	60 Year Average Life
Trans Underground Conduit	1.65% Per Year =	60 Year Average Life
Generation	2.00% Per Year=	50 Year Average Life

Gas

Transmission Plant	1.50% Per Year =	66.6 Year Average Life
Trans Structures & Improve	1.50% Per Year =	66.6 Year Average Life
Trans Mains	1.50% Per Year =	66.6 Year Average Life
Trans Meas & Reg Equip	1.50% Per Year =	66.6 Year Average Life
Productions	1.50% Per Year =	66.6 Year Average Life

Water

Transmission Tanks	3.00% Per Year =	33.3 Year Average Life
Trans Concrete Reservoir	2.00% Per Year =	50 Year Average Life
Tans Mains	2.00% Per Year =	50 Year Average Life

Max Depreciation – All Utility Categories is 80%

As a regulated utility, it is virtually guaranteed a rate of a return of/on the investment at an accelerated rate, meaning their investment is returned long before the items life expires and/or needs to be replaced. What this means is that the company carries a zero value for that item, despite it still being in use and earning income. This is the reason "Netbook" is not an opinion of market value. It only represents the value of the utility yet to be returned, while all other parts of the utility carry a "zero value". Not a realistic approach to market value.

Public Right of Way (PRW) & Utilities Valuation

PRW

Assumptions

a.) DOT miles of road to be accurate and complete.

b.) Data provided by companies to be accurate and complete.

c.) Width of Public Right-of-Way (PRW) to be 10 feet.

d.) Linear feet of PRW used x 10 feet width ÷ 43,560 = acres. Value of PRW acre = average 1 acre residential site x 10% of right of way value x .25% for shape & limited use. Example: $40,000 residential site value x 10% right of way value x .25% (-75% limited use) limited use = $1,000.

Final Opinion of Market Value 4/1/2021

Energy North (6D-3) - $17,252,700
NE Hydro (7E-26-A) - $1,029,200
NE Power (7E-3) - $231,500
Pennichuck (2D-0) - $10,161,600
PSNH dba Eversource (3C-0) - $113,754,500 (Includes CO Gen)

Land rights or easements are not included here, but listed and valued on each property record card, according to the concurrent town wide revaluation.

The following spreadsheets showing the Replacement Cost New Less Depreciation (RCNLD) approach to value, document the final values stated above.

Once the final values are established, the Towns prior year Median Equalization Ratio is applied to arrive at the final assessment. This ensures all of the utility assets, distribution, transmission and generation are equitably assessed, as by law the distribution assets are required to be equalized in that manner. Even in a revaluation year, the prior year ratio should be used and not the assumed 100% of the revaluation update year in our opinion as that would result in the equalization ratio 100% being used two years in a row, once in the year of the revaluation and again in the following year when you then apply the prior year ratio.

Certification/Resume

I certify that to the best of my knowledge and belief,

1. The statements contained herein are accurate and true.
2. The analysis and results are my personal unbiased professional opinion and conclusions.
3. I have no present or prospective interest in the property.
4. I am aware of no bias with respect to this property or any part of this report.
5. My analysis, opinion and conclusions are my own.

Gary Roberge,
DRA Certified Real Property Assessor Supervisor,
Avitar Associates, Inc.
CNHA #59

Gary James Roberge
Avitar Associates
150 Suncook Valley Highway
Chichester, NH 03258 (603)798-4419

Experience:

2005 – Present **CEO/Sr. Assessor, Avitar Associates of NE, Inc., Chichester, NH**
Software or Assessing Services in over 169 of the 230 NH Municipalities.

1986 – 2005 **President/Sr. Assessor of Avitar Associates of NE, Inc., Chichester, NH**
Avitar is the largest NH based Municipal Services Company, established in 1986 and incorporated in 1989.

1981 – 1986 **Chief Assessor & Software Consultant, MMC, Inc, Chelmsford, MA**
Responsible for some twenty (20) employees, and all revaluations in Maine, Vermont, New Hampshire as well as all software design and maintenance.

Education:
University of New Hampshire, Durham NH. Graduated 1976
Bachelor of Science in Forestry – Minors in Hydrology/Computer Science
IAAO Course I – Residential appraising
IAAO Course II – Income approach to value
IAAO Course 201 – Advanced Income Approach to Value
IAAO Course 301 – Mass Appraisal of residential
IAAO Course 302 – Mass Appraisal of income producing properties
IAAO Course 400 – Assessment Administration
IAAO Workshop 158 – Highest & Best Use
NH DRA Courses – Assessing statute; Condominium appraisal; Current use; Sales Ratio Study
IAAO Course 150 – Standard of Practice & Professional Ethics
USPAP – 2001 Uniform Standards of Professional Appraisal Practice
USPAP – 2010 One Day Update / 2016 One Day Update
NH State Statutes/2010 Update Class

Professional Designations or Affiliations:
IAAO - International Assoc. of Assessing Officials
NHAAO - NH Assoc. of Assessing Officials
CNHA - Certified NH Assessor #59
State of NH DRA - Certified Property Assessor Supervisor
Assessing Standards Board Member 2001 - 2006
Lawton B. Chandler Assessment Achievement Award - 2006
View Valuation Expert, BTLA and Superior Court

Qualified as Expert Witness Status in the Following County Superior Courts:

Belknap County	Rockingham County
Carroll County	Sullivan County
Cheshire County	Strafford County
Hillsborough County	Coos County
Merrimack County	Board of Tax & Land Appeals

OWNER INFORMATION

ENERGYNORTH NATURAL GAS INC
C/O LIBERTY UTILITIES
15 BUTTRICK RD

LONDONDERRY , NH 03053-3305

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/01/1900	N/A	N/A	U V 99		N/A

PICTURE

LISTING HISTORY

06/05/14 INSP MARKED FOR INSPECTION
09/21/00 MRUR

NOTES

GAS DISTRIBUTION SYSTEM .00, EFF 4/20 VALUES UPDATED PER HB700, UPDATED 4/21

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	17,252,700		100	1.00	100	17,252,700	
						17,252,700	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 16,467,600	$ 0
		Parcel Total:	$ 16,467,600
2020	$ 0	$ 17,472,600	$ 0
		Parcel Total:	$ 17,472,600
2021	**$ 0**	**$ 17,252,700**	**$ 0**
		Parcel Total:	**$ 17,252,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:**

Land Type UTILITY-GAS **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

ENERGYNORTH NATURAL GAS INC
C/O LIBERTY UTILITIES
15 BUTTRICK RD

LONDONDERRY , NH 03053-3305

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

PA-82

GAS UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL GAS DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2021**

MERRIMACK NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	**Liberty Utilities ENG Corp.**
Name of Owner:	
Business Adress:	15 Buttrick Rd., Londondery NH, 03053
Billing Address (if different):	
Authorized Agent Name & Title:	Cynthia Trottier, Director of Finance E.R.
Agents Phone Number:	603-216-3539
Agents E-mail:	cynthia.trottier@libertyutilities.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	18,798,630		
(2) 2018 Adjustment (sec. D, line 7(c)	5,155,785		
(3) TAX YEAR 2018 (add lines 1and 2)	23,954,415	**60%**	14,372,649
(4) CURRENT TAX YEAR (sec. C, line 5(c))	19,083,441	**40%**	7,633,376
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			22,006,025

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	20,393,760	**70%**	14,275,632
(2) Net Book Value (sec E, line 24(d))	14,173,269	**30%**	4,251,981
	(3) Weighted Average (add lines (1)(c) and (2)(c))		18,527,613
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	555,828
		(5) TOTAL (add lines (3)(c) and (4)(c))	**19,083,441**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	20,393,760	14,173,269	
(2) Tax Year 2018 (Form PA-84-4, line 8)	15,103,278	9,832,340	
(3) Change (subtract line 2 from line 1)	5,290,482	4,340,929	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	3,703,337	1,302,279	5,005,616
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	150,168
		(7) TOTAL (add lines (5)(c) and (6)(c))	**5,155,785**

ADDITIONAL NOTES

0

COMPANY HAD $17,930 IN TRANSMISSION SEC LINE 47 , ASSESSOR MOVED TO DISTRIBUTION LINE 22

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	**0.784**	**22,006,025**		**FINAL ASSESSMENT:**	$17,252,700
TRANMISSION ASSESSMENT:	**0.784**			**FINAL ASSESSMENT:**	$0
CROSS COUNTRY EASESMENTS:	**ACRES=**	**0**	**$/ACRE**	**$3,000**	$0
		FINAL TOTAL ASSESSMENT=			**$17,252,700**

OWNER INFORMATION

NE HYDRO-TRANSMISSION CORP
c/o PROPERTY TAX DEPT
40 SYLVAN RD

WALTHAM, MA 02451-2286

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

06/05/14	INSP	MARKED FOR INSPECTION
12/04/00	MRUR	

NOTES

ELECTRIC TRANSMISSION SERVICE .00, EFF 4/20 VALUES UPDATED

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-TRANSMISSION	1,029,200		100	1.00	100	1,029,200	
						1,029,200	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 1,139,300	$ 0
		Parcel Total: $ 1,139,300	
2020	$ 0	$ 1,140,000	$ 0
		Parcel Total: $ 1,140,000	
2021	**$ 0**	**$ 1,029,200**	**$ 0**
		Parcel Total: $ 1,029,200	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type UTILITY-ELEC **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE

OWNER

NE HYDRO-TRANSMISSION CORP
c/o PROPERTY TAX DEPT
40 SYLVAN RD

WALTHAM, MA 02451-2286

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: MERRIMACK - NEHYDRO 2021

UTILITY VALUATION YEAR: 2021

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	**$ 988,540**	**$ 2,467,869**	*% 0.511500*	**$ 1,205,554**
E356 TRANS, OVER CONDUCT & DE	**$ 273,001**	**$ 518,002**	*% 0.511500*	**$ 253,044**
GRAND TOTALS FOR MERRIMACK - NEHYDRO 2021:				
	$ 1,261,541	**$ 2,985,871**		**$ 1,458,600***

