

**OWNER INFORMATION**

**WOLFE, ROBERT & MARY ANN CO-TRUS**  
 WOLFE FAMILY REVOC TRUST  
 98 SOUTH STREET  
 CONCORD, NH 03301

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
03/12/2019	3624	1740	U I 38		WOLFE, ROBERT & MARY

**NOTES**

COLOR-RED. HOUSE NEEDS UPDATING(GOLD PID:000021 000005 000000) '10  
 PROPERTY IS EVERGROWN, NO UPKEEPING VISIBLE. '17- PROPERTY  
 APPEARS ABANDONED. INT COND IS UNKNOWN

**LISTING HISTORY**

09/29/17 MIRM  
 05/07/10 EBRM  
 06/11/04 JMRL

**EXTRA FEATURES VALUATION**

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
SHED1 SOUND VAL 100	1			100	100.00	0	0 NV	
HEARTH	1			100	1,000.00	0	0 NV	
							<b>0</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

Town of Canterbury 603-783-9955  
 Office Hours- Mon. & Weds. 9am- 1pm  
 Thurs. 10am-2pm

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2022	\$ 13,200	\$ 0	\$ 150,000
		Parcel Total: \$ 163,200	
2023	\$ 13,200	\$ 0	\$ 150,000
		Parcel Total: \$ 163,200	
2024	\$ 13,200	\$ 0	\$ 150,000
		Parcel Total: \$ 163,200	

**LAND VALUATION**

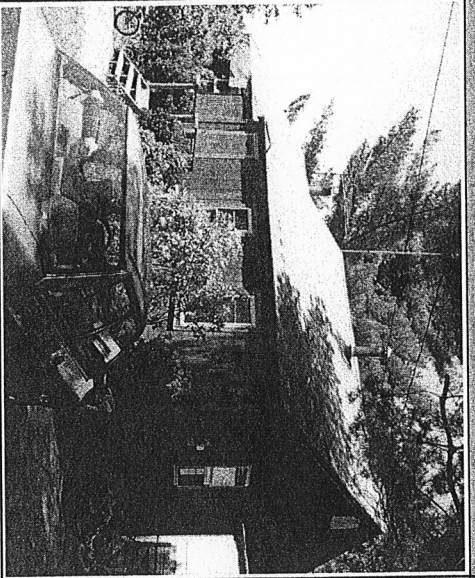
**LAST REVALUATION: 2021**

**Zone: C - COMMERCIAL** Minimum Acreage: 1.00 Minimum Frontage: 200

Site: GOOD + Driveway:

Road:

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,000 ac	95,000	E	100	150	100	100	100	100	142,500	0	N	142,500	LOC
IF RES	2,500 ac	x 3,000	X	100					100	7,500	0	N	7,500	
	<b>3,500 ac</b>									<b>150,000</b>			<b>150,000</b>	



PICTURE

**OWNER**  
**WOLFE, ROBERT & MARY ANN CO-**  
**WOLFE FAMILY REVOC TRUST**  
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**TAXABLE DISTRICTS**

District Percentage

**PERMITS**

Date Project Type Notes

Model: 1.00 STORY FRAME RANCH  
 Roof: GABLE HIP/ASPHALT  
 Ext: AVERAGE  
 Int: DRYWALL  
 Floor: CARPET  
 Heat: OIL/FA DUCTED  
 Bedrooms: 2 Baths: 1.0  
 Extra Kitchens: Fireplaces:  
 A/C: No Generators:  
 Quality: B1 AVG-10  
 Com. Wall:  
 Size Adj: 1.2818 Base Rate: RSA 98.00  
 Bldg. Rate: 1.0729  
 Sq. Foot Cost: \$ 105.14

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj. Effect.
FPF	FST FLR FIN	950	1.00 950
BMU	BSMNT	950	0.20 190
GLA:	950	1,900	1,140

**2021 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 119,860
Year Built:	1960
Condition For Age:	VERY POOR 39 %
Physical:	ABANDONE 50 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	89 %
Building Value:	\$ 13,200

