
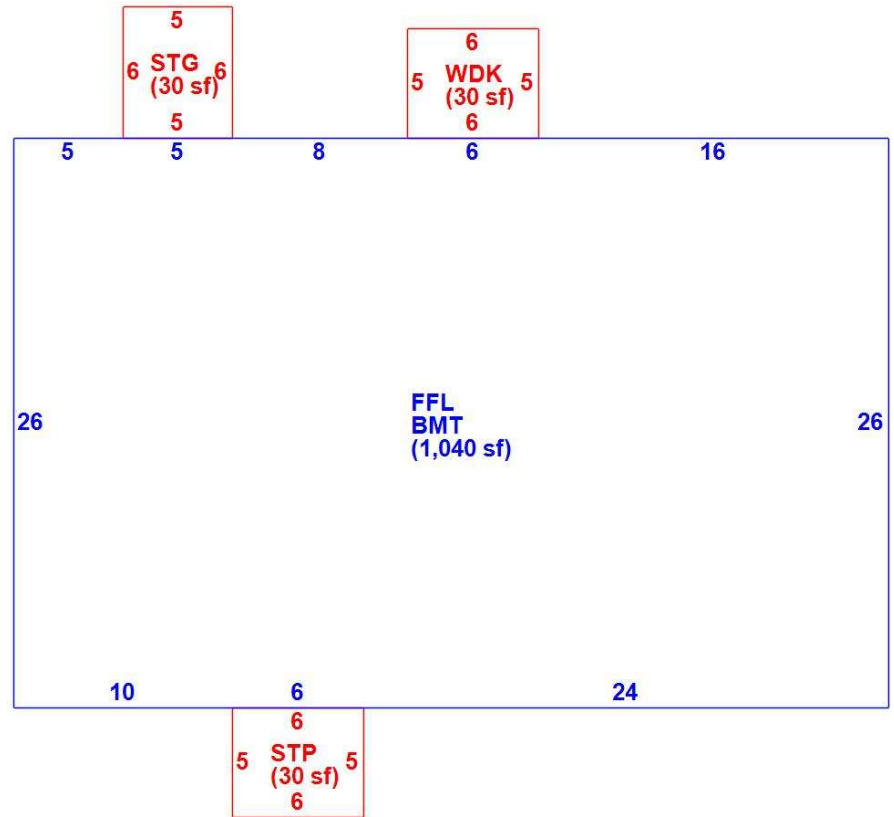


CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT											
7 WALLACE STREET LLC  197 CHESLEY HILL RD  ROCHESTER NH 03839			0	CITY WATER C	0	LEVEL	DT	DOWNTOWN	Description	LUC Co	Prior Assessed	Current Assesse								
			0	CITY SEWER	NEIGHBORHOOD		NHBD NAME		BLDG	325	118,200	118,200								
			0	CTY WTR PBO	3010		COMMERCIAL DOWN		LAND	325	368,200	368,200								
			UTL/ST/TRAF		EXEMPTIONS		OB	325	25,600	25,600										
			0	NONE	Year	Code	Description													
			0	PAVED																
			0	MEDIUM																
			LEGAL DESCRIPTION																	
							Total				512,000	512,000								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)												
7 WALLACE STREET LLC			4464 481	03-22-2017	0	40		Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse				
LAURION RAYMOND D			4464 479	03-22-2017	0	38		2022	BLDG	21,600	2023	BLDG	21,800	2024	BLDG	118,200				
7 WALLACE STREET LLC			4464 477	03-22-2017	0	38			LAND	103,200		LAND	103,200		LAND	368,200				
LAURION RITA A REVOC TRUST %			4139 271	06-17-2013	2,667	44			OB	16,200		OB	16,200		OB	25,600				
LAURION RITA A			1064 301	05-08-1981	51,000	99		Total		141,000	Total		141,200	Total		512,000				
BUILDING NOTES								APPRAISED VALUE SUMMARY												
4/28/22 - HMVR, P/U HEATPUMPS/AIR CON								Appraised Building Value (Card) 118,200												
06.13.24- JFVR- CHG COND P-F								Appraised Extra Feature Value (Bldg) 0												
STA OFFICE								Appraised Outbuilding Value (Bldg) 25,600												
								Appraised Land Value (Bldg) 368,200												
								Total Appraised Parcel Value 512,000												
								Valuation Method C												
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY												
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	Date	Id	Purpost/Result		Notes								
09-14-2022	E-22-478	ELECTRIC	900	04-28-2023	0	CE	wire two split heaters	01-22-2025	HM	OWN ADD CHG		PER OFFICE R								
09-06-2022	M-22-469	HEATING SYS	12,300	04-28-2023	0	CE	2 ductless heat pumps	06-13-2024	JF	REVAL										
11-02-2016	E-16-432	ELECTRIC	1,500	02-08-2017	100	CE	200 amp panel put in the shed on Wallace St.;	07-12-2023	LA	OWN ADD CHG		PER OWNER C								
10-01-1996	995		2,000		0	C	ALTERATIONS;	04-28-2023	HM	EXT ONLY										
								Total Appraised Parcel Value 512,000												
LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	3250	RETAIL/SVC	0.710	PRIMARY	P	1.000	225,00	1.31699	1.00	3010	1.750						518,557.	368,200	368,200	
Total Card Land Units			0.71	AC	Parcel Total Land Area			0.71	AC	Total Land Value			368,200							


CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Ratin	A	SAME
Style	C51	OFFICE	Extra Fixture(s)	0	
Grade	D	Fair	Extra Fix Rating		
Stories	1				
Units			<b>MIXED USE</b>		
Residential Unit	0		Code	Description	Percentage
Comm Units	1.00		3250	RETAIL/SVC	100
Wall Height					0
Exterior Wall 1	01	WD SHINGLES			0
Exterior Wall 2			<b>COST / MARKET VALUATION</b>		
2nd Ext Wall %	0		RCN		230,534
Roof Structure	01	GABLE	Year Built		1960
Roof Cover	01	ASPH SHINGLE	Condition Code		F
Interior Wall 1	06	AVERAGE	Remodel Rating		
Interior Wall 2			Year Remodeled		63
Interior Floor 1	08	AVERAGE	Depreciation %		
Interior Floor 2			Functional Obsol		
Basement Floor	12	CONCRETE	Economic Obsol		
% Heated	100.00		Trend Factor		1.000
Heat Fuel	03	ELECTRIC	Special Adj		
Heat Type	09	HEAT PUMP	Condition %		
2nd Heat Type			Percent Good		37
2nd % Heated	0.00		RCNLD		85,300
# Heat Systems	2.00		Dep % Ovr		
AC Percent	100.00		Dep Ovr Comment		
Bedrooms			Misc Imp Ovr		
Full Bath(s)	0		Misc Imp Ovr Comment		
Bath Rating	A	SAME	Cost to Cure Ovr		
3/4 Bath(s)	0		Cost to Cure Ovr Comment		
3/4 Bath Rating					
Half Bath(s)	2				
Half Bath Ratin	A	SAME			
Extra Fixture(s)	0				



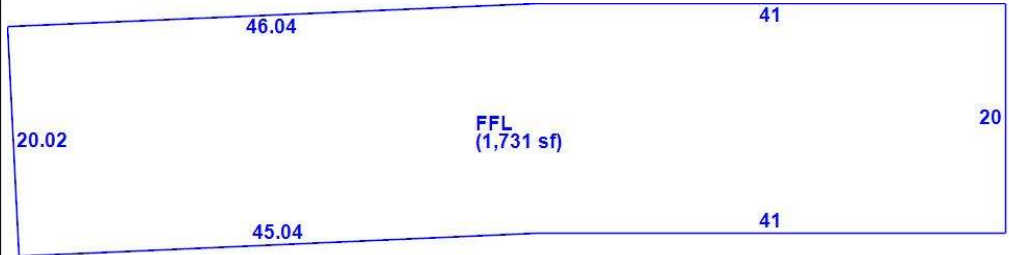
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
PA	PAVING ASPH	L	1	1	18000	C	PR	1980	40	3.55	1.00	25,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,040	260	44.00	45,755
FFL	1ST FLOOR	1,040	1,040	1,040	175.98	183,022
STG	FRAME SHED BULKHEAD/FRAME UTILIT	0	30	0	24.77	743
STP	STOOP	0	30	0	13.95	419
WDK	WOOD DECK	0	30	0	19.84	595
Ttl Gross Liv / Lease Area		1,040	2,170	1,300		230,534



CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT											
7 WALLACE STREET LLC  197 CHESLEY HILL RD  ROCHESTER NH 03839			0	CITY WATER C	0	LEVEL	DT	DOWNTOWN	Description	LUC Co	Prior Assessed	Current Assesse								
			0	CITY SEWER	NEIGHBORHOOD		NHBD NAME		BLDG	325	118,200	118,200								
			0	CTY WTR PBO	3010		COMMERCIAL DOWN		LAND	325	368,200	368,200								
			UTL/ST/TRAF		EXEMPTIONS		OB	325	25,600	25,600										
0	NONE	Year	Code	Description		Total		512,000	512,000											
0	PAVED																			
0	MEDIUM																			
LEGAL DESCRIPTION																				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)									
7 WALLACE STREET LLC			4464	481	03-22-2017	0	40	Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse				
LAURION RAYMOND D			4464	479	03-22-2017	0	38	2022	BLDG	21,600	2023	BLDG	21,800	2024	BLDG	118,200				