*** Value Rounded To Nearest Hundred**

ECONOMIC **0.9000**

$ 1,312,700

*.784 (2020 Ratio) = $1,029,200

OWNER INFORMATION

NEW ENGLAND POWER CO
c/o PROPERTY TAX DEPT
40 SYLVAN RD

WALTHAM, MA 02451-2286

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

09/29/09 MRUL

NOTES

EFF 4/20 VALUES UPDATED PER HB 700

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-TRANSMISSION	231,500		100	1.00	100	231,500	
						231,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 331,600	$ 371,400
		Parcel Total:	$ 703,000
2020	$ 0	$ 274,500	$ 371,400
		Parcel Total:	$ 645,900
2021	**$ 0**	**$ 231,500**	**$ 372,900**
		Parcel Total:	**$ 604,400**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** UNDEVELOPED/WOODS **Driveway:** UNDEVELOPED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UTILITY-ELEC	0.920 ac	200,000	F	110	90	100	90	95 -- MILD	100	169,300	0	N	169,300	
UTILITY-ELEC	44.780 ac	x 5,000	X	85				90 -- ROLLING	100	171,300	0	N	171,300	
UTILITY-ELEC	200.000 ff	x 200	X	85				95 -- MILD	100	32,300	0	N	32,300	
	45.700 ac									372,900			**372,900**	

PICTURE

OWNER

NEW ENGLAND POWER CO
c/o PROPERTY TAX DEPT
40 SYLVAN RD

WALTHAM, MA 02451-2286

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: MERRIMACK - NEP 2021

UTILITY VALUATION YEAR: 2021

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E354 TRANS, TOWERS & FIXTURES	**$ 18,637**	**$ 825,852**	*% 0.800000*	**$ 165,170**
E356 TRANS, OVER CONDUCT & DE	**$ 79,961**	**$ 604,424**	*% 0.730404*	**$ 162,950**
GRAND TOTALS FOR MERRIMACK - NEP 2021:				
	$ 98,598	**$ 1,430,276**		**$ 328,100***

*** Value Rounded To Nearest Hundred**

ECONOMIC **0.9000**

$ 295,300

*.784 (2020 Ratio) = $231,500

OWNER INFORMATION

PENNICHUCK WATER WORKS INC

PO BOX 1947
25 MANCHESTER ST
MERRIMACK, NH 03054

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

08/17/17 GRUL
08/01/11 LMHC
08/03/04 MRUR

NOTES

THIS CARD REPRESENTS VALUES PLACED ON DIST. SYSTEM ONLY. .00; EFF 4/20 VALUES UPDATED PER HB700

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-DISTRIBUTION	10,161,600		100	1.00	100	10,161,600	
						10,161,600	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 4,629,300	$ 0
		Parcel Total: $ 4,629,300	
2020	$ 0	$ 6,826,000	$ 0
		Parcel Total: $ 6,826,000	
2021	**$ 0**	**$ 10,161,600**	**$ 0**
		Parcel Total: $ 10,161,600	

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 0.92 **Minimum Frontage:** 150 **Site:** **Driveway:** **Road:** PAVED

Land Type UTILITY-WATER **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	PENNICHUCK WATER WORKS INC PO BOX 1947 25 MANCHESTER ST MERRIMACK, NH 03054	**District** **Percentage** Hydrant % 100 Merrimack Village % 100	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

PA-83

WATER UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL WATER DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2021**

MERRIMACK NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	PENNICHUCK EAST UTILITY
Name of Owner:	
Business Adress:	25 MANCHESTER STREET, MERRIMACK, NH 03054
Billing Address (if different):	
Authorized Agent Name & Title:	DONALD WARE, CHIEF OPERATING OFFICER
Agents Phone Number:	603-913-2330
Agents E-mail:	donald.ware@pennichuck.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	**5,284,589**		
(2) 2018 Adjustment (sec. D, line 7(c)	6,849,224		
(3) TAX YEAR 2018 (add lines 1and 2)	12,133,813	**60%**	7,280,288
(4) CURRENT TAX YEAR (sec. C, line 5(c))	14,202,233	**40%**	5,680,893
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			12,961,181

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	15,806,189	**25%**	3,951,547
(2) Net Book Value (sec E, line 24(d))	13,116,038	**75%**	9,837,029
	(3) Weighted Average (add lines (1)(c) and (2)(c))		13,788,576
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	413,657
		(5) TOTAL (add lines (3)(c) and (4)(c))	**14,202,233**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	15,806,189	13,116,038	
(2) Tax Year 2018 (Form PA-84-4, line 8)	8,545,220	6,670,052	
(3) Change (subtract line 2 from line 1)	7,260,969	6,445,986	
(4) RSA 72:8-d, II(a)(1) Formula	**25%**	**75%**	
(5) Adjustment (multiply line 3 by line4)	1,815,242	4,834,490	6,649,732
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	199,492
		(7) TOTAL (add lines (5)(c) and (6)(c))	6,849,224

ADDITIONAL NOTES

FOR 2020, 2018 DIST & TRANS DATA WAS LUMPED ALL IN DISTRIBUTION, FOR 2020 IS NOW SEPARATED CORRECTLY

0

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR RATIO				
DISTRIBUTION ASSESSMENT:	**0.784**	**12,961,181**		**FINAL ASSESSMENT:**	$10,161,600
TRANMISSION ASSESSMENT:	**0.784**	**0**		**FINAL ASSESSMENT:**	$0
CROSS COUNTRY EASESMENTS:	**ACRES=**	**0.000**	**$/ACRE**	**$3,000**	$0
		FINAL TOTAL ASSESSMENT=			**$10,161,600**

OWNER INFORMATION

PUBLIC SERVICE CO OF NH
DBA EVERSOURCE
PO BOX 270

HARTFORD, CT 06141-0270

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

08/17/17 GRUL
07/25/11 LMHC

NOTES

LINES POLES DISTRIBUTION SYSTEM ONLY PUBLIC SERVICE OF NH, 206.79 ACRES OF ROW EASEMENT,CR SCALED FROM MAPS, NEW SUBSTATION ON 3D-1/5 INCLUDED IN THIS VALUE; EFF 4/20 VALUES UPDATED PER HB700 AND TRANSMISSION PER RCNLD, UPDATED 4/21

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
UTILITY-TRANSMISSION	64,777,100		100	1.00	100	64,777,100	
UTILITY-TRANSMISSION	621,000		100	1.00	100	621,000	CCESMT 207ACX3000/A
UTILITY-DISTRIBUTION	47,506,500		100	1.00	100	47,506,500	
UTILITY-TRANSMISSION	849,900		100	1.00	100	849,900	COGEN
						113,754,500	

MUNICIPAL SOFTWARE BY AVITAR

MERRIMACK ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	$ 0	$ 107,691,600	$ 0
		Parcel Total: $ 107,691,600	
2020	$ 0	$ 112,143,200	$ 0
		Parcel Total: $ 112,143,200	
2021	**$ 0**	**$ 113,754,500**	**$ 0**
		Parcel Total: $ 113,754,500	

LAND VALUATION

Zone: C1- LTD COMMERCIAL **Minimum Acreage:** 0.46 **Minimum Frontage:** 125 **Site:** **Driveway:** **Road:**

Land Type UTILITY-ELEC **Neighborhood:** E

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

LAST REVALUATION: 2021

PICTURE

OWNER

PUBLIC SERVICE CO OF NH
DBA EVERSOURCE
PO BOX 270

HARTFORD, CT 06141-0270

TAXABLE DISTRICTS

District	Percentage
Merrimack Village	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

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

Base Type:

BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

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

%

PA-81

ELECTRIC UTILITY COMPANY REPORT OF UTILITY COMPANY ASSETS

TO BE FILED BY ALL ELECTRIC DISTRIBUTION COMPANIES ANNUALLY BY MAY 1ST

(See RSA 72:8-d: N.H. Admin Rule Rev 1907

CURRENT TAX YEAR: **2021**

MERRIMACK NH

Municipality

A. COMPANY INFORMATION:

Name of Uitlity Company	Public Service Co of NH dba Eversource
Name of Owner:	
Business Adress:	PO Box 270 Hartford, CT 06141
Billing Address (if different):	
Authorized Agent Name & Title:	Richard Heitz, Tax Manager or Nancy Cadwallader, Senor Tax Accountant
Agents Phone Number:	860-665-2746 0r 860-665-2323
Agents E-mail:	richard.heitz@eversource.com or nancy.cadwallader@eversource.com

B.SUMMARY. SEE 72:8-D, VI(a). Lines 1(a), 3(b) and 4(b) to be completed by Assessing Officials.

	Utility Company Assets (a)	Formula (b)	Value (c)
(1) Final Locally Assessed Value 2018	57,752,511		
(2) 2018 Adjustment (sec. D, line 7(c)	7,309,129		
(3) TAX YEAR 2018 (add lines 1and 2)	65,061,640	**60%**	39,036,984
(4) CURRENT TAX YEAR (sec. C, line 5(c))	53,895,130	**40%**	21,558,052
(5) CURRENT YEAR VALUE OF UTILITY COMPANY ASSETS (add lines (3)(c) and (4)(c))			60,595,036

C. CURRENT TAX YEAR. See RSA 72:8-d, ii(c)

	Utility Company ssets (a)	Formula (b)	Value (c)
(1) Original Cost (sec E, line 24(b))	56,224,106	**70%**	39,356,874
(2) Net Book Value (sec E, line 24(d))	43,228,317	**30%**	12,968,495
		(3) Weighted Average (add lines (1)(c) and (2)(c))	52,325,369
(4) Public Rights of Way Assessment (multiply line (3)(c) by line (4)(b))		**3%**	1,569,761
		(5) TOTAL (add lines (3)(c) and (4)(c))	**53,895,130**

D. TAX YEAR 2018 ADJUSTMENT. See RSA 72:8-d, VI(a)(5).

	Original Costs (a)	Net Book Value (b)	Weighted Average (c)
(1) Current Tax Year (sec E, line 24)	56,224,106	43,228,317	
(2) Tax Year 2018 (Form PA-84-4, line 8)	48,797,754	36,902,332	
(3) Change (subtract line 2 from line 1)	7,426,352	6,325,985	
(4) RSA 72:8-d, II(a)(1) Formula	**70%**	**30%**	
(5) Adjustment (multiply line 3 by line4)	5,198,446	1,897,796	7,096,242
)6) Public Rights of Way (multiply line (5)(c) by line (6)(b))		**3%**	212,887
		(7) TOTAL (add lines (5)(c) and (6)(c))	7,309,129

ADDITIONAL NOTES

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0

FINAL ASSESSMENT MUST BE EQUALIZED BY THE PRIOR YEAR RATIO EVEN IN REVALUATION YEARS

	PR YR ratio				
DISTRIBUTION ASSESSMENT	**0.784**	**60,595,036**		**FINAL ASSESSMENT:**	$47,506,500
TRANSMISSION ASSESSMENT:	**0.784**	**82,623,900**		**FINAL ASSESSMENT:**	$64,777,100
CO-GEN TRANS ASSESSMENT	**0.784**	**1,084,100**		**FINAL ASSESSMENT:**	$849,900
CROSS COUNTRY EASESMENTS:	**ACRES=**	**207**	**$/ACRE**	**$3,000**	$621,000
		FINAL TOTAL ASSESSMENT=			**$113,754,500**

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: MERRIMACK -PSNH- TRANS 2021

UTILITY VALUATION YEAR: 2021

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E350 TRANSMISSION PLANT	**$ 11,570,553**	**$ 14,508,138**	*% 0.155861*	**$ 12,246,888**
E353 TRANS, STATION EQUIPMENT	**$ 44,183,206**	**$ 54,973,044**	*% 0.125660*	**$ 48,065,131**
E355 TRANS, POLES & FIXTURES	**$ 28,438,623**	**$ 32,853,170**	*% 0.116949*	**$ 29,011,040**
E356 TRANS, OVER CONDUCT & DE	**$ 3,194,445**	**$ 2,661,158**	*% 0.067649*	**$ 2,481,132**
GRAND TOTALS FOR MERRIMACK -PSNH- TRANS 2021:				
	$ 87,386,827	**$ 104,995,510**		**$ 91,804,200***

*** Value Rounded To Nearest Hundred**

ECONOMIC **0.9000**

$ 82,623,800

*.784 (2020 Ratio) = $64,777,100

AVITAR ASSOCIATES OF NEW ENGLAND INC.

Utility Valuation Report Listing

(Using Handy Whitman Cost Index Manual -- North Atlantic Section)

UTILITY NAME: MERRIMACK PSNH CO-GEN 2021

UTILITY VALUATION YEAR: 2021

Description	Original Cost	Replacement Cost	Depreciation	Assessment Value
E353 TRANS, STATION EQUIPMENT	**$ 475,000**	**$ 1,014,425**	*% 0.297000*	**$ 713,141**
E355 TRANS, POLES & FIXTURES	**$ 428,989**	**$ 699,128**	*% 0.297000*	**$ 491,487**
GRAND TOTALS FOR MERRIMACK PSNH CO-GEN 2021:				
	$ 903,989	**$ 1,713,553**		**$ 1,204,600***

*** Value Rounded To Nearest Hundred**

ECONOMIC **0.9000**

$ 1,084,100

*.784 (2020 Ratio) = $849,900

LEGEND

NEIGHBORHOOD

- AVERAGE -30%
- AVERAGE -20%
- AVERAGE -10%
- AVERAGE
- AVERAGE +10%
- AVERAGE +20%
- AVERAGE +30%
- AVERAGE +40%
- AVERAGE +50%
- C/I CONDOMINIUMS
- CONDOMINIUMS
- MOBILE HOMES IN PARK
- AVG +200 300%
- ☆ DENOTES SALE

TOWN OF MERRIMACK

HILLSBOROUGH COUNTY

Neighborhood & Sales Map 2021 Update

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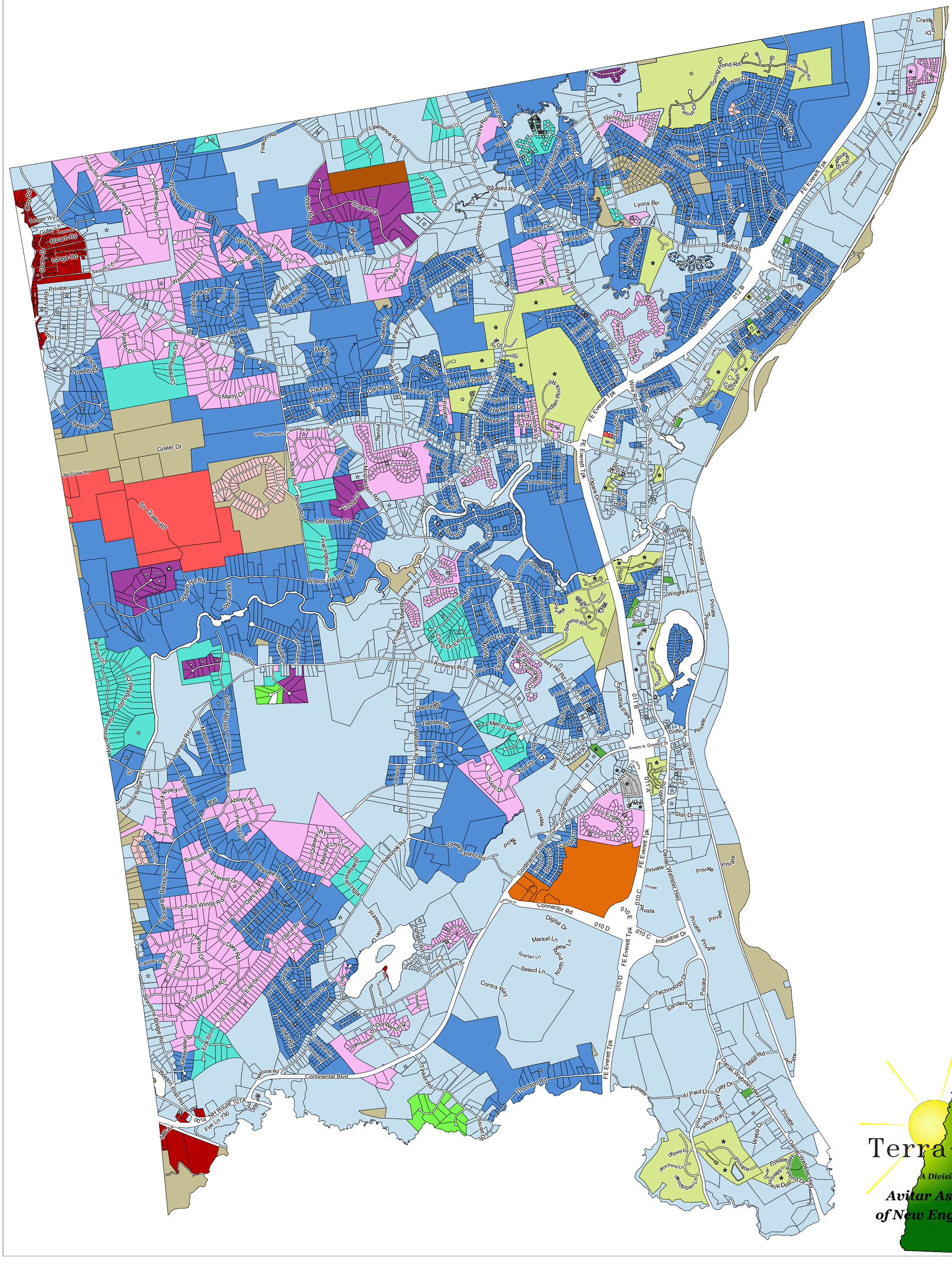
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Railway Dr
Packard Dr
Windover Ln
Peacock Rd
Wire Rd
Whispering Pines Ln
Bedford Rd
Brenda Ln
Eagle Dr
Catskill Dr
Lyons Rd
Kittredge Ln
Bedford Rd
FE Everett Tpk
Private
012 B
Front St
Mill St
Bridge St
Railroad Av
Wright Av
Summit Rd
Executive Park Dr
011 B
011 A
Greeley St
Continental Blvd
Connector Rd
010 B
010 C
010 D
010 E
Industrial Dr
Daniel Webster Hwy
Technology Dr
Sanders Dr
Mast Rd
Clay Dr
Al Paul Ln
Lenox Dr
Webb Dr
Avitar Dr
Taylor Way
Continental Blvd
Wire Rd
Joppa Rd
Lawrence Rd
Cobblestone Dr
Woodward Rd
Mountain View Rd
Feasel Rd
Westcott Dr
Briarann Dr
West Rd
Bean Rd
Kyra Dr
Westminster Ln
Greatstone Dr
Olde Rd
Parker Dr
Marty Dr
Dick Dr
Lesa Dr
Carrie Dr
Valley View Dr
Patten Rd
Derry St
Tobin Dr
Hartwood Dr
Pinehee Ln
Indian Rock Rd
Grater Dr
So Grater Rd
Blood Rd
Old Blood Rd
Harrington Dr
Wilson Hill Rd
Upham Rd
Lester Rd
Amherst Rd
Turkey Hill Rd
Meetinghouse Rd
Joel Rd
Danforth Dr
Hassell Rd
Merrill Rd
Nelcook Rd
Scott Dr
Greenpond Rd
Fuller Mill Rd
Mason Rd
Abbey Rd
Perry Ln
Reagles Rd
Four Winds Rd
Dahl Rd
Bates Rd
Everest Dr
Coles Rock Rd
Erik St
Stevens Bridge Rd
Boston Post Rd
NH Route 101A
Fire Ln 730
Thornton Rd
Tinker Rd
Stuart Dr
Contra Way
Select Ln
Spartan Ln
Market Ln
North Ridge Valley Ln
Camp Sargent Rd
Mirami Rd
Longa Rd
Langer Wy
Gutler Ln
Sanford Dr
Private
Shury Ln
Howbridge Rd
Beebe Ln
Madeline Bennett Lane
Linda Ln
Harold Ln
Landau Wy
Private
Meeting House Rd
Private
Private
Private

