

2204 WOODBURY AVE

Location	2204 WOODBURY AVE	Mblu	19/ 01A/ / /
Acct#	19-01A	Owner	2204 WOODBURY AVE LLC
PBN	GENERAL OFFICE BUILDINGS	Assessment	\$694,200
Appraisal	\$694,200	PID	220
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$256,300	\$437,900	\$694,200
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$256,300	\$437,900	\$694,200

Owner of Record

Owner	2204 WOODBURY AVE LLC	Sale Price	\$600,000
Co-Owner		Certificate	
Address	ONE NEW HAMSPHIRE AVE SUITE 320 PORTSMOUTH, NH 03801	Book & Page	6221/0174
		Sale Date	01/13/2021
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
2204 WOODBURY AVE LLC	\$600,000		6221/0174	00	01/13/2021
2204 WOODBURY AVE LLC	\$600,000		6221/0174	00	01/13/2021
DOW REALTY TRUST	\$0	0	0/0	99	07/02/2019

Building Information

Building 1 : Section 1	
Year Built:	1820
Living Area:	2,280

Replacement Cost: \$331,398  
Building Percent Good: 75  
Replacement Cost  
Less Depreciation: \$248,500

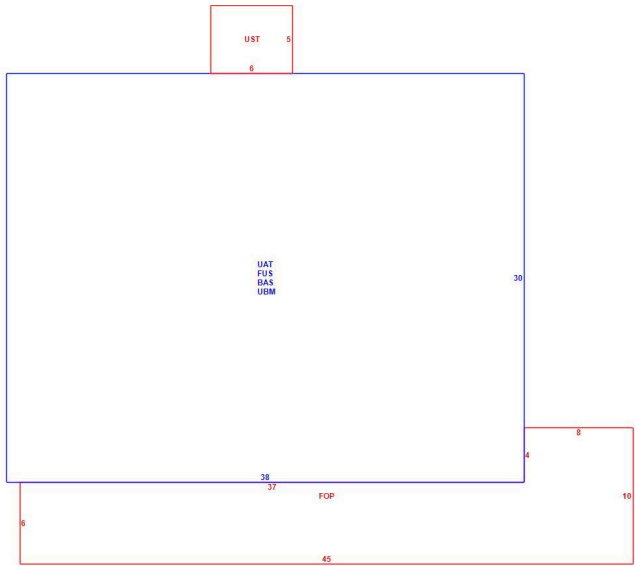
Building Attributes	
Field	Description
Style	Office Bldg
Model	Commercial
Grade	AVE
Stories	2
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Hot Water
AC Type	Ductless
Bldg Use	OFFICE BLD
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Occupancy	1
1st Floor Use	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Partitions	AVERAGE
Wall Height	9.00
% Corn Wall	
Identical Units	1
2 Bedroom Apts	0
3 Bedroom Apts	0
Covered Parking	0
Efficiencies	0
1 Bedroom Apts	0
Uncovered Parking	0

Building Photo



(https://images.vgsi.com/photos/NewingtonNHPhotos/\0000\DSC04724\_

Building Layout



(ParcelSketch.ashx?pid=220&bid=220)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,140	1,140
FUS	Upper Story, Finished	1,140	1,140
FOP	Porch, Open, Finished	302	0
UAT	Attic, Unfinished	1,140	0
UBM	Basement, Unfinished	1,140	0
UST	Utility, Storage, Unfinished	30	0
		4,892	2,280

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	3400	Size (Acres)	0.58
Description	OFFICE BLD	Frontage	0
Zone		Depth	0
Neighborhood	301	Assessed Value	\$437,900
Alt Land Appr Category	No	Appraised Value	\$437,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHLT			6200.00 S.F.	\$7,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$256,300	\$437,900	\$694,200
2024	\$256,300	\$437,900	\$694,200
2023	\$159,700	\$262,200	\$421,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$256,300	\$437,900	\$694,200
2024	\$256,300	\$437,900	\$694,200
2023	\$159,700	\$262,200	\$421,900