

OWNER INFORMATION
<b>CARNEY, JILL</b>
10 MOUNTAIN VILLAGE ROAD
WINDHAM, NH 03087

SALES HISTORY						
Date	Book	Page	Type	Price	Grantor	
07/18/2017	5836	1274	U I 15	110,000	GANONG, JOANN & FREDRIC	



LISTING HISTORY
04/06/18 JBPR
02/17/17 JBPR
07/15/16 JBVR
05/16/16 INSP MARKED FOR INSPECTION
01/11/16 DMVM
03/31/15 DMPR
02/06/14 JBPR
03/05/13 DMPE

NOTES
LIGHT GREY/RED; ON PIERS; PER BOS ACRES INCL LOT 42; 51FT WF; 3/12-INT GUTTED, SOME EXT SIDING MISSING; 3/15 NC; 1/16 NOH NEW ROOF, NEWER WINDOWS & DOOR. NC TO INT; 7/16 NOH. NC TO EXT; ELEC RECONNECTED TO EXT/HSE; 2/17 NOH, APPRS STILL SHELL ONLY; CK 18; 3/18 UPDATE TOWN TAX MAP PER PLAN & DEED.4/18 NC TO HSE; CK '19 FOR RENO + SEPTIC.

EXTRA FEATURES VALUATION							
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
<h1>BUILDING DEPARTMENT COPY</h1>							

MUNICIPAL SOFTWARE BY AVITAR

**TOWN OF NOTTINGHAM**  
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2016	\$ 58,100	\$ 0	\$ 112,500
Parcel Total: \$ 170,600			
2017	\$ 58,100	\$ 0	\$ 112,500
Parcel Total: \$ 170,600			
<b>2018</b>	<b>\$ 58,100</b>	<b>\$ 0</b>	<b>\$ 112,500</b>
<b>Parcel Total: \$ 170,600</b>			

LAND VALUATION														
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00			Minimum Frontage: 200			Site: AVERAGE Driveway: DIRT Road: DIRT						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.230 ac	63,666	D	90	100	95	95	100 -- LEVEL	100	51,700	0	N	51,700	
1F RES WTRFRNT	1.000 wf	x 80,000	X	100				95 -- MILD	80	60,800	0	N	60,800	51'/AVG/AVG/AVG/NO
	<b>0.230 ac</b>									<b>112,500</b>			<b>112,500</b>	



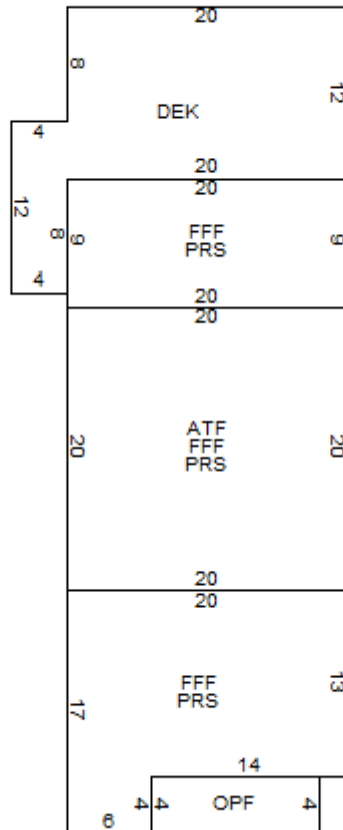
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TAXABLE DISTRICTS	
District	Percentage

PERMITS		
Date	Project Type	Notes
02/26/18	SEPTIC DESIGN APPRO	INSTALL NEW SEPTIC

BUILDING DETAILS		
Model: <b>1.00 STORY CAMP</b>		
Roof: <b>GABLE OR HIP/ASPHALT</b>		
Ext: <b>PREFAB WD/T1-11</b>		
Int: <b>DRYWALL</b>		
Floor: <b>HARDWOOD/CARPET</b>		
Heat: <b>GAS/CONVECTION</b>		
Bedrooms: <b>3</b>	Baths: <b>1.0</b>	Fixtures: <b>3</b>
Extra Kitchens:		Fireplaces:
A/C: <b>No</b>		Generators:
Quality: <b>A0 AVG</b>		
Com. Wall:		
Size Adj: <b>1.3393</b>	Base Rate: <b>RSA 80.00</b>	
	Bldg. Rate: <b>1.1786</b>	
	Sq. Foot Cost: <b>\$ 94.29</b>	

## BUILDING DEPARTMENT COPY



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	288	0.10	29
FFF	FST FLR FIN	864	1.00	864
PRS	PIERS	864	-0.05	-43
ATF	ATTIC FINISHED	400	0.25	100
OPF	OPEN PORCH	48	0.25	12
<b>GLA:</b>	<b>964</b>	<b>2,464</b>		<b>962</b>

2015 BASE YEAR BUILDING VALUATION		
Market Cost New:		<b>\$ 90,707</b>
Year Built:		<b>1947</b>
Condition For Age:	<b>GOOD</b>	<b>16 %</b>
Physical:		
Functional:		
Economic:		
Temporary:	<b>UC-2015</b>	<b>20 %</b>
Total Depreciation:		<b>36 %</b>
Building Value:		<b>\$ 58,100</b>