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

2027

35-4S-16-03295-006

BUILDING CHARACTERISTICS

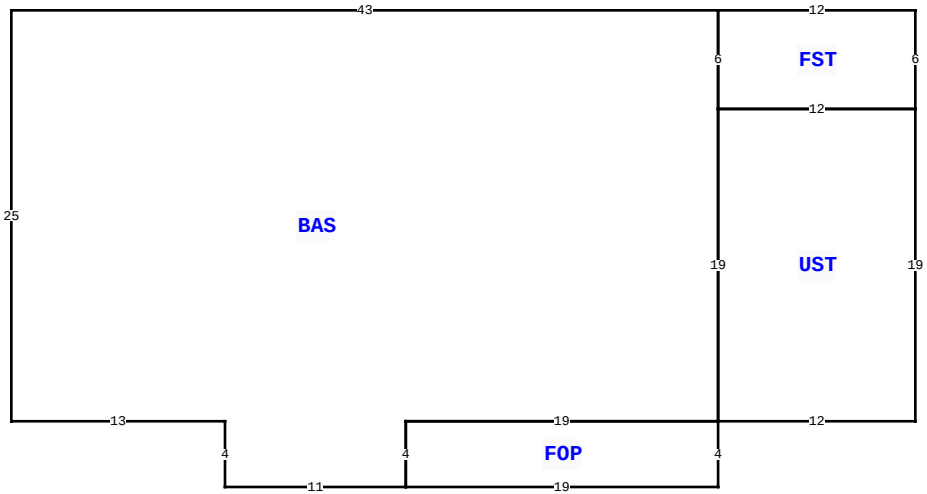
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	61,804
FOP	76	30		23	1,271
FST	72	55		40	2,209
UST	228	45		103	5,689
TOTALS	1,495			1,285	70,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,285	91.2870	100.42	129,040	1981	1981	0	0	10	35.00	55.00

2 SINGLE FAM 0% - 2026 Heated Area: 1119 HX Base Yr



6311 SW STATE ROAD 47, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,972
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	81,672
SOH/AGL Deduction	0
ASSESSED VALUE	81,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,672
TOTAL JUST VALUE	81,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,958

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

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	10,000							

REVIEW DATE 02/02/2026 BY TP Total Acres: 0.50 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/17/2026 BY SYS