

OWNER INFORMATION
CARNEY, JILL
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
09/18/20 JBHC
02/20/20 RWPR
03/04/19 JBPR
04/06/18 JBPR
02/17/17 JBPR
07/15/16 JBVR
05/16/16 INSP MARKED FOR INSPECTION
01/11/16 DMVM

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; 3/18 UPDATE TOWN TAX MAP PER PLAN & DEED.4/18 NC TO HSE; CK FOR RENO + SEPTIC; 3/19 NOH; NC TO EXT; 2/20; NC CK 21 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

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 58,100	\$ 0	\$ 112,500
			Parcel Total: \$ 170,600
2019	\$ 58,100	\$ 0	\$ 112,500
			Parcel Total: \$ 170,600
2020	\$ 47,300	\$ 0	\$ 184,500
			Parcel Total: \$ 231,800

LAND VALUATION														
Zone: R-AG RES/AGR DIST		Minimum Acreage: 2.00			Minimum Frontage: 200			Site: FAIR Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.230 ac	97,333	D	90	95	95	95	100 -- LEVEL	100	75,100	0	N	75,100	
	0.230 ac									75,100			75,100	



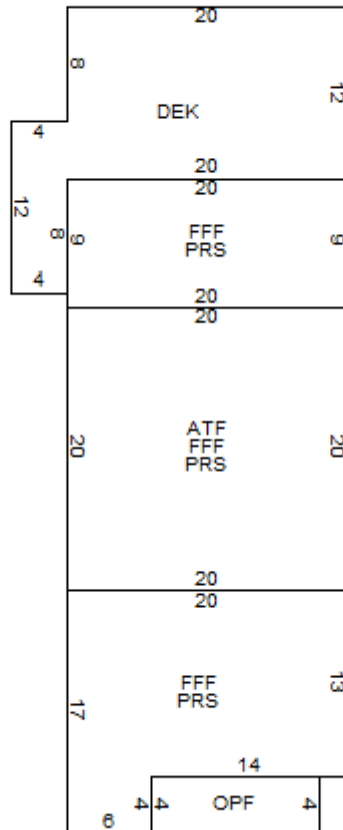
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TAXABLE DISTRICTS	
District	Percentage

PERMITS		
Date	Project Type	Notes
10/26/20	ADDITION	
02/26/18	SEPTIC DESIGN APPRO	INSTALL NEW SEPTIC

BUILDING DETAILS			
Model:	1.00 STORY CAMP		
Roof:	GABLE OR HIP/ASPHALT		
Ext:	PREFAB WD/T1-11		
Int:	DRYWALL		
Floor:	HARDWOOD/CARPET		
Heat:	GAS/FA DUCTED		
Bedrooms:	3	Baths:	1.0 Fixtures: 3
		Extra Kitchens:	Fireplaces:
		A/C:	No Generators:
Quality:	A0 AVG		
Com. Wall:			
Size Adj:	1.4732	Base Rate:	RSA 93.00
		Bldg. Rate:	1.3553
		Sq. Foot Cost:	\$ 126.05

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
GLA:	964	2,464		962

2020 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 121,260
Year Built:		1947
Condition For Age:	GOOD	21 %
Physical:		
Functional:		
Economic:		
Temporary:	UC-2015	40 %
Total Depreciation:		61 %
Building Value:		\$ 47,300