COMM SE COR, W 933.81 FT FOR POB
FT, NW 198 FT, TO SE R/W SR-47,
301.39 FT, SE 218 FT, SW 271.38

MORSE DEBORAH A
250 COUCHTOWN RD
SALISBURY, NH 03268

2026

35-4S-16-03295-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

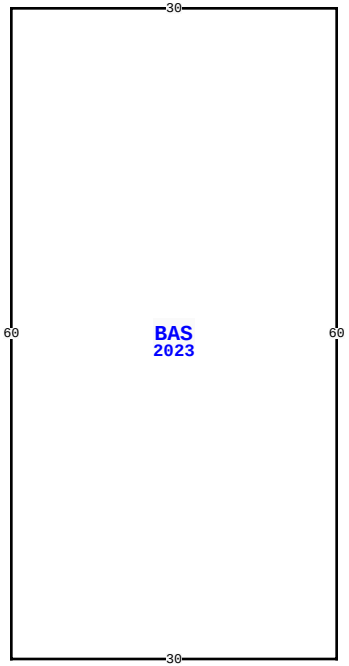
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		N/A 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
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	1,800	100	2023	1,800	20,169
TOTALS	1,800			1,800	20,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	1,800	58.9680	22.41	40,338	1984	1984	0	0	0	50.00	50.00

2 C B MISC 0% - 2026 Heated Area: 1800 HX Base Yr



6311 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,169
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	44,169
SOH/AGL Deduction	0
ASSESSED VALUE	44,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,169
TOTAL JUST VALUE	44,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,770

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						
1431/2629	3/05/2021	WD	U	I	30	101
GRANTOR: ANTONUCCIO MARY L						
GRANTEE: ANTONUCCIO MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,13] W30 S60 E30 N60 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 02/02/2026 BY TP Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS