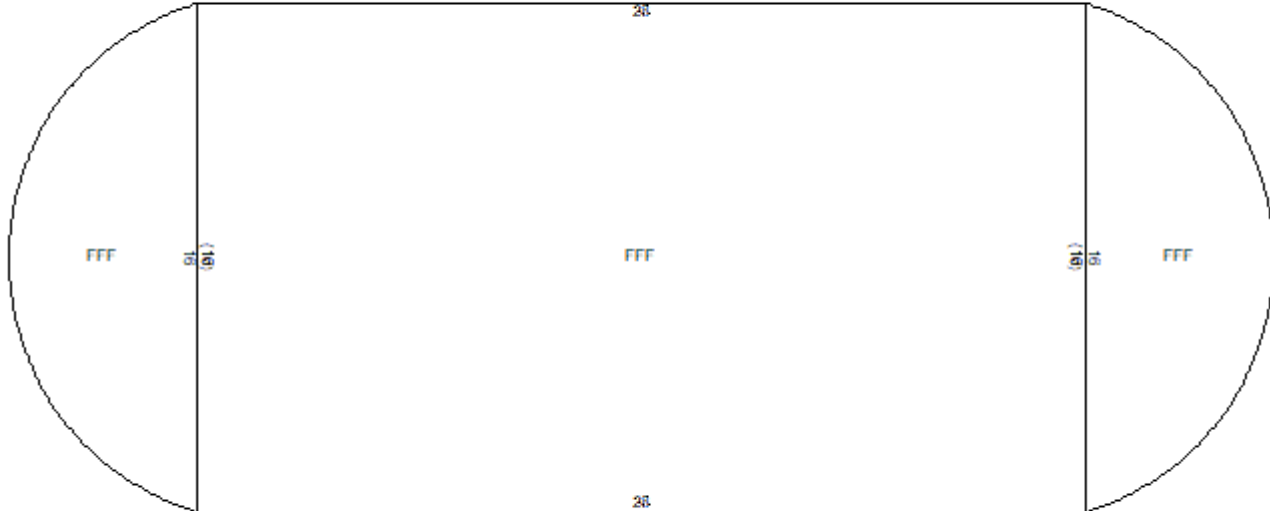


OWNER INFORMATION										SALES HISTORY										PICTURE																																					
KONA LLC C/O SCOTT PERDUE - MEMBER 16 MAPLE ST SOMERSWORTH, NH 03878-2720										Date	Book	Page	Type	Price Grantor																																											
										05/30/2024				3773	0133	U I 20	2,500,000 KONA INC																																								
										10/13/1971				0497	0092	U I 99	NIELSEN NIELS P & NORMA																																								
LISTING HISTORY										NOTES																																															
11/02/22 JBVM MEASUR+1VISIT 01/15/14 JJ01 MEASUR+1VISIT 08/18/13 KL16 FIELD REVIEW 02/21/08 PPQC QUALITY CONTROL 04/13/04 MO01 MEASUR+1VISIT 04/13/04 MO02 MEASUR+2VISIT										KONA MANSION INN BEACH & BOATHSE; EXCESS WF=750'; 2022-ADD DOCKS & BOATSLIPS;																																															
EXTRA FEATURES VALUATION																								MUNICIPAL SOFTWARE BY AVITAR																																	
Feature Type										Units	Lngth x Width		Size Adj	Rate	Cond	Market Value		Notes		MOULTONBOROUGH ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table><thead><tr><th>Year</th><th>Building</th><th>Features</th><th>Land</th></tr></thead><tbody><tr><td>2023</td><td>\$ 160,600</td><td>\$ 213,200</td><td>\$ 1,884,200</td></tr><tr><td colspan="4">Parcel Total: \$ 2,258,000</td></tr><tr><td>2024</td><td>\$ 169,200</td><td>\$ 227,600</td><td>\$ 2,016,100</td></tr><tr><td colspan="4">Parcel Total: \$ 2,412,900</td></tr><tr><td>2025</td><td>\$ 92,700</td><td>\$ 227,600</td><td>\$ 2,016,100 (c)</td></tr><tr><td colspan="4">Parcel Total: \$ 2,412,900</td></tr><tr><td colspan="4">(Card Total: \$ 2,336,400)</td></tr></tbody></table>						Year	Building	Features	Land	2023	\$ 160,600	\$ 213,200	\$ 1,884,200	Parcel Total: \$ 2,258,000				2024	\$ 169,200	\$ 227,600	\$ 2,016,100	Parcel Total: \$ 2,412,900				2025	\$ 92,700	\$ 227,600	\$ 2,016,100 (c)	Parcel Total: \$ 2,412,900				(Card Total: \$ 2,336,400)			
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FIREPLACE 1 STORY										1			100	7,000.00	50	3,500		1982																																							
SEAWALL RIP RAP										40			100	100.00	50	2,000		2014-COND																																							
DOCKS-WOOD										270	1 x 270		100	45.00	50	6,075		2006-COND																																							
BOAT SLIP										144	6 x 24		100	3,000.00	50	216,000		2006-6 @ 24 FEET EA																																							
										227,600																																															
LAND VALUATION																								LAST REVALUATION: 2024																																	
Zone: COMMERCIAL/WF										Minimum Acreage: 1.00		Minimum Frontage: 150				Site: WINDERMERE/WILDWOOD										Driveway:		Road:																													
Land Type										Units	Base Rate		NC	Adj	Site	Road	DWay	Topography		Cond	Ad Valorem		SPI	R	Tax Value		Notes																														
COM/IND										0.690 ac	581,836		9	100	330	100	100			105	2,016,100		0	N	2,016,100		EXCS FF/ROW																														
										0.690 ac																2,016,100		2,016,100																													
OLD MBLU: 019/ 025/ 000/ 000/																																																									

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS					
	KONA LLC C/O SCOTT PERDUE - MEMBER 16 MAPLE ST SOMERSWORTH, NH 03878-2720	<table><tr><th>District</th><th>Percentage</th></tr><tr><td> </td><td> </td></tr></table>	District	Percentage			Model: 1 STORY FRAME COTTAGE Roof: MANSARD/ASPHALT Ext: STONE ON MASONRY Int: DRYWALL Floor: PINE/SOFT WD Heat: GAS/FA DUCTED Bedrooms: 1 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A4 GOOD+15 Com. Wall: Size Adj: 1.5581 Base Rate: RCT 89.00 Bldg. Rate: 2.3278 Sq. Foot Cost: \$ 207.17	
	District	Percentage						
PERMITS								
<table><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	Date	Project Type	Notes					
Date	Project Type	Notes						
BUILDING SUB AREA DETAILS								
ID	Description	Area	Adj.	Effect.				
FFF	FST FLR FIN	589	1.00	589				
GLA:	589	589		589				
								
2024 BASE YEAR BUILDING VALUATION								
Market Cost New:		\$ 122,023						
Year Built:		1930						
Condition For Age:	AVERAGE	24 %						
Physical:								
Functional:								
Economic:								
Temporary:								
Total Depreciation:		24 %						
Building Value:		\$ 92,700						