

Property Location: 439 ROXBURY RD
Vision ID: 600

Account #000616

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 1010
Print Date: 06/08/2018 09:21

CURRENT OWNER

DUNN TRUSTEE, CHRISTOPHER L
HOUSE UPON A ROCK REV TRUST
497 HOOKSETT ROAD #387

MANCHESTER, NH 03104
Additional Owners:

TOPO.

4 Rolling

UTILITIES

5 Well
6 Septic

STRT./ROAD

3 Unpaved

LOCATION

3 Rural

CURRENT ASSESSMENT

Description

RESIDENTL
RES LAND
RESIDENTL

Code

1010
1010
1010

Appraised Value

29,500
43,800
1,400

Assessed Value

29,500
43,800
1,400

SUPPLEMENTAL DATA

Other ID: 000616
000000
ACCT # 1 005288
ACCT # 2 000000

GIS ID: ASSOC PID#

Total

74,700

74,700

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Exemptions
Adjustment:
Net Total Appraised Parcel Value

28,600
900
1,400
43,800
0
74,700
C
0
0
74,700

BUILDING PERMIT RECORD

VISIT/CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Date

Type

IS

ID

Cd.

Purpose/Result

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

S Adj Fact

Adj. Unit Price

Land Value

1 1010 1 Family GA 875 1.00 AC 74,965.00 1.0000 5 1.0000 0.75 A10 0.65 TOPO 1.00 36,545.44 36,500

1 1010 1 Family GA 2.73 AC 5,500.00 1.0000 0 1.0000 0.75 A10 0.65 TOPO 1.00 2,681.25 7,300

Total Card Land Units: 3.73 AC

Parcel Total Land Area: 3.73 AC

Total Land Value: 43,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	02		Below Average				
Stories	1		1 Story				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	Code	Description		Percentage
Exterior Wall 2				1010	1 Family		100
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal/Tin				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2	07		K Pine/ Wood	COST/MARKET VALUATION			
Interior Flr 1	12		Hardwood	Adj. Base Rate:		97.84	
Interior Flr 2						75,336	
Heat Fuel	03		Gas	Net Other Adj:		2,070.00	
Heat Type	05		Hot Water	Replace Cost		77,406	
AC Type	01		None	AYB		1960	
Total Bedrooms	02		2 Bedrooms	EYB		1987	
Total Bthrms				Dep Code		G	
Total Half Baths	1			Remodel Rating			
Total Xtra Fixtrs	1			Year Remodeled			
Total Rooms	3		3 Rooms	Dep %		26	
Bath Style	02		Average	Functional Obslnc		37	
Kitchen Style	02		Modern	External Obslnc		0	
				Cost Trend Factor		1	
				Condition			
				% Complete			
				Overall % Cond		37	
				Apprais Val		28,600	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHD FR BASIC			L	280	10.00	2003		0		50	1,400
FPL1	FIREPLACE 1			B	1	2,500.00	1987		1		50	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	733	733	733	97.84	71,716	
CAN	Canopy	0	66	13	19.27	1,272	
CRL	Crawl Space	0	733	0	0.00	0	
FEP	Porch Enclosed Finished	0	32	22	67.26	2,152	
FOP	Porch Open Finished	0	12	2	16.31	196	
Ttl. Gross Liv/Lease Area:		733	1,576	770		77,406	