7 WALLACE STREET LLC			4464	477	03-22-2017	0	38		LAND	103,200		LAND	103,200		LAND	368,200				
LAURION RITA A REVOC TRUST %			4139	271	06-17-2013	2,667	44		OB	16,200		OB	16,200		OB	25,600				
LAURION RITA A			1064	301	05-08-1981	51,000	99	Total		141,000	Total		141,200	Total		512,000				
BUILDING NOTES												APPRAISED VALUE SUMMARY								
06.13.24- JFVR- CHG COND P-F												Appraised Building Value (Card)				118,200				
												Appraised Extra Feature Value (Bldg)				0				
												Appraised Outbuilding Value (Bldg)				25,600				
												Appraised Land Value (Bldg)				368,200				
												Total Appraised Parcel Value				512,000				
												Valuation Method				C				
BUILDING PERMIT RECORD												Total Appraised Parcel Value				512,000				
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes													
LAND LINE VALUATION SECTION												VISIT / CHANGE HISTORY								
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
2	325I	RETAIL/SVC	0.000	PRIMARY	P	0.000	105,00	1.00000	1.00	3010	1.750						183,750	0	0	
Total Card Land Units			0.00	AC	Parcel Total Land Area			0.71	AC	Total Land Value			0							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	96	Industrial	Half Bath Ratin		
Style	N14	UTILITY	Extra Fixture(s)	0	
Grade	D	Fair	Extra Fix Rating		
Stories	1				
Units			<b>MIXED USE</b>		
Residential Unit	0		Code	Description	Percentage
Comm Units	1.00		325I	RETAIL/SVC-Ind	100
Wall Height	9.00				0
Exterior Wall 1	20	COMP CLAP			0
Exterior Wall 2	11	ASPHALT	<b>COST / MARKET VALUATION</b>		
2nd Ext Wall %	25		RCN		65,867
Roof Structure	07	SHED	Year Built		1900
Roof Cover	10	ROLLED ASPH	Condition Code		F
Interior Wall 1	06	AVERAGE	Remodel Rating		
Interior Wall 2			Year Remodeled		
Interior Floor 1	08	AVERAGE	Depreciation %		50
Interior Floor 2			Functional Obsol		
Basement Floor			Economic Obsol		
% Heated	0.00		Trend Factor		1.000
Heat Fuel			Special Adj		
Heat Type	08	NO SYSTEM	Condition %		
2nd Heat Type			Percent Good		50
2nd % Heated	0.00		RCNLD		32,900
# Heat Systems	0.00		Dep % Ovr		
AC Percent	0.00		Dep Ovr Comment		
Bedrooms			Misc Imp Ovr		
Full Bath(s)	0		Misc Imp Ovr Comment		
Bath Rating	A	SAME	Cost to Cure Ovr		
3/4 Bath(s)	0		Cost to Cure Ovr Comment		
3/4 Bath Rating					
Half Bath(s)	0				
Half Bath Ratin					
Extra Fixture(s)	0				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,731	1,731	1,731	38.05	65,867
Ttl Gross Liv / Lease Area		1,731	1,731	1,731		65,867

