COMM SE COR, RUN W 969.89 FT FOR 176.66 FT, N 34 DEG W 100 FT TO RUN N 55 DEG E 147 FT, S 34 DEG

MORSE DEBORAH A
250 COUCHTOWN RD
SALISBURY, NH 03268

2026

35-4S-16-03295-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

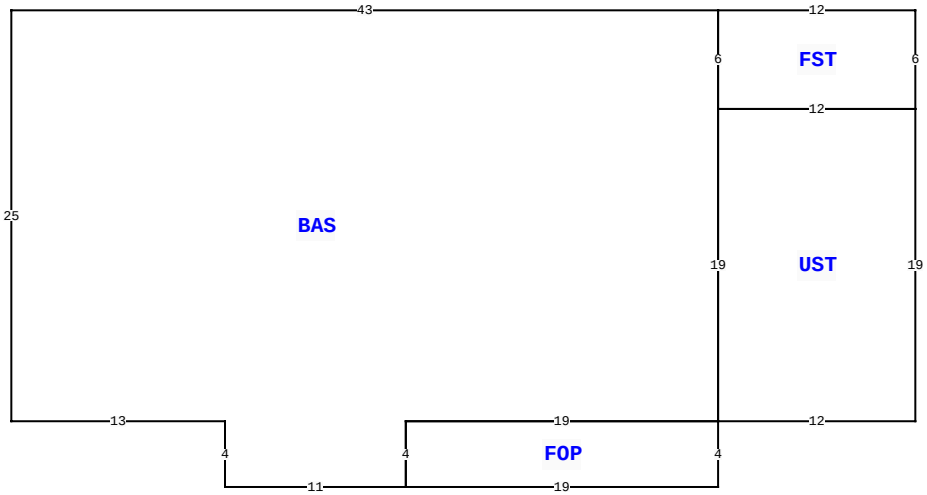
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,119	100		1,119	91,806
FOP	76	30		23	1,887
FST	72	55		40	3,282
UST	228	45		103	8,451
TOTALS	1,495			1,285	105,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,285	112.7000	126.22	162,193	1981	1981	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2000 Heated Area: 1119 HX Base Yr 2000



6311 SW STATE ROAD 47, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,425
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		115,125
SOH/AGL Deduction		44,172
ASSESSED VALUE		70,953
TOTAL EXEMPTION VALUE	HX HB WX	50,953
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		115,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/264	10/30/2025	WD	Q	I	05	120,000

GRANTOR: ANTONUCCIO MARY

GRANTEE: MORSE DEBORAH A

BUILDING NOTES

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	100	0	0	1.00	UT	100.00	100.00	100				100	100	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	0	1993		100	600	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S25 E13 S4 E11 N4 E19 N19 N6 $
UST=[ORIG=0,25] E12 N19 W12 S19 $
FOP=[ORIG=-19,29] E19 N4 W19 S4 $
FST=[ORIG=0,6] E12 N6 W12 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 700

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	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							

REVIEW DATE 01/17/2023 BY KS Total Acres: 0.50 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/07/2025 BY SYS