OWNER INFORMATION

LANGAN, KEITH A
LANGAN, TERESA L
56 PROSPECT STREET
TILTON, NH 03276

LAST REVALUATION: 2019

Parcel Total Taxable Value

2018 $121,500 $1,000 $46,400 Parcel Total: $168,900
2019 $166,300 $1,400 $57,500 Parcel Total: $225,200
2020 $166,300 $1,400 $57,500 Parcel Total: $225,200

ZONE: VILLAGE SEWER  MINIMUM ACREAGE: 0.34  MINIMUM FRONTAGE: 100

SALES HISTORY

LISTING HISTORY

09/21/16 JBVM MARKED FOR INSPECTION
05/15/16 INSP MARKED FOR INSPECTION
06/06/13 DMVM MARKED FOR INSPECTION
02/07/13 INSP MARKED FOR INSPECTION
02/06/09 KCVM MARKED FOR INSPECTION
12/16/08 INSP MARKED FOR INSPECTION
09/20/05 MM L MARKED FOR INSPECTION
08/18/05 PM M MARKED FOR INSPECTION

NOTES

GRAY+BRICK I=A; SFB=2 BDRMS, LIVING RM+FULL BATH. MAY; HAVE BEEN IN-LAW APT AT ONE TIME, BUT KIT HAS BEEN REMOVED;2/09 NOH, BACK+SHED EST=FENCED IN;6/13 NOH CHANGED ROOF COVER, PU PAT; 9/16 NOH; FIX SHED MEAS; PU CONCRETE PAT;

EXTRA FEATURES VALUATION

<table>
<thead>
<tr>
<th>Feature Type</th>
<th>Units</th>
<th>Length x Width</th>
<th>Size Adj</th>
<th>Rate</th>
<th>Cond</th>
<th>Market Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHED-WOOD</td>
<td>100</td>
<td>10 x 10</td>
<td>220</td>
<td>10.00</td>
<td>50</td>
<td>1,100</td>
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<tr>
<td>PATIO</td>
<td>64</td>
<td>8 x 8</td>
<td>310</td>
<td>7.00</td>
<td>20</td>
<td>278</td>
<td>IN FRNT OF HSE/SHAPE</td>
</tr>
</tbody>
</table>

1,400

TILTON, NH ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH 03276

PRINTED: 02/02/2020

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>0.340 ac</td>
<td>52,000</td>
<td>F</td>
<td>110</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100 -- LEVEL</td>
<td>100</td>
<td>57,200</td>
<td>0</td>
<td>N</td>
<td>57,200</td>
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<tr>
<td>1F RES</td>
<td>0.110 ac x 2,500</td>
<td>100</td>
<td>X</td>
<td>95</td>
<td>100</td>
<td></td>
<td></td>
<td>95 -- MILD</td>
<td>100</td>
<td>300</td>
<td>0</td>
<td>N</td>
<td>300</td>
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</tr>
<tr>
<td></td>
<td><strong>0.450 ac</strong></td>
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<td>Notes</td>
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</tbody>
</table>

**PICTURE**

**OWNER**

LANGAN, KEITH A  
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56 PROSPECT STREET  
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**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>FIRE DISTRICT</td>
<td>100%</td>
</tr>
<tr>
<td>T-N WATER DIST</td>
<td>100%</td>
</tr>
</tbody>
</table>

**BUILDING DETAILS**

Model: 1 STORY R RANCH  
Roof: GABLE OR HIP/PREFAB METALS  
Ext: VINYL SIDING/BRK VENEER  
Int: DRYWALL  
Floor: CARPET  
Heat: OIL/FA DUCTED  
Bedrooms: 3  
Baths: 2.0  
Fixtures:  
Extra Kitchens:  
Fireplaces:  
A/C: No  
Generators:  
Quality: A1 AVG+10  
Com. Wall:  
Size Adj: 0.9656  
Base Rate: RSA 95.00  
Bldg. Rate: 1.0728  
Sq. Foot Cost: $101.91

**PERMITS**
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>RBF</td>
<td>RAISED BSMNT</td>
<td>1188</td>
<td>0.50</td>
<td>594</td>
</tr>
<tr>
<td>ENT</td>
<td>ENTRY WAY</td>
<td>15</td>
<td>0.10</td>
<td>2</td>
</tr>
<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>224</td>
<td>0.10</td>
<td>22</td>
</tr>
<tr>
<td>PAT</td>
<td>PATIO</td>
<td>760</td>
<td>0.10</td>
<td>76</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>1226</td>
<td>1.00</td>
<td>1226</td>
</tr>
</tbody>
</table>

GLA: 1,226

2019 BASE YEAR BUILDING VALUATION

- Market Cost New: $195,667
- Year Built: 1980
- Condition For Age: GOOD 15%
  - Physical:
  - Functional:
  - Economic:
  - Temporary: 15%
- Total Depreciation: 15%
- Building Value: $166,300