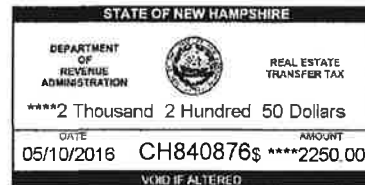


at: Lane, Bentley
at desk



KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Seth Smalley**, a single person, of 464 Forest Lake Road, Winchester, New Hampshire 03470, for consideration paid, grant to **The Ashuelot Land and Water Company, LLC**, a New Hampshire limited liability company of 133 Old Chesterfield Road, Winchester, New Hampshire 03470, with **WARRANTY COVENANTS**,

Two certain tracts of land with the buildings thereon, situated on the westerly side of the Ashuelot River, in the **Town of Winchester**, County of Cheshire and State of New Hampshire, bounded and described as follows:

Tract #1: Beginning at a point six feet southerly of the southeast corner of the Hutchins Building, so-called, on the land herein conveyed on Main Street;

Thence westerly on a line parallel with and six feet southerly from the southerly side of said Hutchins Building to the Ashuelot River;

Thence northerly on the bank of said river to a corner of land formerly of Frank Weeks, said corner being five feet southerly of the south end of said Week's Store Building;

Thence easterly to a point in the westerly line of Main Street five feet southerly of the corner of said Week's Store Building;

Thence southerly on said Main Street to the point of beginning.

Tract #2: The north end of the Peters Block on the west side of Main Street;

Beginning at a corner on Main Street, which is six (6) feet south of the northeast corner of the Peters Block, on land of Whitney;

Thence south on the west line of Main Street to the corner of the fire wall which is approximately sixteen and one-half (16 ½) feet distance;

Thence westerly along the center of said fire wall to the east bank of the Ashuelot River;

Thence northerly to the southwest corner of the land now or formerly of Horton;

Thence easterly along land of Horton to the point of beginning.

Also conveying the chimney in the center of said fire wall;

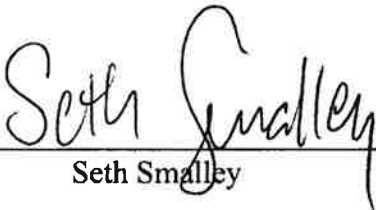
Also conveying the sewer line now running through the Whitney property south of the fire wall for the purpose of conveying sewerage from the so-called Peters Block situated north of the Whitney property to the Ashuelot River.

In the event that either premises are destroyed by fire or otherwise so that it is impractical for the sewage line to run through the Whitney property, said sewer line shall run directly from the Horton Block to the Town of Winchester sewerage line.

Being all of the premises conveyed to Ronald G. Smalley by deed of Patricia A. Smalley dated July 13, 1984 as recorded in Vol. 1067, Page 308 of the Cheshire County Registry of Deeds. See also Cheshire County Probate Court Case No. 313-2010-ET-00518, Estate of Ronald G. Smalley. See also deed of Luke Smalley to Seth Smalley dated November 20, 2012 as recorded in Vol. 2785, Page 87 of the Cheshire County Registry of Deeds.

This is not homestead property of the within named Grantor.


Signed and dated this 9th day of May, 2016.



Seth Smalley

STATE OF NEW HAMPSHIRE, CHESHIRE, SS.

Personally appeared, Seth Smalley, before me, and acknowledged the foregoing this 9th day of May, 2016.



Justice of the Peace
Printed Name: Michael P. Bentley
My Commission expires: June 24, 2020

Town of Winchester

[Print Now](#)

Parcel ID: 000026 000026 000000 (CARD 1 of 1)
 Owner: THE ASHUELOT LAND & WATER CO.
 Location: 130 MAIN ST.
 Acres: 0.060

General

| | |
|------------------------|-----------|
| Building Value: | \$166,200 |
| Features: | \$0 |
| Taxable Land: | \$23,100 |
| Card Value: | \$189,300 |
| Parcel Value: | \$189,300 |

[Review and Pay Property Taxes Online](#)

Listing History

| List Date | Lister |
|------------|--------|
| 03/20/2024 | MNPR |
| 04/25/2023 | MNPR |
| 04/19/2022 | RWPR |
| 02/24/2021 | KEPR |
| 03/17/2020 | KEPR |

Notes: WAT./SEW;INCL:#128 APT. A./ #130 APTS. A,B, & C; LOWER LVL IS STE.1;2006: R- EST OVER RIVER; 09=DES SHORLINE URBAN EXEMPT;7/18; INT=FAIR;1 KIT=FMICA/MTL/MIN V.PR;2 KIT=FMICA/WD,FAIR;3 KIT=FMICA,NONE,MIN,V.PR;ALL FLRS UNLVL,WORN,AGED;SOME PLY FLRING; FFF=ADDED SUPORT WALL/NDS RENO;ALL BTHS/KIT PR/NDS REPL;CRL=DNV; 3/20; PD TO TD; PU XTRA KITS; 2/21; FRNT WINS/SID COMPL; 4/22; APPRS NC; CK 23; 4/23 REAR FFF OVERHANG PR COND-INC TD=CK25;

History Of Taxable Values

| Tax Year | Building | Features | Land | Value Method | Total Taxable |
|----------|-----------|----------|----------|----------------|---------------|
| 2023 | \$166,200 | \$0 | \$23,100 | Cost Valuation | \$189,300 |
| 2022 | \$187,000 | \$0 | \$23,100 | Cost Valuation | \$210,100 |
| 2021 | \$187,000 | \$0 | \$23,100 | Cost Valuation | \$210,100 |
| 2020 | \$185,200 | \$0 | \$23,100 | Cost Valuation | \$208,300 |
| 2019 | \$176,300 | \$0 | \$22,700 | Cost Valuation | \$199,000 |
| 2018 | \$176,300 | \$0 | \$22,700 | Cost Valuation | \$199,000 |
| 2017 | \$211,700 | \$0 | \$22,700 | Cost Valuation | \$234,400 |
| 2016 | \$162,500 | \$0 | \$22,700 | Cost Valuation | \$185,200 |
| 2015 | \$184,900 | \$0 | \$22,700 | Cost Valuation | \$207,600 |
| 2014 | \$199,100 | \$0 | \$32,400 | Cost Valuation | \$231,500 |
| 2013 | \$201,000 | \$0 | \$32,400 | Cost Valuation | \$233,400 |
| 2012 | \$201,000 | \$0 | \$32,400 | Cost Valuation | \$233,400 |

| Tax Year | Building | Features | Land | Value Method | Total Taxable |
|----------|-----------|----------|----------|----------------|---------------|
| 2011 | \$201,000 | \$0 | \$32,400 | Cost Valuation | \$233,400 |
| 2010 | \$201,000 | \$0 | \$32,400 | Cost Valuation | \$233,400 |
| 2009 | \$171,300 | \$0 | \$6,700 | Cost Valuation | \$178,000 |
| 2008 | \$171,300 | \$0 | \$6,700 | Cost Valuation | \$178,000 |
| 2007 | \$171,300 | \$0 | \$3,800 | Cost Valuation | \$175,100 |
| 2006 | \$171,300 | \$0 | \$3,800 | Cost Valuation | \$175,100 |

Sales

| