

OWNER INFORMATION		SALES HISTORY					PICTURE	
BEAU PLACE, LLC 166 KING STREET BOSCAWEN, NH 03303		Date	Book	Page	Type	Price	Grantor	
		03/18/2009	3116	798	Q I	455,000	BRODEUR, EDWARD R	
		09/22/1994	1969	1027	U I 99	120,000	MATTHEWS, C & K	
		05/18/1993	1916	1329	U I 99	80,000	MER COUNTY SAVINGS	
		05/12/1993	1915	1820	U I 51	60,000	HAMES/MARY MAGEE	
		06/23/1989	1796	632	U V 27	60,000	GEORGE/DORINDA	
LISTING HISTORY		NOTES						
04/12/12	KCPM	5/09 APPROVED FOR OFFICES; 10/09 NEW ROOF, SIDING, SOME EXT DOORS, DECKS; 1/10 RENOV COMPLETE & REMOVE SCREENHOUSE; 3/11 ADD BATH + BMF W/BMF ONLY 100%; 4/12 REMOVE GAR & BARN CONC SLAB ONLY, PU SHED; 3.5 BTHS W/ (10) FIX = AVE 4 USE; 7/13; 4-SALE AP=\$515,000;						
03/30/11	KCPL							
01/13/10	KCPR							
10/08/09	KCVL							VERIFY SALE
11/21/05	KCUM							
12/08/95	TW							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	BOSCAWEN ASSESSING OFFICE			
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000					
PAVING	5,000	100 x 50	63	3.25	70	7,166					
CONCRETE SLAB	1,271	41 x 31	73	3.00	50	1,392	FORMER CAR/BARN				
SHED-WOOD	128	16 x 8	185	7.00	100	1,658					
16,200							PARCEL TOTAL TAXABLE VALUE				
		Year	Building	Features	Land						
		2013	\$ 271,100	\$ 16,200	\$ 93,600	Parcel Total: \$ 380,900					
		2014	\$ 271,100	\$ 16,200	\$ 93,600	Parcel Total: \$ 380,900					
		2015	\$ 271,100	\$ 16,200	\$ 93,600	Parcel Total: \$ 380,900					

LAND VALUATION															
Zone: COM W		Minimum Acreage: 0.69 Minimum Frontage: 200										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	
COM/IND	0.690 ac	63,000	E	100	105	100	100	100 -- LEVEL	125	82,700	0	N	82,700		
COM/IND	3.670 ac	x 2,500	X	100				95 -- MILD	125	10,900	0	N	10,900		
		4.360 ac									93,600		93,600		