MERRIMACK SALES LIST 10/1/2020-7/15/2021

PID	DATED	BOOK	PAGE	PRICE	GRANTOR
00004C000048000006	10/1/2020	9357	1128	$ 511,800.00	KIRKPATRICK JAMES & ANN MARIE
003D-2000010000040	10/1/2020	9357	1311	$ 240,000.00	BURNHAM SHAWN D
00007E00004800M002	10/1/2020	9357	1400	$ 255,000.00	PERET MICHAEL J REVOCABLE TRUST
00004C000286000W08	10/1/2020	9357	1487	$ 235,000.00	HASHEM NADA
006E-1000061000000	10/1/2020	9357	1749	$ 455,000.00	APMK VENTURES LLC
00001D0001-4000020	10/1/2020	9357	1767	$ 535,400.00	BOWERS LANDING OF MERRIMACK II LLC
00006D000516000028	10/1/2020	9357	2342	$ 275,000.00	MILHALICK STEPHEN G
00005C000038000000	10/1/2020	9357	2718	$ 352,000.00	FILADORO NICOLE ANN
00001E000001000122	10/1/2020	9357	2875	$ 245,000.00	PINHEIRO FERNANDA M
00004B000009001-14	10/1/2020	9357	1074	$ 660,000.00	MORRIS FRED R & JENNIFER L
003D-2000010000064	10/2/2020	9358	1131	$ 245,000.00	DUNN JOHN F & KAREN
00004C000078000000	10/2/2020	9358	1768	$ 400,000.00	CAMPBELL YURIKO
00004D000005000001	10/2/2020	9358	1862	$ 365,000.00	MOUNSEY HEATHER M
00007E000017000009	10/2/2020	9358	2175	$ 314,000.00	GRIBOUSKI EILEEN
00004C000286000V33	10/2/2020	9358	2482	$ 248,000.00	MULCAHY PATRICK E
00007D000166000R19	10/4/2020	9353	2453	$ 265,000.00	CIRRONE ANDREW M & SZOPA MATTHEW S
00001D0001-3000122	10/5/2020	9359	1840	$ 399,000.00	HUBBARD DEAN FRANKLIN & VERONICA
00007E000029000026	10/6/2020	9359	1806	$ 175,000.00	MULCAHY PATRICK E
005D-4000V57000007	10/6/2020	9360	1020	$ 227,000.00	BURPEE PAULA M HEIRS OF
00001E000001000028	10/7/2020	9361	209	$ 245,000.00	SULLIVAN SUSAN I & JAMES
00001D0001-4000019	10/8/2020	9361	883	$ 480,600.00	BOWERS LANDING OF MERRIMACK II LLC
00002B000141000000	10/8/2020	9361	1205	$ 375,000.00	EJR HOMES INC
00004C000401000000	10/9/2020	9361	2882	$ 252,000.00	LACASSE HAZEL REVOCABLE TRUST
00003C000047000000	10/13/2020	9362	733	$ 450,000.00	ZONA JAMES P
00007D000011000000	10/13/2020	9363	552	$ 825,000.00	DESANTIS SCOTT
00007E000029000106	10/13/2020	9359	2113	$ 190,000.00	KING JUSTIN & MARIA
00007D000321000000	10/14/2020	9363	1910	$ 351,000.00	HIRSCH DANIEL EVAN
004D-4000067000E17	10/14/2020	9363	2502	$ 245,000.00	AMORIM CLAYTON M
00004B000077000000	10/14/2020	9363	2524	$ 327,500.00	BM INVESTMENTS LLC
00002A000040000000	10/14/2020	9364	69	$ 350,000.00	PATON JACQUELINE A
00006C000383000210	10/15/2020	9364	1537	$ 215,000.00	MOORE IAN

006A-1000054000000	10/16/2020	9365	1238	$ 380,000.00	RAYMOND RICHARD R
00005C000237000V07	10/16/2020	9365	224	$ 229,900.00	KHROMETS ANDREY
00006D000019000000	10/19/2020	9365	1499	$ 395,000.00	DEL GRECO DANIEL & JOANNE REVOCABLE TRUS
006A-2000116000000	10/19/2020	9365	1801	$ 300,500.00	FAJANS PATRICIA L
004D-400006700EV6A	10/19/2020	9366	2554	$ 128,000.00	PIAZZA KAREN
00005C000605000025	10/19/2020	9366	586	$ 422,000.00	AMORIM MARIA CECI
00002B000159000000	10/19/2020	9365	1485	$ 320,000.00	MARTIN KEVIN J & KATHLEEN
004D-3000120000000	10/20/2020	9366	1609	$ 350,000.00	VAIL-NAYLOR ERIC P
00006D000090000000	10/20/2020	9366	1689	$ 579,000.00	BUTTON HOMES LLC
00006C000328000001	10/21/2020	9367	885	$ 180,000.00	WOODCASTLE HOMES LLC
00007D000166000W32	10/22/2020	9368	326	$ 240,000.00	LAWRENCE BENJAMIN T
003D-2000010000T03	10/22/2020	9368	638	$ 130,000.00	GOODRIDGE TIMOTHY P
005D-2000004000094	10/22/2020	9368	717	$ 229,000.00	PARENT JOYCE M & DAVID
004D-4000067000E25	10/22/2020	9368	2785	$ 244,900.00	SMITH KEVIN G
00001D0001-4000037	10/23/2020	9368	2955	$ 511,800.00	BOWERS LANDING OF MERRIMACK II LLC
00006C000079000000	10/23/2020	9368	2064	$ 378,000.00	LILLIS FAMILY REVOCABLE TRUST
004D-4000067000A05	10/23/2020	9368	2298	$ 192,000.00	MARCHETTI JAMES R & ADELE N
00007A000010000000	10/23/2020	9368	2866	$ 485,000.00	CHANN BIEN & RABINATHAN CAROLI
004D-3000093000039	10/26/2020	9369	1957	$ 305,000.00	WYSOLMIERSKI ROBERT S & AMY T
00007E000020000S61	10/27/2020	9370	125	$ 220,000.00	COLON TRACEY A & ALAIN
005D-4000001000007	10/27/2020	9370	230	$ 369,000.00	STREIF LLC
00006C000348000000	10/28/2020	9371	427	$ 385,000.00	RACKETT ERIC A & MELISSA M
003D-2000010000093	10/28/2020	9371	1112	$ 260,000.00	OSYPIUK MACIEJ
00004C000145000000	10/29/2020	9371	2917	$ 291,000.00	WELLS ERIC A
00002C000014000000	10/30/2020	9373	325	$ 634,900.00	MCKENNA BRIAN G & CINDY L
00002B000234000000	10/30/2020	9373	592	$ 344,000.00	YVARS JACK W
005D-2000004000016	10/30/2020	9373	897	$ 400,000.00	MICHAUD FAMILY TRUST
00005B000090000001	11/2/2020	9373	1987	$ 377,500.00	PEACH MICHAEL L & CLAUDIA M
00001D0001-4000040	11/2/2020	9373	2415	$ 455,000.00	BOWERS LANDING OF MERRIMACK II LLC
00006C000075000000	11/2/2020	9373	2430	$ 335,000.00	ORDWAY MELISSA J
006D-1000046000000	11/2/2020	9373	2779	$ 674,000.00	BENSON LAURA
004D-4000064000000	11/2/2020	9374	124	$ 875,000.00	RAYMOND CLAUDE J
00004C000286000V16	11/3/2020	9374	2215	$ 250,000.00	WOLF ZACHARY C
005D-200000200085A	11/3/2020	9374	2417	$ 174,000.00	ORDZIE NICHOLAS

00007D000343000000	11/3/2020	9375	124	$ 325,000.00	GUERRERA NICHOLAS R
00001D0001-4000023	11/4/2020	9375	470	$ 443,100.00	BOWERS LANDING OF MERRIMACK II LLC
00006C000144000001	11/4/2020	9375	948	$ 690,000.00	FERNANDES STEVEN A & MICHELLE M
00001D0001-3000047	11/4/2020	9375	1687	$ 355,000.00	FAUCHER RONALD M
00001D0001-4000009	11/5/2020	9376	725	$ 502,100.00	BOWERS LANDING OF MERRIMACK II LLC
005D-4000V57000017	11/6/2020	9376	921	$ 225,000.00	DOBERSTEIN ERIC P & CLARK ROBIN E
00007B000018000002	11/6/2020	9376	924	$ 595,000.00	NUNEZ ROBERT J
00001D0001-4000021	11/6/2020	9376	1067	$ 455,000.00	BOWERS LANDING OF MERRIMACK II LLC
00005D000030000000	11/6/2020	9376	2504	$ 357,000.00	GOMES EVAN & TIFFANY
00005C000534000000	11/6/2020	9376	2621	$ 377,000.00	BEVILACQUA STEVEN MICHAEL & STEPAHNIE
00006C000134000000	11/6/2020	9376	2656	$ 330,000.00	WYNN JACKSON & STACEY FAMILY TRUST
004D-2000015000000	11/6/2020	9376	2737	$ 540,000.00	CARDINAL P & D REVOC LIVING TRUST
00006C000585000000	11/6/2020	9376	2857	$ 375,000.00	CALL MICHAEL J & TAMMIE
00003C000038000013	11/9/2020	9377	602	$ 495,000.00	DAVID KELLY & MARSHALL GERALD
004D-4000045000000	11/9/2020	9377	1154	$ 345,000.00	MEJIA SATIAGO ESPINAL & OCHOA TANIA G
00005A000015000000	11/9/2020	9377	1985	$ 710,000.00	SMITH STUART A REV TRUST
00007E000020000S52	11/9/2020	9377	2229	$ 220,000.00	SQUEGLIA MELISSA C
006A-1000076000000	11/10/2020	9378	391	$ 460,000.00	PLATINUM ROI HOLDINGS LLC
00006D000216000000	11/10/2020	9378	656	$ 376,000.00	MARSTON MICHAEL R & JOANNE H
00007C000030000049	11/12/2020	9379	725	$ 615,000.00	HAMPSHIRE VENTURES INC
00003D000027000017	11/12/2020	9379	1374	$ 450,000.00	GEORGE ANU & MATHEW JEBIN JOHN
00003B000072000000	11/12/2020	9379	1398	$ 415,000.00	KOCZERA JAMES M
00007C000030000048	11/12/2020	9379	945	$ 603,200.00	HAMPSHIRE VENTURES INC
00006D000147000000	11/13/2020	9379	2751	$ 400,000.00	ISABELLE JOSEPH A & TSATSA SARAH
00006D000142000000	11/13/2020	9380	100	$ 420,000.00	FREEDOM ASSET MANAGEMENT LLC
00005B000159000000	11/13/2020	9380	643	$ 355,000.00	LATHE RICHARD N & ANNE
00007E000020019-13	11/13/2020	9380	824	$ 131,000.00	ALBUQUERQUE MATTHEW J
00003A000065000001	11/13/2020	9380	1160	$ 589,500.00	GEPA ENTERPRISES LLC
005D-4000001000006	11/16/2020	9380	1258	$ 384,900.00	STREIF LLC
00006D000236000000	11/16/2020	9380	2790	$ 395,000.00	BAEZ CARLOS & SALAZAR LUISA FERNANDA
006D-10000200000U4	11/16/2020	9381	252	$ 201,000.00	KOCH KATHY
00007C000030000053	11/16/2020	9381	1365	$ 657,700.00	HAMPSHIRE VENTURES INC
00007C000030000045	11/17/2020	9381	1755	$ 572,000.00	HAMPSHIRE VENTURES INC
00007C000030000046	11/17/2020	9381	1877	$ 551,600.00	HAMPSHIRE VENTURES INC

