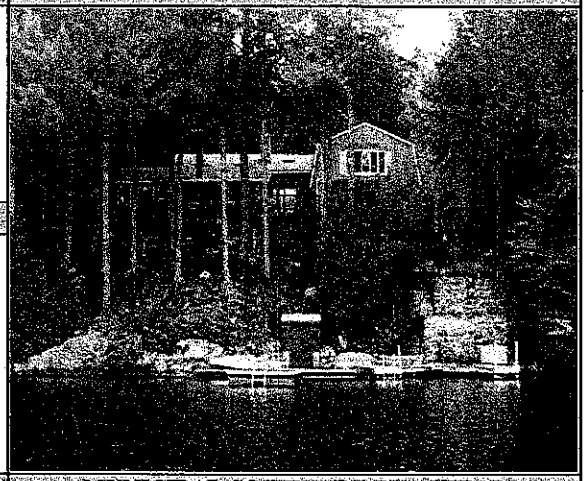
OWNER INFORMATION

PROIA, TIMOTHY
PROIA, MARJORIE
301 CONCORD ROAD
TRUSTEES M AND T PROIA REALTY TRUST
BILLERICA, MA 01821

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/11/2016	5691	1645	U I 44	1	PROIA, TIMOTHY &
11/03/1997	3248	1649	Q I	230,000	JOHNSON, LANCE/SUSAN
09/30/1994	3073	0697	Q I	235,000	CROWLEY,JEROME+FRANC

PICTURE



LISTING HISTORY

02/05/19	INSP	MARKED FOR INSPECTION
11/21/14	DMCL	
08/07/14	JBVM	
10/12/07	LMHC	
10/09/06	DMCL	
06/21/06	DSVM	
01/15/87	DMO	

NOTES

BROWN; DOCK; INT=GOOD; 95' W/F; 8/14 NOH. PU PATS, FIX GAR STRY HGHT, EST MEAS 12FT=1.75 STY. HOME APPEARS V. WELL MAINT. MOD/STEEP TOPO TO WF, STAIRS TO WF, U SHAPED DOCK. PAT AT WF. 11/14 CORRECTED 12X23 ADDTN/ NO HEAT IN 11X12 EPF.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	
GARAGE-1.75 STY	384	16 x 24	102	27.00	120	12,690	TQF
SHED-WOOD	30	5 x 6	400	7.00	50	420	NEAR WF
DECK	32	4 x 8	400	7.00	50	448	ATT GAR
PATIO	240	1 x 240	127	7.00	65	1,387	
						19,900	

MUNICIPAL SOFTWARE BY AVITAR

TOWN OF NOTTINGHAM
NEW HAMPSHIRE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	$ 217,100	$ 19,900	$ 248,300
		Parcel Total:	$ 485,300
2018	$ 217,100	$ 19,900	$ 248,300
		Parcel Total:	$ 485,300
2019	**$ 217,100**	**$ 19,900**	**$ 248,300**
		Parcel Total:	**$ 485,300**

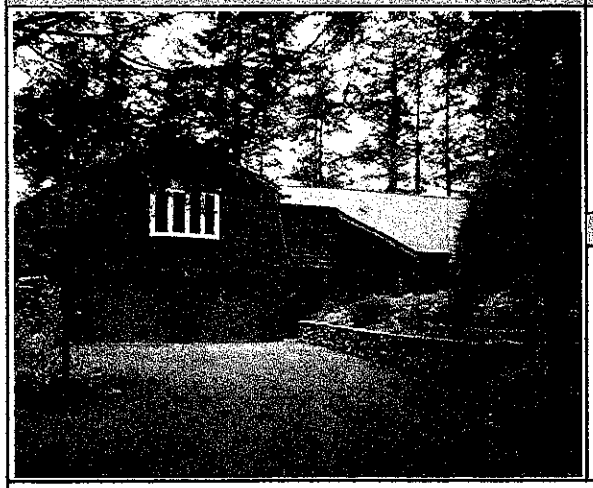
LAND VALUATION

Zone: R-AG PAWTUCKAWAY **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** GOOD **Driveway:** PAVED **Road:** GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTRFRNT	0.430 ac	72,200	D	90	105	95	100	95 -- MILD	95	58,500	0	N	58,500	SHDW
1F RES WTRFRNT	1.000 wf	x 220,000	X	100				75 -- STEEP	115	189,800	0	N	189,800	95'/AVG/AVG/GD/N W
	0.430 ac									248,300			**248,300**	

Map: 000070 Lot: 000048 Sub: 000000 Card: 1 of 1 20 TUCKAWAY SHORES ROAD NOTTINGHAM Printed: 07/31/2019

