

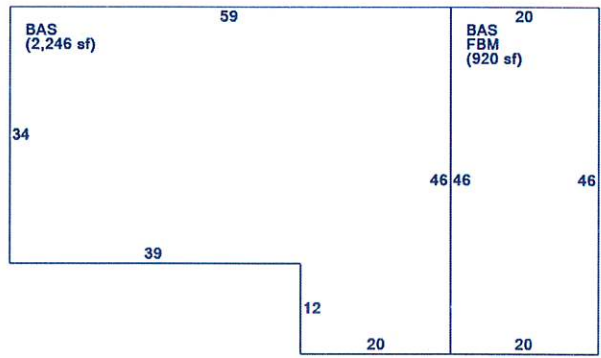
**Year Built:** 1960  
**Living Area:** 3,166  
**Replacement Cost:** \$337,585  
**Building Percent Good:** 25  
**Replacement Cost Less Depreciation:** \$84,400

**Building Photo**



([https://images.vgsi.com/photos/ClaremontNHPhotos//0017/P1120080\\_17](https://images.vgsi.com/photos/ClaremontNHPhotos//0017/P1120080_17))

**Building Layout**



([ParcelSketch.ashx?pid=867&bid=1028](#))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,166	3,166
FBM	Basement, Finished	920	0
		4,086	3,166

Building Attributes	
Field	Description
Style:	Office Bldg
Model	Com/Ind
Grade	C-
Stories:	1
Occupancy	1.00
Exterior Wall 1	Board & Batten
Exterior Wall 2	Brick Veneer
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl
Interior Wall 1	Sheetrock
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Heat Pump
Bldg Use	Day Care
Total Rooms	
Total Bedrms	00
Total Baths	02
1st Floor Use:	340
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil & WI
Rooms/Prtns	Average
Wall Height	9.00
% Comn Wall	0.00

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

*Sharon A. Krig*



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****2 Thousand 2 Hundred 80 Dollars	
DATE	AMOUNT
07/01/2009	SU003034\$ ****2280.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **BENEDICT E. HARGRAVES** and **GAIL HARGRAVES**, husband wife, of North Fort Myers, Florida, for consideration paid, grant to **CORVID, LLC**, a New Hampshire limited liability company, doing business at 425 Washington Street, #131, Claremont, New Hampshire, 03743, with **WARRANTY** covenants, the following described premises:

All our right, title and interest in and to a certain tract or parcel of land with the buildings thereon situated in Claremont, County of Sullivan and State of New Hampshire, bounded and described as follows:

Beginning at an iron pin driven in the ground on the easterly side of Charlestown Road, so-called, which iron pin is 150 feet northerly of the iron pin marking the southwest corner of the land of the "grantors"; thence northerly along the easterly side of said Charlestown Road a distance of 200 feet to another iron pin set in the ground; thence easterly in a straight line a distance of 200 feet to another iron pin set in the ground; thence southerly in a straight line a distance of 200 feet to another iron pin driven into the ground; thence westerly in a straight line a distance of 200 feet to the iron pin forming the point of beginning, meaning and intending to convey a square tract of land having 200 feet on each side.

Being all and the same premises conveyed by foreclosure deed from First NH Bank to Randolph L. Adams, Barbara Kramer, Benedict E. Hargraves and Gail Hargraves dated May 28, 1996 and recorded in Vol. 1089, Page 396 of the Sullivan County Registry of Deeds. See also Quitclaim Deed of Randolph L. Adams and Barbara Kramer to Benedict E. Hargraves and Gail Hargraves, dated February 12, 1999 and recorded in Vol. 1180, Page 575 of the said Registry.

Dated this 30<sup>th</sup> day of June, 2009.

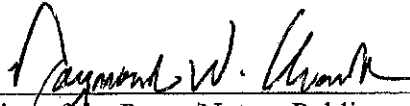
*Benedict E. Hargraves*  
BENEDICT E. HARGRAVES

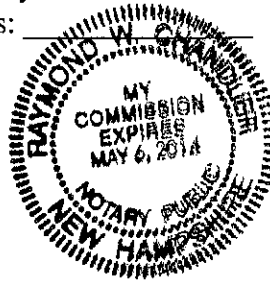
*Gail Hargraves*  
GAIL HARGRAVES

STATE OF NEW HAMPSHIRE  
COUNTY OF SULLIVAN

On this the 30<sup>th</sup> day of June, 2009, personally appeared **Benedict E. Hargraves and Gail Hargraves** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

  
\_\_\_\_\_  
Justice of the Peace/Notary Public  
My Commission Expires: \_\_\_\_\_





CLAREMONT  
CITY OF

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Printed 06/24/2026