LAND VALUATION

ZONE: DOWNTOWN  MINIMUM ACREAGE: 0.69  MINIMUM FRONTAGE: 100

ZONE: DOWNTOWN  MINIMUM ACREAGE: 0.69  MINIMUM FRONTAGE: 100

Owner Information

ZINMAC PROPERTIES
H MACNAUGHTON & ROBERT ZINSER
PO BOX 268

TILTON, NH 03276

Date

09/14/16
05/15/16
05/28/10
02/11/10
09/12/07
07/11/07
09/20/05

Book
JBVL
INS
JBVL
INS
KCVL
INS
DP L

Page

Type
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Notes
BRICK; AIM FILTRATION SYSTEMS; OFFICE/WAREHOUSE; 9/7; HSF=LOFT
STO AREA W/ STAIRS LOW HD RM=HSF; BTH=2 FIX; 5/10 INFO FR WORKER;
EST YB; UNABLE TO VERIFY CRL; WORKER KNOWS OF NO ACC=EST; NO
EXT ACC FOUND; FLDSTN FNDTN; 9/16 1/2 ROOF REPLACED AFTER STORM
'12; FIX SLB UNDER OFFICE; HSF MEAS 12'=TQF; COF ONLY HEATED;

SALES HISTORY

Date

Price

20/02/2020

TILTON, NH

Printed:

02/02/2020

TILTON, NH ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVITAR

ZONE: DOWNTOWN  MINIMUM ACREAGE: 0.69  MINIMUM FRONTAGE: 100

SITE: AVERAGE  DRIVEWAY: DIRT/GRAVEL  ROAD: PAVED

LAND VALUATION

ZONE: DOWNTOWN  MINIMUM ACREAGE: 0.69  MINIMUM FRONTAGE: 100

SITE: AVERAGE  DRIVEWAY: DIRT/GRAVEL  ROAD: PAVED

EXTRA FEATURES VALUATION

Feature Type

BRICK; AIM FILTRATION SYSTEMS; OFFICE/WAREHOUSE; 9/7; HSF=LOFT
STO AREA W/ STAIRS LOW HD RM=HSF; BTH=2 FIX; 5/10 INFO FR WORKER;
EST YB; UNABLE TO VERIFY CRL; WORKER KNOWS OF NO ACC=EST; NO
EXT ACC FOUND; FLDSTN FNDTN; 9/16 1/2 ROOF REPLACED AFTER STORM
'12; FIX SLB UNDER OFFICE; HSF MEAS 12'=TQF; COF ONLY HEATED;

Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
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<tbody>
<tr>
<td>2018</td>
<td>$58,400</td>
<td>$0</td>
<td>$44,600</td>
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<td>Parcel Total: $103,000</td>
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<td>2019</td>
<td>$72,100</td>
<td>$0</td>
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<tr>
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<td>$72,100</td>
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<tr>
<td>Land Type</td>
<td>Units</td>
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<tr>
<td>COM/IND</td>
<td>0.280 ac</td>
<td>45,333</td>
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</table>

**BUILDING DETAILS**

- **Model:** 1.5 STORY COMM WAREHOUSE
- **Roof:** GABLE OR HIP/METAL/TIN
- **Ext:** BR ON MASONRY
- **Int:** DRYWALL/AVERAGE FOR USE
- **Floor:** CARPET/MIN PLYWD
- **Heat:** ELECTRIC/RAD ELECT

**Permits**

- **Date:**
- **Permit ID:**
- **Permit Type:**
- **Notes:**

**Owner**

- **ZINMAC PROPERTIES**
- **H MACNAUGHTON & ROBERT ZINSER**
- **PO BOX 268**
- **TILTON, NH 03276**

**Taxable Districts**

- **District:**
- **Percentage:**
- **FIRE DISTRICT:** % 100
- **T-N WATER DIST:** % 100

**Building Details**

- **Roof:**
- **Ext:**
- **Int:**
- **Floor:**
- **Heat:**
- **Model:**
- **Fixtures:**
- **Quality:**
- **A/C:**
- **Generators:**
- **Extra Kitchens:**
- **Fireplaces:**
- **Com. Wall:**

**Size Adjustments**

- **Size Adj:** 1.0564
- **Base Rate:** CWH 33.00
- **Bldg. Rate:** 0.9894
- **Sq. Foot Cost:** $32.65

**Districts**

- **FIRE DISTRICT:** % 100
- **T-N WATER DIST:** % 100

---

**Map: 000U06**  **Lot: 000008**  **Sub: 000000**  **Card: 1 of 1**  **20 MILL STREET**  **TILTON, NH**  **Printed: 02/02/2020**
## Building Sub Area Details

<table>
<thead>
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<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj.</th>
<th>Effect.</th>
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GLA: **3,140**  
5,922  
3,620

## 2019 Base Year Building Valuation

- **Market Cost New:** $118,193
- **Year Built:** 1870
- **Condition For Age:** AVERAGE 39%
  - Physical: 39%
  - Functional: 39%
  - Economic: 39%
- **Total Depreciation:** 39%
- **Building Value:** $72,100