PICTURE



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TAXABLE DISTRICTS

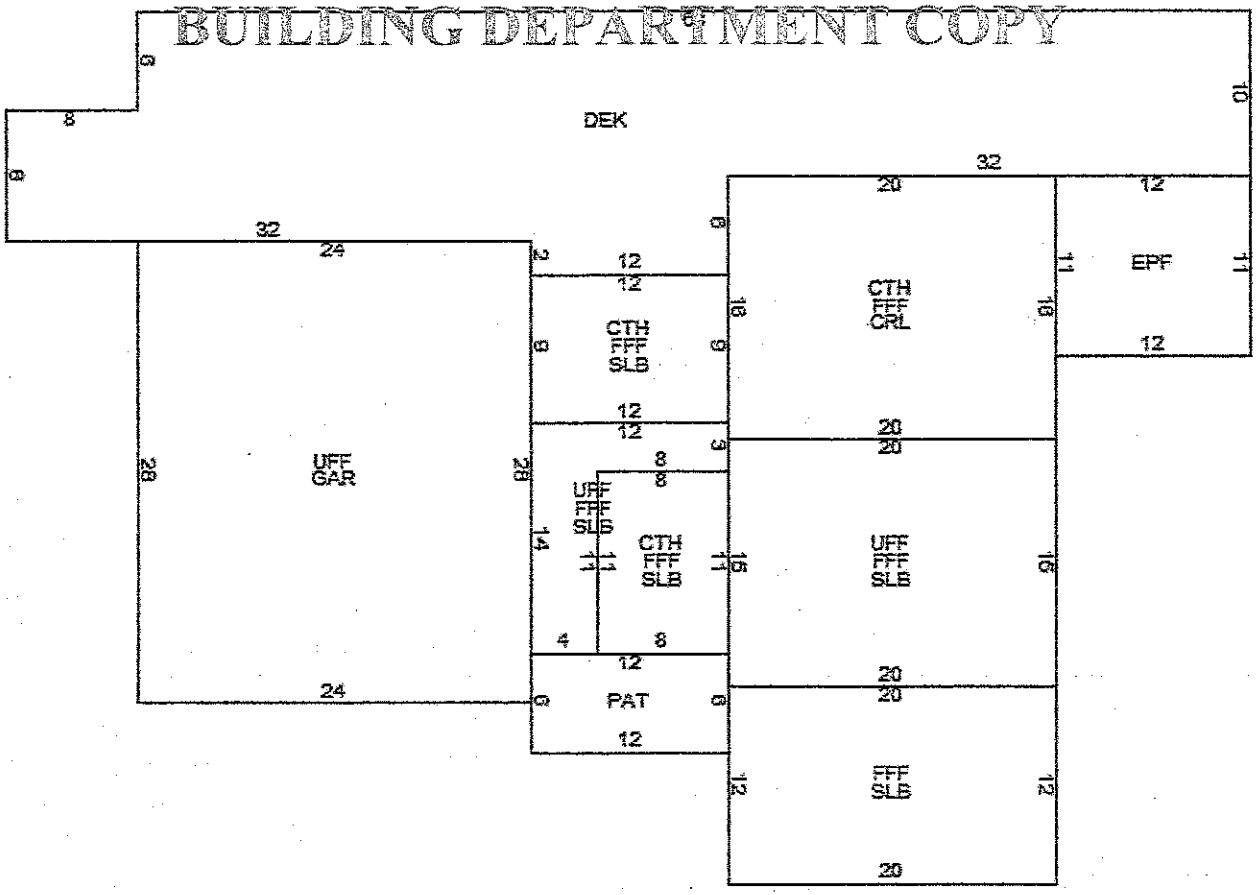
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.75 STORY CONTEMPORY**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL/WOOD**
Floor: **PINE/SOFT WD/CARPET**
Heat: **OIL/FA DUCTED**
Bedrooms: **4** Baths: **2.5** Fixtures: **8**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **0.9238** Base Rate: **RSA 80.00**
Bldg. Rate: **1.0973**
Sq. Foot Cost: **$ 87.78**