00007D000256000000	11/17/2020	9382	225	$ 344,000.00	CURLEY KEVIN J
00003D000027000039	11/17/2020	9382	522	$ 500,000.00	MANFIELD JAMES K & JILL L REV TRUST
00001E000001000094	11/19/2020	9383	1390	$ 240,000.00	KARAVIAS EILEEN
00006B000258000000	11/19/2020	9382	2842	$ 810,000.00	DOMO IN AETERNUM REVOCABLE TRUST
00002A000005000000	11/20/2020	9383	2082	$ 565,000.00	ANMI MERRIMACK REALTY LLC
00001D0001-4000038	11/20/2020	9383	2671	$ 459,000.00	BOWERS LANDING OF MERRIMACK II LLC
00006B000241000000	11/20/2020	9383	2722	$ 440,000.00	LAWSON BRUCE J & ALISON
00003C000260000008	11/20/2020	9384	14	$ 370,000.00	YONKIN FAMILY REVOC TRUST OF 2011
00004C000451000009	11/20/2020	9384	194	$ 647,000.00	OSTLER SEAN M & SUSAN E
004D-4000067000E20	11/20/2020	9384	281	$ 213,000.00	LOPES MARIA E & EVANDRO
00004D000044000000	11/23/2020	9384	807	$ 352,000.00	GAGE LISA
00003B000032000000	11/23/2020	9384	892	$ 291,000.00	COKER NORMA JO
00004C000106000000	11/23/2020	9384	1576	$ 455,000.00	SCULLY TIMOTHY V & CAROLYN
005D-4000001000002	11/23/2020	9384	1862	$ 378,900.00	STREIF LLC
00007C000030000047	11/23/2020	9384	1922	$ 552,200.00	HAMPSHIRE VENTURES INC
00007D000166000R24	11/23/2020	9384	2002	$ 285,000.00	MACINTYRE DANIEL A & DIXON CLAIRE
004D-4000062000000	11/23/2020	9384	2019	##########	VACCA MICHAEL A & LEONA
00007C000030000044	11/23/2020	9384	2496	$ 561,100.00	HAMPSHIRE VENTURES INC
00003B000138000023	11/24/2020	9385	590	$ 535,000.00	MANNING THOMAS C & NANCY E
00007D000166000W20	11/24/2020	9385	2104	$ 259,900.00	STUBBS GINGER LEE
00007D000291000000	11/24/2020	9385	2232	$ 335,000.00	ETLINGER ELIZABETH
00005B000126000000	11/24/2020	9385	2693	$ 375,000.00	VARELA THOMAS J & LINDA M REVOC TRUST
00006D000144000000	11/25/2020	9386	1115	$ 340,000.00	PLANTE JOANNE
00004C000048000013	11/25/2020	9386	2642	$ 481,000.00	DEMEMBER ERIK P & TINA L
003D-2000010000032	11/30/2020	9387	2873	$ 229,000.00	LEARY THOMAS
00002C000068000000	11/30/2020	9388	53	$ 330,000.00	DEMERS JOSEPH M & LORRAINE D
005D-2000004000056	11/30/2020	9388	556	$ 350,000.00	SCHULTZ DIANE F REVOC TRUST
00006D000384000000	11/30/2020	9388	1074	$ 340,000.00	HOSEY BRADLEY R & WHITE MARY BETH
004D-4000025000000	11/30/2020	9387	1791	$ 485,000.00	SLEEPER JUSTIN M & KRISTINE M
00006A000012000000	12/1/2020	9389	103	$ 484,500.00	DIFILLIPO FAMILY REVOCABLE TRUST OF 2018
00002D000038000000	12/1/2020	9389	787	##########	RANCOURT CLAUDE C IRREV TRUST
00005B000095000003	12/1/2020	9389	872	$ 700,000.00	STROUD FAMILY TRUST
00006B000085000045	12/1/2020	9389	916	$ 450,000.00	MORALES SCOTT M
003D-2000010000011	12/1/2020	9389	955	$ 215,000.00	MUNSON DOREEN R

00004A000023000000	12/1/2020	9389	983	##########	VAUGHN BRETT W REVOCABLE TRUST
005D-2000004000078	12/2/2020	9389	1575	$ 225,000.00	MCCAFFERY CHARLES E REVOCABLE
00002D00003800A-28	12/2/2020	9389	2344	$ 75,000.00	SKRIPNICHUK ZOYA
00006C000590000000	12/2/2020	9389	2576	$ 364,900.00	GIANNELLI RICHARD A & LAURA A
005D-4000020000000	12/2/2020	9389	2629	$ 290,000.00	MACGUIRE ELIZABETH
00006B000274000000	12/3/2020	9390	927	$ 790,000.00	MILLER BRIAN & LAURA
00004C000039000014	12/3/2020	9390	1187	$ 550,000.00	RACHMACIEJ STEVEN E
00006C000262000000	12/3/2020	9390	1299	$ 400,000.00	BRAUER RAYMOND C & JOYCE M
00007D000358000000	12/4/2020	9390	1709	$ 330,000.00	DRIVAS PETER M III
004D-4000067000EV6	12/4/2020	9390	2871	$ 220,000.00	SOMERVILLE DARLENE F
00007D000166000W38	12/4/2020	9391	538	$ 230,000.00	MARTEL REBECCA L
00007E0000460C9-B3	12/4/2020	9391	613	$ 205,000.00	SISTERS OF HOLY CROSS INC US R
00007D000113000000	12/4/2020	9391	773	$ 342,000.00	RIVERA-AGUSTILIANO MELISSA I & JOSE
00001D0001-4000044	12/7/2020	9391	1793	$ 427,000.00	BOWERS LANDING OF MERRIMACK II LLC
00003C000135000000	12/7/2020	9391	1956	$ 310,000.00	ZWIRBLE JEAN I
00007E000020000S63	12/7/2020	9391	2613	$ 195,000.00	KAVOOSI SHABNAM
00005B000046000000	12/7/2020	9392	175	$ 440,000.00	BALOCHE DANIEL & LAURENCE
004D-400006700E68A	12/8/2020	9392	1268	$ 125,000.00	SCHULTZ DAVID K
006D-1000083000000	12/9/2020	9392	2174	$ 335,500.00	DRISCOLL MICHAEL R
00007D000044000000	12/9/2020	9393	427	$ 380,000.00	BOUCHER JEFFREY M
005D-4000001000005	12/10/2020	9393	2438	$ 367,900.00	STREIF LLC
00007D000166000R20	12/10/2020	9393	2414	$ 258,000.00	LAMAN KERI J TRUST
005D-2000004000044	12/10/2020	9393	2108	$ 380,000.00	MAIORIELLO HELEN D REVOCABLE T
00007E0000480G3-04	12/11/2020	9394	1768	$ 180,800.00	LORD BRIAN SCOTT MARIAN & CALI NANCY H
00005C000337000000	12/11/2020	9394	1552	$ 380,000.00	CAMPANA JONATHAN & YOKASTA
005D-200000200076A	12/11/2020	9394	1019	$ 186,000.00	MARCHESE RITA I
00007E0000460C7-12	12/11/2020	9393	2965	$ 201,000.00	TUTTLE RONALD & BATOR MELINDA
00001E000001000019	12/14/2020	9394	2955	$ 216,500.00	SOARES MENDES GILBERTO
00007C000030000021	12/14/2020	9395	461	$ 522,600.00	HAMPSHIRE VENTURES INC
00006D000088000004	12/14/2020	9395	1017	$ 560,000.00	DEKEMPER MARA
00006D000516000016	12/14/2020	9395	1262	$ 331,000.00	STEWART LOGAN & BAILEY
00006B000074000000	12/14/2020	9395	317	$ 390,000.00	STEINES BERNADINE M
00007E00004800M055	12/14/2020	9394	2743	$ 252,000.00	COMTOIS JESSICA ANNE
004D-3000076000016	12/15/2020	9395	2165	$ 344,000.00	HARPER FAMILY REVOC TRUST

