LAND VALUATION

Owner Information

BROW, KATRINA

BROW, RANDY

PO BOX 182

TILTON, NH 03276

Listing History

Not

02/26/19 DMPR

CREAM; CAPE W/FULL DORMER WALKOUT BASEMENT; 7/17 NOH; PU DEK

03/01/18 DMPR

BACK OF HSE IS MISSING SIDING EST DONE AFTER 4-1-17; RECK 2018 FOR

07/07/17 DMVM

FIN SIDING; DNPU CANVAS SHED OR ROOF UNDER DEK; NEW WINDOWS

02/02/17 INSPECTION MARKED FOR INSPECTION

& SLIDER; 3/18; NOH; BACK OF HSE NEEDS SIDING; 2/19; NEW ROOF IN 2018;

01/23/12 JBVM

NC TO SIDING RECK 2020;

01/10/12 INSPECTION MARKED FOR INSPECTION

05/15/08 DMVM

05/02/08 INSPECTION MARKED FOR INSPECTION

Extra Features Valuation

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>BARN-1STORY/LOFT</td>
<td>480</td>
<td>30 x 16</td>
<td>93</td>
<td>22.00</td>
<td>60</td>
<td>5,892</td>
<td></td>
</tr>
<tr>
<td>FIREPLACE 2-STAND</td>
<td>1</td>
<td>100</td>
<td>5,000.00</td>
<td>100</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DECK</td>
<td>64</td>
<td>8 x 8</td>
<td>310</td>
<td>7.00</td>
<td>40</td>
<td>556</td>
<td>UNDER CANVAS SHED</td>
</tr>
</tbody>
</table>

Parcel Total: $11,400

Land Valuation

Zone: RURAL AGRI  Minimum Acreage: 3.00  Minimum Frontage: 250

Last Revaluation: 2019

Map: 000R10  Lot: 000020  Sub: 000000  Card: 1 of 1  225 LANCASTER HILL ROAD  TILTON, NH  Printed: 02/02/2020

2018  $100,000  $10,400  $73,426  Parcel Total: $183,826

2019  $119,100  $11,400  $71,412  Parcel Total: $201,912

2020  $119,100  $11,400  $71,412  Parcel Total: $201,912

TILTON, NH ASSESSING OFFICE
<table>
<thead>
<tr>
<th>Land Type</th>
<th>Units</th>
<th>Base Rate</th>
<th>NC</th>
<th>Adj</th>
<th>Site</th>
<th>Road</th>
<th>DWay</th>
<th>Topography</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>R</th>
<th>Tax Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>1.100 ac</td>
<td>76.250</td>
<td>E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>90 -- ROLLING</td>
<td>95</td>
<td>65,200</td>
<td>0</td>
<td>N</td>
<td>65,200</td>
<td>ACC</td>
</tr>
<tr>
<td>UNMNGD HARDWD</td>
<td>1.900 ac</td>
<td>x 2.500</td>
<td>X</td>
<td>96</td>
<td></td>
<td></td>
<td></td>
<td>85 -- MODERATE</td>
<td>95</td>
<td>3,700</td>
<td>0</td>
<td>N</td>
<td>108</td>
<td>WET/STREAM</td>
</tr>
<tr>
<td>UNMNGD HARDWD</td>
<td>16.100 ac</td>
<td>x 2.500</td>
<td>X</td>
<td>96</td>
<td></td>
<td></td>
<td></td>
<td>90 -- ROLLING</td>
<td>100</td>
<td>34,800</td>
<td>50</td>
<td>N</td>
<td>1,151</td>
<td></td>
</tr>
<tr>
<td>UNMNGD OTHER</td>
<td>9.000 ac</td>
<td>x 2.500</td>
<td>X</td>
<td>96</td>
<td></td>
<td></td>
<td></td>
<td>90 -- ROLLING</td>
<td>100</td>
<td>19,400</td>
<td>65</td>
<td>N</td>
<td>453</td>
<td></td>
</tr>
<tr>
<td>VIEW</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MOUNTAINS, AVERAGE, TOP 25, NEAR</td>
<td>100</td>
<td>4,500</td>
<td></td>
<td></td>
<td>4,500</td>
<td></td>
</tr>
<tr>
<td><strong>28.100 ac</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>127,600</td>
<td><strong>71,412</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Permit ID</td>
<td>Permit Type</td>
<td>Notes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.9764</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PICTURE**

**OWNER**

BROW, KATRINA  
BROW, RANDY  
PO BOX 182  
TILTON, NH 03276

**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRE DISTRICT</td>
<td>100%</td>
</tr>
</tbody>
</table>

**BUILDING DETAILS**

- **Model:** 1.75 STORY CAPE  
- **Roof:** GABLE OR HIP/ASPHALT  
- **Ext:** CLAP BOARD  
- **Int:** DRYWALL  
- **Floor:** CARPET  
- **Heat:** OIL/FA DUCTED  
- **Bedrooms:** 3  
- **Baths:** 2.0  
- **Fixtures:**  
  - Extra Kitchens:  
  - Fireplaces:  
  - A/C: No  
- **Generators:**  
- **Com. Wall:**  
- **Quality:** A0 AVG  
- **Size Adj:** 0.9764  
  - Base Rate: RSA 95.00  
  - Bldg. Rate: 0.9186  
  - Sq. Foot Cost: $87.27
### BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TQF</td>
<td>3/4 STRY FIN</td>
<td>816</td>
<td>0.75</td>
<td>612</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>918</td>
<td>1.00</td>
<td>918</td>
</tr>
<tr>
<td>BMF</td>
<td>BSMNT FINISHED</td>
<td>816</td>
<td>0.30</td>
<td>245</td>
</tr>
<tr>
<td>RBF</td>
<td>RAISED BSMNT</td>
<td>102</td>
<td>0.50</td>
<td>51</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>190</td>
<td>0.10</td>
<td>19</td>
</tr>
</tbody>
</table>

GLA: 1,530

Total Depreciation:
- EXT SIDING: 24%
- Temporary: 2%
- Economic: 26%

Building Value: $119,100

### 2019 BASE YEAR BUILDING VALUATION

- Market Cost New: $161,013
- Year Built: 1960
- Condition For Age: AVERAGE 24%
- Functional:
- Physical:
- Economic:
- Temporary: EXT SIDING 2%
- Total Depreciation: 26%

Building Value: $119,100