

Map: 000U05		Lot: 000051		Sub: 000000		Card: 1 of 1		5 PROSPECT STREET		TILTON, NH		Printed: 07/21/2017		
OWNER INFORMATION				SALES HISTORY						PICTURE				
PARSONS & SONS LUMBER CO P O BOX 450 YORK, ME 03909				Date	Book	Page	Type	Price	Grantor					
				06/28/2016	3042	394	U I 51	175,000	LANG MANAGEMENT					
				12/15/2005	2254	0144	Q I	415,000	LANG MANAGEMENT					
				09/20/2005	2221	0430	Q I	350,000	CALLAHAN, J. KEVIN					
				09/23/2003	1951	0134	U I 99	220,000	MH PARSONS & SONS LMBR					
				07/26/2002	1774	0310	Q I	310,000	GAGNE, KAREN E					
LISTING HISTORY				NOTES										
09/09/16	JBVE			9/7; THE NETWORK MANAGERS+TRAINERS INC; TOUR WITH WORKER; BTH=3-2 FIX; PAVING = EST; 7/11 NOH; DNPU RENTED 8X20 STO COUNT; ROOF REACHING END OF USEFUL LIFE; 11/13 MAILING ADDRESS CHGD PER T. LANG; 9/16 NOH & POSTED=EST; ROOF REPLACED; BLDG VAC, FOR LEASE;										
05/15/16	INSP	MARKED FOR INSPECTION												
07/25/11	JBVM													
06/07/11	INSP	MARKED FOR INSPECTION												
09/14/07	KCVL													
07/11/07	INSP	MARKED FOR INSPECTION												
08/22/05	DP M													
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	TILTON, NH ASSESSING OFFICE						
PAVING	4,600	4600 x 1	63	3.25	80	7,535								
						7,500								
										PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land											
2015	\$ 354,000	\$ 7,500	\$ 72,700											
		Parcel Total: \$ 434,200												
2016	\$ 354,000	\$ 7,500	\$ 72,700											
		Parcel Total: \$ 434,200												
2017	\$ 354,000	\$ 7,500	\$ 72,700											
		Parcel Total: \$ 434,200												
LAND VALUATION														
Zone: DOWNTOWN		Minimum Acreage: 0.69		Minimum Frontage: 100		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	0.470 ac	44,043	F	110	100	100	100	100 -- LEVEL	150	72,700	0	N	72,700 USE	
		0.470 ac								72,700				
										72,700				

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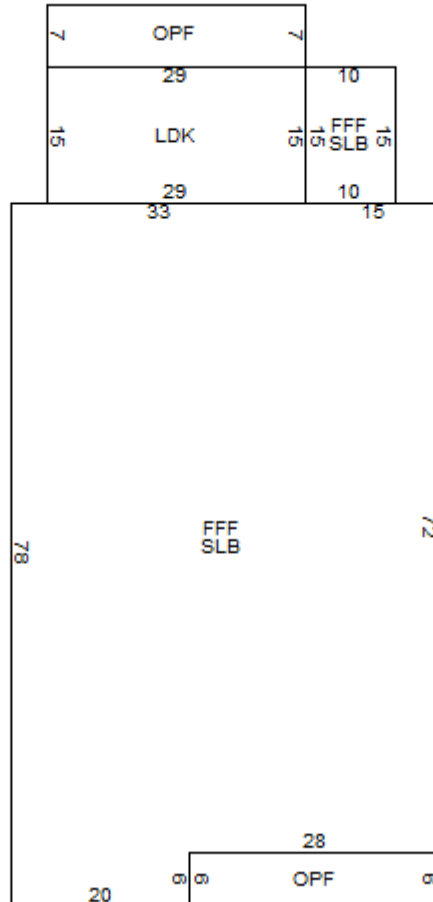
Card: 1 of 1

5 PROSPECT STREET

TILTON, NH

Printed: 07/21/2017

PICTURE	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS		
	PARSONS & SONS LUMBER CO		District	Percentage	Model: 1 STORY OFFICE BLD		
			FIRE DISTRICT	% 100	Roof: GABLE OR HIP/ASPHALT		
			T-N WATER DIST	% 100	Ext: BR ON MASONRY		
	P O BOX 450		Int: DRYWALL				
	YORK, ME 03909		Floor: CARPET/LINOLEUM OR SIM				
			Heat: OIL/FA DUCTED				
PERMITS					Bedrooms: Baths: 2.0 Fixtures: 6		
Date		Permit ID	Permit Type	Notes	Extra Kitchens: Fireplaces:		
03/10/16		2016-18	REPAIR	RE-ROOF	A/C: Yes 100.00 % Generators: 1		
					Quality: A1 AVG+10		
					Com. Wall:		
					Size Adj: 1.0533 Base Rate: COF 86.00		
					Bldg. Rate: 1.2397		
					Sq. Foot Cost: \$ 106.62		



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN	371	0.25	93
LDK	LOADING AREA	435	0.20	87
FFF	FST FLR FIN	3726	1.00	3726
SLB	SLAB	3726	0.00	0
GLA:	3,726	8,258		3,906
2014 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 416,458		
Year Built:		1960		
Condition For Age:	GOOD	15 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		15 %		
Building Value:		\$ 354,000		