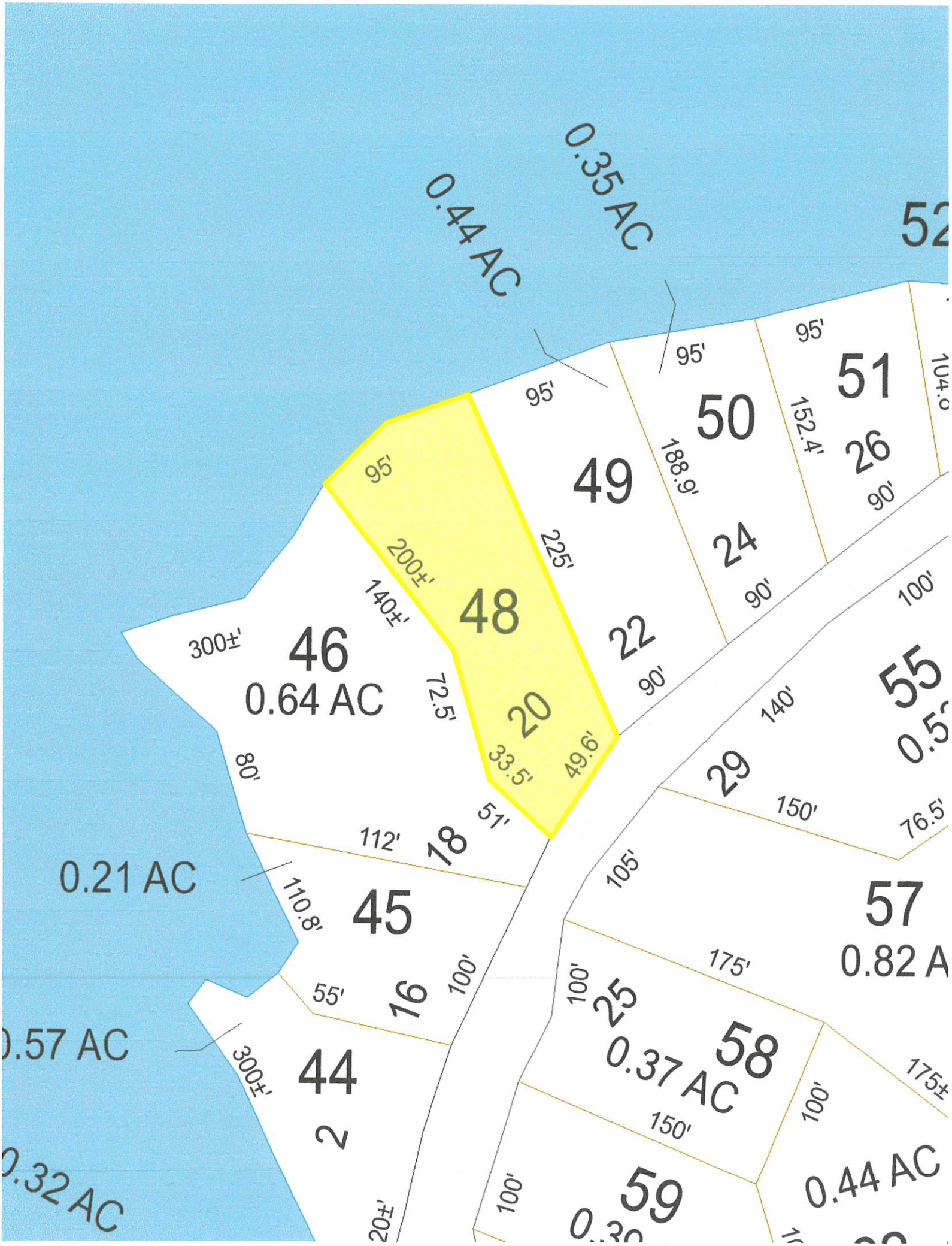


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1052	1.00	1052
GAR	GARAGE	672	0.45	302
CTH	CATHEDRAL	516	0.10	52
FFF	FST FLR FIN	1136	1.00	1136
SLB	SLB	816	0.00	0
CRL	CRAWL SPACE	320	0.05	16
EPF	ENCLSD PORCH	132	0.70	92
DEK	DECK/ENTRANCE	912	0.10	91
PAT	PATIO	72	0.10	7
GLA:	**2,188**	**5,628**		**2,748**

2015 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 241,219**
Year Built:		**1967**
Condition For Age:	VERY GOOD	**10 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**10 %**
Building Value:		**$ 217,100**


0.44 AC
0.35 AC
52
95'
95'
95'
95'
51
50
152.4'
26
188.9'
90'
49
24
225'
90'
100'
95'
200±'
140±'
48
22
300±'
46
0.64 AC
72.5'
90'
55
140'
20
33.5'
49.6'
29
80'
51'
150'
76.5'
112'
18
105'
0.21 AC
110.8'
45
57
0.82 A
175'
100'
55'
16
100'
25
58
0.57 AC
300±'
44
0.37 AC
175±
100'
2
150'
0.44 AC
0.32 AC
100'
59
20±'

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