00006A000018000007	12/15/2020	9395	2608	$ 425,000.00	LAVENTURE MATTHEW D
005D-4000001000004	12/15/2020	9395	2678	$ 349,900.00	STREIF LLC
00006C000184000000	12/18/2020	9397	2982	$ 365,000.00	105 BEDFORD RD MERRIMACK NH LLC
00007D000166000C06	12/18/2020	9397	798	$ 240,000.00	POIRIER PHILIP D
00007E000030000000	12/18/2020	9397	964	$ 850,000.00	VASCO HOLDINGS LLC
00007E000020000S31	12/18/2020	9397	1724	$ 222,533.00	BELL JAMES & NICOLE
00006B000170000000	12/18/2020	9397	2532	$ 455,000.00	GOSSELIN JASON
00006D000024000000	12/21/2020	9398	1173	$ 405,000.00	PATCH FAMILY REVOCABLE TRUST
00006D000330000000	12/21/2020	9398	1854	$ 400,000.00	MORIARTY ANDREANA
00005C000437000000	12/21/2020	9398	1884	$ 350,000.00	DORMAN DARCIE JEAN
005D-200000200060A	12/21/2020	9398	2557	$ 195,000.00	SCOTT MADISON L
00007E00004800M119	12/21/2020	9399	15	$ 260,000.00	DIFONZO FRANK
006E-1000016000000	12/21/2020	9399	568	###########	DEPOT STREET APARTMENTS
00007C000030000054	12/21/2020	9399	1179	$ 566,400.00	HAMPSHIRE VENTURES INC
004D-3000059000000	12/21/2020	9399	2083	$ 293,000.00	DOUCET CHRISTOPHER D & ANNA
00003C000038000023	12/22/2020	9399	2205	$ 515,000.00	HOULIHAN PAUNPIMON A
00003D0000250EB-18	12/22/2020	9399	2570	$ 199,900.00	MOSSEY KAREN
00007C000030000001	12/22/2020	9399	2880	$ 549,500.00	HAMPSHIRE VENTURES INC
00003C000025000001	12/23/2020	9400	1765	$ 235,000.00	LEE VICTORIA E
005D-4000003000001	12/23/2020	9400	2066	###########	WEC 97K-3 INVESTMENT TRUST RIT
005D-200000200141A	12/23/2020	9400	2416	$ 179,000.00	WAGEMAN RUTH
00007C000030000041	12/24/2020	9401	50	$ 512,400.00	HAMPSHIRE VENTURES INC
004D-4000067000A03	12/24/2020	9401	315	$ 200,000.00	ENGLAND ROGER W & STEFANIE G REVOC TRUST
00007E0000480G2-32	12/28/2020	9401	2847	$ 199,000.00	MCGOWAN ELLEN M
004D-400006700E69A	12/28/2020	9402	104	$ 134,000.00	CHARRON BRIAN S
00007C000030000013	12/30/2020	9403	1865	$ 563,933.00	HAMPSHIRE VENTURES INC
00007E00004800M153	12/30/2020	9403	2758	$ 250,000.00	PADYKULA JOSEPH S
00002A000052000000	12/30/2020	9403	2873	$ 336,933.00	DOAN ANDREW D
004D-3000093000022	12/30/2020	9403	2919	$ 295,000.00	LATANISION STEPHEN A
00007E0000480S2-28	12/30/2020	9404	123	$ 200,000.00	ALTOBELLO MARIA R
00007D000166000W22	12/30/2020	9404	277	$ 254,933.00	AZEVEDO TONI
00007E0000480S1-35	12/30/2020	9404	1397	$ 180,000.00	COMITO JANINE M
00003B000105000000	12/30/2020	9404	1726	$ 442,000.00	CUOZZO JAMES M
005D-4000001000003	12/31/2020	9404	1776	$ 364,933.00	STREIF LLC

00004A000004000003	12/31/2020	9404	2387	$ 692,533.00	LYNCH ASHLEY
005D-4000019000001	1/4/2021	9405	2055	$ 268,900.00	MARCHETTI ALISON & CHARLES
00004A000023000007	1/6/2021	9406	1674	$ 230,000.00	VAUGHN BRETT W REVOCABLE TRUST
00003B000070000000	1/6/2021	9407	201	$ 570,000.00	HEALEY CHARLES F III
00001D0001-3000037	1/8/2021	9407	2141	$ 378,000.00	UBELE SCOTT R
006D-1000090000027	1/8/2021	9407	2430	$ 189,933.00	MITCHELL CARRIE W
004D-400006700E61A	1/11/2021	9408	427	$ 118,000.00	BOONE SHEILA M
00007E000048000B28	1/11/2021	9408	490	$ 240,000.00	OVERTON LISA ANN
00007E00004800M151	1/11/2021	9408	1477	$ 253,000.00	SAID MINA
00001D0001-4000034	1/11/2021	9408	470	$ 494,700.00	BOWERS LANDING OF MERRIMACK II LLC
00007E0000480B5-01	1/14/2021	9409	2534	$ 200,000.00	CAMPBELL SCOTT M
00007E000020017-12	1/14/2021	9410	325	$ 177,000.00	PERRIN KELSEY Y
005D-4000080000000	1/14/2021	9410	805	$ 313,000.00	HOCK DANIEL G
00007D000102000000	1/14/2021	9410	1303	$ 326,000.00	BOLLEN TAMARA A EXECUTRIX
00006C000349000119	1/15/2021	9410	1576	$ 236,533.00	MATHIS JACQUELINE
00003B000247000000	1/15/2021	9411	450	$ 405,000.00	SLATER JESSE HW
006E-2000043000000	1/19/2021	9411	788	$ 390,000.00	HINES KEITH W
00007E000029000037	1/20/2021	9412	2267	$ 180,000.00	DAVIS KRISTINE
00001D0001-4000036	1/21/2021	9412	2759	$ 468,800.00	BOWERS LANDING OF MERRIMACK II LLC
00001D0001-4000033	1/21/2021	9413	279	$ 468,933.00	BOWERS LANDING OF MERRIMACK II LLC
00005C000827000000	1/21/2021	9413	1967	$ 530,000.00	KORIANSKI RICARDO L & KORIANSKI PATRICIA
00004D000064000039	1/21/2021	9413	1982	$ 325,000.00	HALVATZES CONSTANTINE & HALVATZES KAREN
00006C000576000001	1/22/2021	9414	502	$ 448,000.00	MCLINN LAURA J
00007E00004800M019	1/22/2021	9414	695	$ 262,000.00	AUTOTE DAVID & ELAINE REV TRUST
003D-2000010000F01	1/22/2021	9414	826	$ 185,000.00	WILLETT V IRREVOCABLE TRUST
00005C000478000192	1/25/2021	9414	2505	$ 215,000.00	LORING KEVIN D REVOC TRUST
00003D0000250EA-09	1/25/2021	9415	994	$ 92,000.00	GREENWOOD JENNIFER
00003B000126000000	1/28/2021	9416	1792	$ 395,000.00	GERENZ RALPH F & JANET
00007E000020000K14	1/28/2021	9416	1612	$ 225,000.00	HITCHCOCK MELANIE S
00006C000145000001	1/28/2021	9417	347	$ 589,900.00	CNC INVESMENTS LLC
00006C000600000000	1/29/2021	9417	2280	$ 360,000.00	LAKEVIEW PROPERTIES
00007C000030000052	1/29/2021	9418	377	$ 531,200.00	HAMPSHIRE VENTURES INC
00007D000166000C07	2/1/2021	9418	2793	$ 250,000.00	THOMPSON RICK & SHERRY
00007E000046000001	2/2/2021	9419	1493	$ 435,000.00	ANZALONE REVOCABLE TRUST

00001E000001000010	2/2/2021	9419	1885	$ 260,500.00	COLINBROOKE INVESTMENTS LLC
00005C000766000000	2/2/2021	9419	2146	$ 475,000.00	ZAGWYN COLLEEN A
00006D000519000U07	2/3/2021	9420	477	$ 310,000.00	RANKINS KEVIN & SUZANNE
006D-1000090000019	2/4/2021	9421	138	$ 175,000.00	POWERS SEAN D & MARY M
00001D0001-4000008	2/4/2021	9421	222	$ 501,700.00	BOWERS LANDING OF MERRIMACK II LLC
005D-4000067000000	2/8/2021	9422	390	$ 382,600.00	KALI CONSTRUCTION LLC
00006C000380000052	2/12/2021	9424	2813	$ 235,000.00	ENOS CHARLES F
00004D000064000038	2/12/2021	9424	2914	$ 390,000.00	HALVATZES CONSTANTINE
00001D0001-4000015	2/16/2021	9425	1569	$ 485,000.00	BOWERS LANDING OF MERRIMACK II LLC
003D-2000010000016	2/16/2021	9425	1621	$ 205,000.00	MANUELE KEVIN
00007E000046C11-31	2/16/2021	9425	1938	$ 177,500.00	RANGANATHAN MURALI
00005C000478000023	2/16/2021	9425	2788	$ 260,000.00	MARTEL 2014 FAMILY TRUST
00001D0001-3000048	2/19/2021	9427	582	$ 400,000.00	REDDY VIKRAM DEV REDDY PARVATH
003D-2000021000000	2/19/2021	9427	636	$ 280,000.00	SANCO REALTY TRUST
00001D0001-4000014	2/19/2021	9427	906	$ 534,000.00	BOWERS LANDING OF MERRIMACK II LLC
00002B000024000000	2/19/2021	9427	1213	$ 276,700.00	MAFFEE DONALD T
00007C000030000042	2/19/2021	9427	1467	$ 483,700.00	HAMPSHIRE VENTURES INC
00005D000001000000	2/19/2021	9427	1967	$ 396,000.00	FERGUSON MARK
00007E000020000S18	2/19/2021	9427	2053	$ 228,000.00	LECLAIRE LUCY A
00003B000064000000	2/22/2021	9428	197	$ 470,000.00	ZIMMERMAN JAMES E & ELIZABETH
00007D000309000000	2/22/2021	9428	612	$ 335,000.00	ROUSSELLE EDWARD G
00004A000004000040	2/22/2021	9428	1162	$ 650,000.00	VECCHIARELLI JAMES G
00007D000220000000	2/23/2021	9428	2273	$ 341,500.00	BISHOP SHARI L
00007E0000480S1-01	2/23/2021	9429	225	$ 186,000.00	GOLDBERG SANDRA R
00006B000006000000	2/25/2021	9430	1394	$ 415,000.00	WHITLOCK CAROLYN G REVOCABLE TRUST
004D-4000067000E45	2/25/2021	9430	2109	$ 220,000.00	SAMPERI CHRISTOPHER A
00007C000030000043	2/26/2021	9431	351	$ 651,400.00	HAMPSHIRE VENTURES INC
00001D0001-3000036	2/26/2021	9431	1727	$ 386,000.00	MOYLAN SCOTT J
00002B000308000000	2/26/2021	9431	1744	$ 310,000.00	DROUIN DENNIS R
00006D000495000000	2/26/2021	9431	1964	$ 445,000.00	EISERMANN RALF
00006D000208000000	3/3/2021	9433	2730	$ 430,000.00	ANDRIS N AND A REVOCABLE TRUST
00006D000323000000	3/4/2021	9434	2256	$ 373,700.00	LYNCH DOLORES J REVOCABLE TRUST
006D-1000055000000	3/4/2021	9434	2308	$ 350,000.00	CLINTON BRIANA
00006A000006000018	3/5/2021	9435	576	$ 521,000.00	SOUKUP ELIZABETH A REVOC TRUST

