NE DIV: BEG NW COR LOT 16
GIBBS PARK S/D, RUN E 96 FT, S
75.02 FT, W 94 FT, N 75 FT TO

ROWELL JAMES/ROWELL KRISTINA
530 HUSE RD
MANCHESTER, NH 03103

2026

00-00-00-11199-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

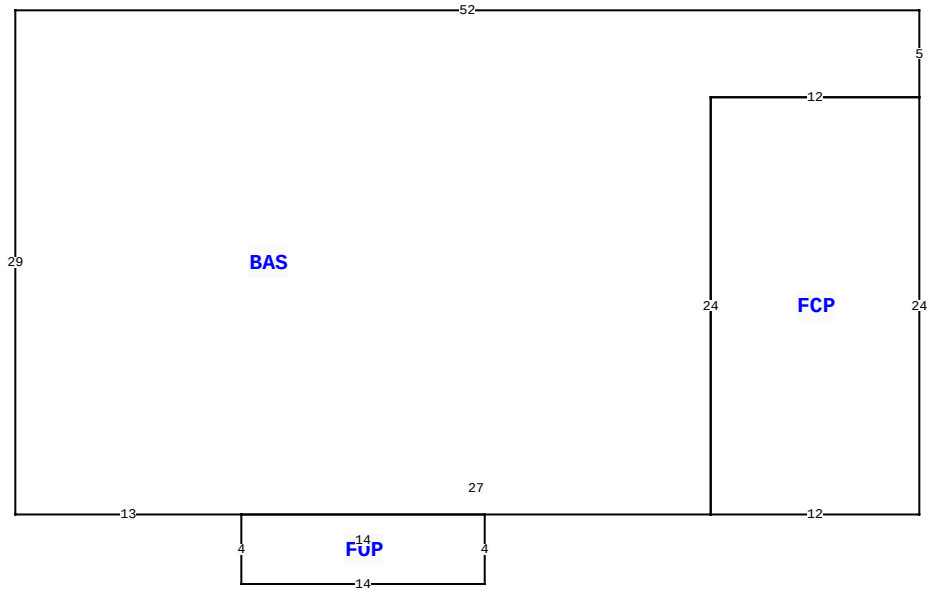
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	111,789
FCP	288	25		72	6,597
FOP	56	30		17	1,558
TOTALS	1,564			1,309	119,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,309	119.0000	133.28	174,464	2008	2008	10	0	0	21.25	68.75

1 SINGLE FAM 0% - 0 Heated Area: 1220 HX Base Yr



675 NE GIBBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,944
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	3,562
TOTAL MARKET VALUE	123,556
SOH/AGL Deduction	0
ASSESSED VALUE	123,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,556
TOTAL JUST VALUE	123,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
270	SFR	50	07/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0451	6/06/2018	WD	Q	I	01	102,000
GRANTOR: EDWARDS RENTALS LLC						
GRANTEE: JAMES & KRISTINA RO						
1262/0049	9/11/2013	WD	U	I	30	3,000
GRANTOR: JOHN G SEAMAN TRUSTEE						
GRANTEE: EDWARDS RENTALS, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S29 E13 FOP= S4 E14 N4 W14$ E27 FCP= E12 N24 W12 S24$ N24 E12 N5$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	7,125.00	SF		1.00	1.00	1.00	0.50	0.50	3,562							

REVIEW DATE 09/10/2015 BY DF Total Acres: 0.16 Total Land Value: 3,562 Market: 0 Agricultural: 0 Common: 3,562 PRINTED 11/21/2025 BY SYS