LAND VALUATION

LAST REVALUATION: 2019

Zone: MEDIUM RES-SEWR  Minimum Acreage: 1.00  Minimum Frontage: 100

99 WINTER STREET  TILTON, NH

SALES HISTORY

OWNER INFORMATION

PEVERLY, FOSTER D
PEVERLY, SHIRLEY
P O BOX 155
TILTON, NH 03276

LISTING HISTORY

10/28/16 DMCL
09/29/16 JBVM
05/15/16 INSPEKT MARKED FOR INSPECTION
06/04/10 DMVR
06/03/10 JBCL
05/24/10 JBVM
02/11/10 INSPEKT MARKED FOR INSPECTION
08/25/07 KMVL

NOTES

BEIGE I=A; 14' DORMER TO REAR; 2 A DORMERS; SOME PARQUET, SOME LINO; REPLACED 1 WINDOW+DOOR; 5/10 NOH; 6/10 NO UPDATES; INT=GD COND; NICE PASTORAL SETTING/NO VU FR PROP; 9/16 NOH; NC TO EXT; 10/16 NC; ATU MEAS 9';

EXTRA FEATURES VALUATION

Feature Type  Units  Lngth x Width  Size Adj  Rate  Cond  Market Value  Notes

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$140,100</td>
<td>$0</td>
<td>$47,600</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $187,700</td>
</tr>
<tr>
<td>2019</td>
<td>$174,200</td>
<td>$0</td>
<td>$74,300</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $248,500</td>
</tr>
<tr>
<td>2020</td>
<td>$174,200</td>
<td>$0</td>
<td>$74,300</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Parcel Total: $248,500</td>
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</tbody>
</table>

LAND VALUATION

Zone: MEDIUM RES-SEWR  Minimum Acreage: 1.00  Minimum Frontage: 100

Site: AVERAGE  Driveway: PAVED  Road: PAVED
<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>
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</thead>
<tbody>
<tr>
<td>1F RES</td>
<td>1.000 ac</td>
<td>78,000</td>
<td>E</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>95 -- MILD</td>
<td>100</td>
<td>74,100</td>
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<tr>
<td>1F RES</td>
<td>0.100 ac</td>
<td>x 2,500</td>
<td>X</td>
<td>100</td>
<td>100</td>
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<td>95 -- MILD</td>
<td>100</td>
<td>200</td>
<td>0</td>
<td>N</td>
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<td></td>
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<tr>
<td><strong>1.100 ac</strong></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><strong>74,300</strong></td>
<td><strong>74,300</strong></td>
</tr>
</tbody>
</table>
PEVERLY, FOSTER D  
PEVERLY, SHIRLEY  
P O BOX 155  
TILTON, NH 03276

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit ID</th>
<th>Permit Type</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.9292</td>
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</tr>
</tbody>
</table>

Model: 1.5 STORY CAPE COD  
Roof: GABLE OR HIP/ASPHALT  
Ext: VINYL SIDING  
Int: DRYWALL  
Floor: CARPET/HARD TILE  
Heat: OIL/HOT WATER  
Bedrooms: 3  
Baths: 2.0  
Fixtures:  
Extra Kitchens:  
Fireplaces:  
A/C: Yes  
Generators:  
Quality: A0 AVG  
Com. Wall:  

Size Adj: 0.9292  
Base Rate: RSA 95.00  
Bldg. Rate: 0.9475  
Sq. Foot Cost: $90.01
BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect.</th>
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<tbody>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>140</td>
<td>0.10</td>
<td>14</td>
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<tr>
<td>HSF</td>
<td>1/2 STRY FIN</td>
<td>1080</td>
<td>0.50</td>
<td>540</td>
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<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
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<td>1.00</td>
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<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>1164</td>
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<td>175</td>
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<tr>
<td>ATU</td>
<td>ATTIC</td>
<td>672</td>
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<td>67</td>
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<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>588</td>
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GLA: 1,704

2,225

2019 BASE YEAR BUILDING VALUATION

Market Cost New: $200,272
Year Built: 1992
Condition For Age: GOOD 13%

Physical:

Functional:

Economic:

Temporary:

Total Depreciation: 13%

Building Value: $174,200