00007D000298000000	3/8/2021	9435	2785	$ 354,000.00	HANLEY FAMILY REVOCABLE TRUST
004D-4000067000C19	3/8/2021	9436	759	$ 223,000.00	O'LEARY BENJAMIN
004D-3000002000000	3/9/2021	9437	131	$ 950,000.00	376 DW HWY LLC
00005C000289000002	3/11/2021	9437	2579	$ 243,000.00	MERCIER BRANDY C
00001E000001000084	3/11/2021	9438	315	$ 295,000.00	RACKLIFF KEVIN
00007C000030000051	3/12/2021	9438	2231	$ 588,300.00	HAMPSHIRE VENTURES INC
00006D000438000000	3/12/2021	9438	2718	$ 390,000.00	DICHARD DOUGLAS
00001D0001-4000017	3/15/2021	9439	650	$ 525,000.00	BOWERS LANDING OF MERRIMACK II LLC
00003D000002000000	3/15/2021	9439	2138	###########	RPR REALTY LLC
00004D000055000000	3/15/2021	9439	2236	###########	GROSKY MARLENE REV TRUST
00007E000020000K03	3/16/2021	9440	359	$ 215,000.00	MCINTYRE JENA L
003D-2000020000000	3/18/2021	9441	612	$ 375,000.00	BORDEN LIZZIE LLC
00004D000035000000	3/18/2021	9441	1057	$ 285,000.00	TAYLOR AMY
00004D000043000000	3/19/2021	9442	89	$ 347,500.00	HAYES MARY REVOCABLE TRUST
00004D000064000044	3/22/2021	9442	1456	$ 310,000.00	WUNDERLICH DONALD S
005D-4000001000045	3/22/2021	9442	1673	$ 397,900.00	STREIF LLC
00001D0001-3000032	3/22/2021	9442	2558	$ 398,000.00	SMITH JEFFREY A
00005B000096000008	3/22/2021	9443	973	$ 560,000.00	JACQUES MATTHEW J
00006D000547000000	3/24/2021	9444	117	$ 425,000.00	WROBLEWSKI CAROL A REVOCABLE
00006A000018000020	3/24/2021	9444	1457	$ 470,000.00	ARSENAULT KAREN A & LAURA
005D-4000001000044	3/25/2021	9444	2303	$ 364,225.00	STREIF LLC
00003D0000250EA-04	3/25/2021	9445	44	$ 100,000.00	FOSTER SANDRA L
00002B000095000000	3/25/2021	9445	1103	$ 340,000.00	FORTIER LEO P
00006D000135000000	3/26/2021	9445	2567	$ 359,900.00	DIB MOHAMAD AMAD
00006D000365000000	3/26/2021	9445	2846	$ 340,000.00	GEDDES GREG
00005C000289000005	3/26/2021	9446	274	$ 225,000.00	WYAND MICHAEL D
00007E000046000028	3/26/2021	9460	1518	$ 417,000.00	SHERMAN JOAN M
00007E00004800M138	3/29/2021	9446	2751	$ 260,000.00	CURREN TIMOTHY J
00007E0000480B5-02	3/29/2021	9446	2326	$ 205,000.00	SUSEN ANNE C
005D-2000004000061	3/30/2021	9447	2014	$ 415,000.00	GIARDINELLA CHARLES A
00004C000166000000	3/30/2021	9447	1572	$ 500,000.00	SMITH MEGHAN J
004D-30000010000U2	3/30/2021	9447	942	$ 575,000.00	UNIT 2 MERRIMACK LLC
00004C000250000000	3/31/2021	9448	799	$ 420,000.00	BANNISTER SCOTT R
00005C000640000000	3/31/2021	9448	1649	$ 380,000.00	JOLY PAUL H

00007B000007000000	3/31/2021	9448	1621	$ 450,000.00	TUOVILA ALICIA M
00005C000777000000	4/1/2021	9449	721	$ 370,000.00	COPELAND ERIN L
00004C000227000069	4/1/2021	9448	2327	$ 487,800.00	BEVIS ROBERT J
004D-4000055000000	4/1/2021	9449	1021	###########	309 DW HIGHWAY LLC
005D-2000004000034	4/2/2021	9449	1710	$ 400,000.00	VACCA FAMILY REVOCABLE TRUST
005D-4000001000034	4/2/2021	9449	1766	$ 383,900.00	STREIF LLC
00006D000516000062	4/5/2021	9450	724	$ 370,000.00	GRAHAM ROBERT F
00007D000040000000	4/5/2021	9450	2100	$ 391,900.00	GREGORICH JAMES REVOCABLE TRUST
00006C000133000000	4/7/2021	9451	2365	$ 450,000.00	MEANY DAVID A JR
00002D00003800A-19	4/7/2021	9451	2601	$ 86,700.00	LUTHER BENJAMIN J
00007E0000480S1-06	4/7/2021	9451	2885	$ 179,500.00	MANNION JOSEPH
006D-1000116000000	4/7/2021	9451	1435	$ 360,000.00	TENHAVE JOHN
00004C000286000V15	4/8/2021	9452	1071	$ 258,000.00	STANLEY RUTHANN
00006C000375000000	4/8/2021	9452	59	$ 433,000.00	OTIS CAROL M
00001D0001-4000016	4/8/2021	9452	762	$ 526,300.00	BOWERS LANDING OF MERRIMACK II LLC
00005C000208000000	4/9/2021	9452	1932	$ 385,000.00	WINTERS NATHAN / MELISSA
00005A000021000000	4/9/2021	9452	2513	$ 426,000.00	SMIDDY RICHARD M
00004A000004000001	4/9/2021	9452	2408	$ 450,000.00	VAUGHN REVOCABLE TRUST
00007E000048000B30	4/9/2021	9453	347	$ 245,000.00	YOUNG BRITTANY
005D-4000001000043	4/12/2021	9453	1227	$ 364,900.00	STREIF LLC
00005C000478000117	4/12/2021	9454	589	$ 260,000.00	BERNASCONI FAMILY REVOCABLE T
00007C000030000050	4/12/2021	9453	2075	$ 559,100.00	HAMPSHIRE VENTURES INC
00004C000286000J17	4/13/2021	9454	1831	$ 235,000.00	BURKE KAITLYN M
00002A000042000029	4/13/2021	9454	2595	$ 360,000.00	LAPHAM RICHARD
00002B000220000000	4/13/2021	9454	2833	$ 422,000.00	CULLINAN CHARLES
00005B000176000000	4/14/2021	9455	1623	$ 109,000.00	GOLDMAN RUSSELL T REVOCABLE TRUST
00006C000007000000	4/15/2021	9455	1854	$ 390,000.00	SPAULDING ENTERPRISES LLC
005D-200000200122A	4/15/2021	9456	60	$ 200,000.00	BEAUSOLEIL JARED M
005D-200000200170A	4/15/2021	9453	144	$ 220,000.00	SANTANA-KNOX ROGELIO C
005D-3000041000000	4/15/2021	9455	2404	$ 399,900.00	PALMER MICHAEL J
005D-4000001000040	4/15/2021	9456	438	$ 413,100.00	STREIF LLC
005D-200000200121A	4/16/2021	9456	516	$ 212,000.00	SIROIS EDWARD J
00007D000156000000	4/16/2021	9456	679	$ 430,000.00	EJR HOMES INC
00001D0001-4000035	4/19/2021	9456	2859	$ 550,300.00	BOWERS LANDING OF MERRIMACK II LLC

00005C000237000V01	4/21/2021	9458	959	$ 255,000.00	PERAULT NICHOLAS
00001E000001000042	4/23/2021	9459	2193	$ 270,000.00	PULVER ALBERT W II IRREVOCABLE TRUST
00006C000349000155	4/23/2021	9460	21	$ 222,900.00	KENNEDY MICHAEL A
005D-4000001000042	4/23/2021	9459	1035	$ 391,000.00	STREIF LLC
00006D000058000000	4/26/2021	9460	202	$ 415,000.00	LORD O'BRIEN PAMELA ANNA
00005C000478000156	4/26/2021	9460	1041	$ 300,000.00	FARROW WILLIAM D
00002A000034000000	4/27/2021	9461	1644	$ 500,000.00	BROWN FAMILY REV TRUST
005D-4000001000037	4/27/2021	9461	439	$ 411,200.00	STREIF LLC
00007D000166000R01	4/28/2021	9461	2320	$ 295,000.00	MACDONALD BRUCE E
00006D000529000017	4/29/2021	9462	1064	$ 530,000.00	BUREAU CHAD
00001E000001000023	4/29/2021	9462	1511	$ 258,500.00	DECRISTOFARO MICHAEL L
00001E000001000149	4/29/2021	9462	2243	$ 225,000.00	DEVEAUX KIMBERLY A REVOC TRUST
00003B000256000001	4/29/2021	9462	1836	$ 573,000.00	QUIMBY 2019 REVOCABLE TRUST
00003D00002600L-12	4/29/2021	9462	2415	$ 185,000.00	NEVILLE KELLY ANN
00005A000038000000	4/30/2021	9463	258	$ 495,000.00	MARTIN EVAN
00007E000046C11-14	4/30/2021	9463	2414	$ 220,000.00	WATTS JOHN LIONEL
00005C000753000000	4/30/2021	9463	1078	$ 431,500.00	MATTHEWS LAURI A
00007D000166000C08	4/30/2021	9463	68	$ 272,000.00	TRETHEWAY EDWARD D
00006D000293000000	4/30/2021	9463	2024	$ 450,000.00	SANTOS ANTHONY J
00005B000094000001	5/3/2021	9464	1723	$ 742,533.00	MILANO LISA A REVOC TRUST
005D-4000056000000	5/3/2021	9464	1650	$ 599,000.00	WHITTEMORE DAVID M
004D-3000035000000	5/3/2021	9464	376	$ 307,000.00	AB&LL REAL ESTATE INVESTMENTS LLC
005D-4000001000041	5/4/2021	9464	2486	$ 359,900.00	STREIF LLC
00001D0001-3000097	5/4/2021	9465	769	$ 455,000.00	GRACE FAMILY REVOCABLE TRUST
00006D000047000011	5/5/2021	9465	1737	$ 652,500.00	BERMAN BRITTANY M
005D-4000V57000009	5/6/2021	9466	1625	$ 252,000.00	HASTY ELAINE DEBRA REVOCABLE TRUST
00005C000478000069	5/6/2021	9466	967	$ 240,000.00	LAFORGE JAMES P
00005B000090000001	5/7/2021	9467	213	$ 410,000.00	HAMMOND RAYMOND GEORGE
00005C000825000000	5/7/2021	9467	441	$ 550,000.00	CAFFERTY DANIEL P
00005C000441000000	5/10/2021	9647	1598	$ 402,800.00	HALVERSON JON D
006E-1000057000000	5/10/2021	9467	743	$ 380,000.00	BURGESS CECILE E
00006D000150000000	5/10/2021	9467	1961	$ 445,000.00	NGUYEN PETER
00004A000023000008	5/11/2021	9467	2827	$ 234,000.00	DETAIL DESIGN BUILDERS LLC
00007E00004800M049	5/11/2021	9468	1118	$ 301,000.00	FISHER SYDNEY A

