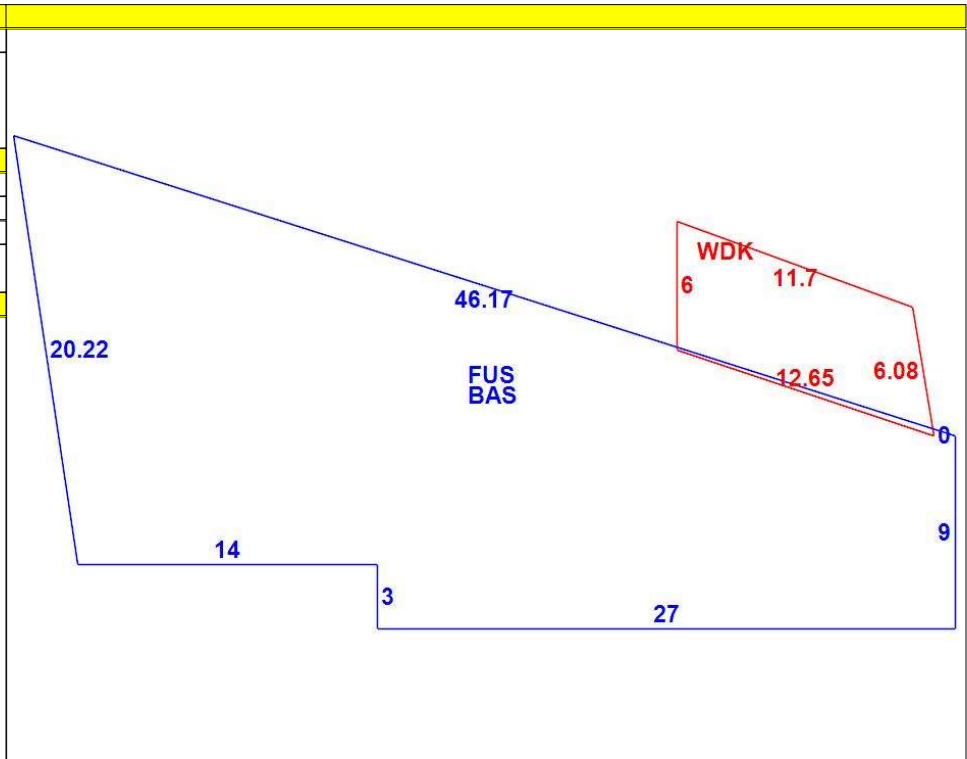


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2017 MANCHESTER, NH					
CITY OF MANCHESTER		1 Suitable	1 All Public	1 Paved	1 Urban	Description		Code		Appraised		Assessed							
475 VALLEY ST		1 Level		5 Curb & Gutter		EXEMPT		940R		145,200		145,200							
				6 Sidewalk		EXM LAND		940R		84,700		84,700							
MANCHESTER NH 03103		SUPPLEMENTAL DATA				RAD OR C CAD = 726													
		Alt Prcl ID		Land Adjus NO		TIF Origina													
		Voided NO		TIF Note		Land Class R													
		Total SF 8820		Parcel Zip 03103-3554															
		TIF Zone		Assoc Pid#															
		Frontage/D No																	
		GIS ID 176-15																	
										Total		229,900		229,900					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF MANCHESTER				9798	1331	08-30-2024		U	I	0		35	Year	Code	Assessed	Year	Code	Assessed	
HUBBARD, MICHAEL J				7646	2623	03-20-2006		U	I	0		38	2025	940R	145,200	2024	1040	138,000	
HUBBARD, MICHAEL J				6653	0697	06-14-2002		U	I	108,000		00		940R	84,700		1040	91,900	
PALMER, MICHAEL				5266	1751	06-28-1991		U		88,000		00							
TARTSA ALEXANDER R				0	0	07-15-1982				0									
													Total		229,900		229,900		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int									
				Total		0.00													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				145,200					
390										Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				84,700			
												Special Land Value				0			
												Total Appraised Parcel Value				229,900			
												Valuation Method				O			
												Total Appraised Parcel Value				229,900			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result		
												07-22-2022	RG			14	Other		
												03-01-2011	RG	01		00	Meas & Int Insp.		
												12-10-2010	CK	02		11	Review Abmt		
												04-14-2010	DC			45	Change		
												08-25-2009	DC			11	Review Abmt		
												03-21-2005	BB			01	Meas/Int Estimate		
												03-21-2005	BB			02	2nd Visit Not Home		
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value		
1	940R	TX EX C RE MD			8,820 SF	10.10	1.00000	1	1.00	390	0.950			1.0000		9.6	84,700		
Total Card Land Units					0 AC	Parcel Total Land Area					0	Total Land Value					84,700		

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	2-Fam			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	2				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	01	Flat			
Roof Cover	04	Tar Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Inlaid/Linoleu			
Heat Fuel	03	Gas			
Heat Type:	02	Floor Furnace			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					
			CONDO DATA		
Parcel Id			C	Owne	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		185,959			
Year Built		1965			
Effective Year Built		1989			
Depreciation Code		AV			
Remodel Rating					
Year Remodeled					
Depreciation %		32			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		68			
RCNLD		126,500			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	623	623	623	148.41	92,460	
FUS	Upper Story, Finished	623	623	623	148.41	92,460	
WDK	Deck, Wood	0	67	7	15.51	1,039	
Ttl Gross Liv / Lease Area		1,246	1,313	1,253		185,959	

