

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

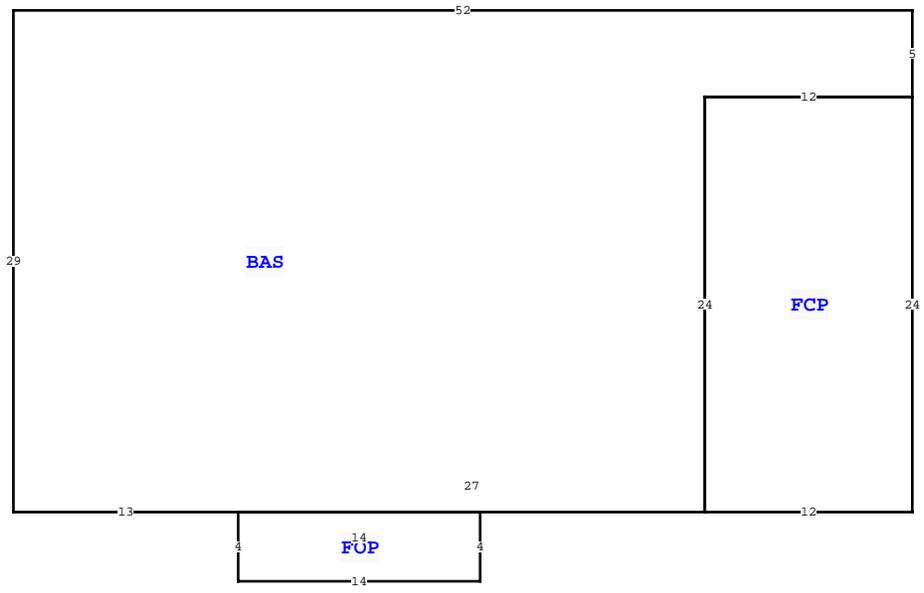
2026

00-00-00-11199-001



ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floor	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			
Architectural Units	05	CONV	100	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
1	SINGLE FAM	0%	0		174,464	2008	2008	10	0	21.25	68.75
			Heated Area: 1220			HX Base Yr					



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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	Q	I	01	102,000
GRANTOR: EDWARDS RENTALS LLC						
1262/0049	9/11/2013	WD U	U	I	30	3,000
GRANTOR: JOHN G SEAMAN TRUSTEE						
GRANTEE: EDWARDS RENTALS, LL						

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

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

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							