005D-4000001000035	5/12/2021	9468	2948	$ 383,900.00	STREIF LLC
00005C000710000000	5/13/2021	9469	992	$ 416,000.00	THOMAS STEFANIE L
004D-400006700A05A	5/14/2021	9470	148	$ 145,000.00	MORRISSEY JULIE B
00006D000516000036	5/14/2021	9469	2447	$ 360,000.00	GILLIS JOHN J
00007D00016600CH35	5/14/2021	9469	1045	$ 270,000.00	TENHAVE RYAN L
00005C000639000000	5/14/2021	9469	2237	$ 430,000.00	KLASSEN NICHOLAS
004D-4000067000E79	5/18/2021	9471	33	$ 241,000.00	KLATT STEVEN DANIEL
004D-400006700E55A	5/19/2021	9471	1658	$ 145,000.00	BELISLE AMANDA C
003D-2000010000095	5/19/2021	9471	2189	$ 275,000.00	HOWARD SCOTT R
004D-4000067000E12	5/20/2021	9472	740	$ 260,000.00	GANLEY SCOTT R
00005C000084000000	5/20/2021	9472	711	$ 537,500.00	MUNZING STEVEN E
00006C000120000000	5/21/2021	9472	2174	$ 350,000.00	ROGERS PHILIPPA J
00006B000153000000	5/24/2021	9473	1260	$ 450,000.00	RICKENBACH RENOVATIONS LLC
00007E000020000S87	5/24/2021	9473	1215	$ 241,000.00	DOLAN CAROLINE M
00007E00004800M125	5/24/2021	9473	1679	$ 350,000.00	RUPRECHT VERONICA A
00005A000032000000	5/24/2021	9473	1093	$ 375,000.00	DUNCAN DAVID M JR
00001D0001-4000018	5/25/2021	9474	50	$ 485,000.00	BOWERS LANDING OF MERRIMACK II LLC
003D-2000027000000	5/27/2021	9475	135	$ 350,900.00	MALETTE RAYMOND R REVOCABLE T
00007D000166000W47	5/28/2021	9476	16	$ 280,000.00	JOHANSEN DIANE M
00005B000085000000	5/28/2021	9475	2682	$ 400,000.00	RIVARD FAMILY REVOCABLE TRUST
00006D000337000000	6/1/2021	9476	961	$ 307,500.00	CATALDO KENNETH P
006E-1000043000000	6/2/2021	9477	2184	$ 360,000.00	JENNINGS SHANE R
00007D00016600BL08	6/3/2021	9478	1087	$ 245,000.00	RENNIE SANDRA ELLEN
00007E00004800M111	6/3/2021	9478	842	$ 275,000.00	DOYON D.A. REVOCABLE TRUST OF 2020
00006B000052000000	6/3/2021	9478	1532	$ 505,000.00	GRADY TYLER PATRICK
00007D000150000000	6/4/2021	9478	2528	$ 350,000.00	PAUL JEFFREY A
00004C000048000030	6/7/2021	9479	1561	$ 567,000.00	PERRIER STEPHANE
00004C000194000000	6/7/2021	9479	2554	$ 315,000.00	FERGUSON GARY
00004C00028600WR11	6/8/2021	9480	507	$ 295,000.00	SPOHN PETER
005D-200000200010A	6/9/2021	9480	2538	$ 250,000.00	BURTON JESSE LUKE
00007D000011000004	6/11/2021	9482	960	$ 476,000.00	MCCASLIN TYLER
00001E000001000162	6/11/2021	9482	204	$ 215,000.00	TRUONG ERIC
006E-2000048000000	6/14/2021	9482	2676	$ 501,000.00	FREEMAN SCOTT A
00005C000721000000	6/15/2021	9483	1600	$ 500,000.00	MCINTYRE R & K TRUST

00006D000516000004	6/15/2021	9483	2098	$ 375,000.00	ALEXANDER JONATHAN S
00003D00001600W-13	6/16/2021	9483	2973	$ 80,000.00	LACHANCE ANDREA L
00004C000286000A08	6/16/2021	9484	163	$ 270,000.00	WHITE CAMERON REVOC TRUST
00006D000018000000	6/16/2021	9484	562	$ 400,000.00	STEMKOWSKI PETER & ROBYNE REV TR
00004B000009001-12	6/21/2021	9486	488	$ 672,000.00	SCALZI WILLIAM L
00002D00003800A-35	6/21/2021	9486	129	$ 130,000.00	ROCHE WAYNE M
00003B000102000000	6/21/2021	9486	1014	$ 507,533.00	NICHOLS JONATHAN E
00005C000546000000	6/21/2021	9485	1621	$ 270,000.00	DUROST ALTON
00005B000144000000	6/22/2021	9483	2288	$ 467,000.00	CAREY RONALD A
00006C000145000000	6/24/2021	9487	2561	$ 445,000.00	CROWN LENDING FUND ONE LLC
00005C000001000001	6/25/2021	9488	2820	$ 485,000.00	WARE DONALD L
00006D000138000000	6/28/2021	9489	986	$ 380,000.00	29 CONSTANCE STREET LLC
00003D000017000000	6/28/2021	9489	2657	$ 335,000.00	TRAN HAU
006A-1000120000000	6/28/2021	9489	2073	$ 750,000.00	DIGANGI GAETAN III
00005C000447000000	6/29/2021	9490	68	$ 390,000.00	NORRIS WILLIAM
00007D000231000000	6/30/2021	9491	1913	$ 380,000.00	FELICIANO ANGEL SAMUEL
00005B000183000000	6/30/2021	9490	2770	$ 450,000.00	GOLLER LINDSEY S
00004A000023000010	7/1/2021	9491	2969	$ 245,000.00	VAUGHN BRETT W REVOCABLE TRUST
00003C000137000000	7/1/2021	9492	781	$ 430,000.00	HICKLE MARK
00004C00028600WR19	7/1/2021	9491	2081	$ 285,000.00	MACPHERSON JEFFREY
00004D00005600004B	7/1/2021	9492	224	$ 975,000.00	BREVAN ELECTRONICS INC
006D-1000115000000	7/1/2021	9492	1242	$ 390,000.00	LEVESQUE STEVEN
00007D000191000000	7/1/2021	9492	947	$ 390,000.00	LEMAY RONALD A
005D-4000016000010	7/1/2021	9492	412	$ 286,000.00	MCDONOUGH CHARLENE REVOCABLE OF 2008
005D-4000016000023	7/1/2021	9491	2189	$ 200,000.00	HELMBRECHT FAMILY REVOCABLE TR
005D-4000019000004	7/1/2021	9491	2729	$ 305,000.00	MACARTHUR DAVID W
00002B000172000000	7/1/2021	9491	2872	$ 400,000.00	FERGUSON DEANNA J
00002B000365000040	7/2/2021	9492	2913	$ 395,000.00	AUDETTE DAVID C REVOC TRUST DA
005D-200000200028A	7/2/2021	9492	2103	$ 220,000.00	PETA CONSTANCE M
00004B000009001-17	7/6/2021	9493	339	$ 701,000.00	EDMONDS BRITTANY M
00006A000018000004	7/6/2021	9493	780	$ 420,000.00	JENCKS STEPHEN D
003D-2000010000008	7/6/2021	9493	1376	$ 265,000.00	BLEEZARDE PHILIP
00006D000516000057	7/6/2021	9493	1504	$ 369,500.00	HANLON GARY J
00006C000022000000	7/7/2021	9494	268	$ 472,000.00	BONENFANT DONALD

00004A000022000000	7/7/2021	9494	801	$ 200,000.00	VONDEROSA PROPERTIES LLC
00007E00004800M011	7/8/2021	9494	2454	$ 280,000.00	GAGNE ELIDA
00007E00004800M059	7/8/2021	9494	2083	$ 306,000.00	DUBOIS REBECCA S
00006D000562000000	7/9/2021	9495	719	$ 335,000.00	CARDILLO A & J 2011 TRUST
00007D000166000A01	7/9/2021	9495	736	$ 265,000.00	VARNUM GEORGE E & MARILYN
00004B000167000000	7/9/2021	9495	577	$ 392,000.00	GILMER ADAM
006A-1000044000000	7/9/2021	9495	779	$ 410,000.00	GINSBERG BRUCE G REVOCABLE T
006A-1000057000000	7/9/2021	9495	1316	$ 495,000.00	STG LLC
00005B000065000000	7/9/2021	9495	839	$ 545,500.00	TORO WILMER GIRALDO
00004A000023000009	7/12/2021	9495	2868	$ 245,000.00	VAUGHN BRETT W REVOCABLE TRUST
005D-4000001000030	7/12/2021	9495	1606	$ 439,900.00	STREIF LLC
005D-3000082000000	7/14/2021	9497	288	$ 375,000.00	CRAWFORD ERICA LEE
005D-200000200095A	7/15/2021	9497	1635	$ 199,000.00	SLATER RICHARD T HIERS OF
00004D000064000031	7/15/2021	9498	319	$ 315,000.00	CLARRY CHRISTINE M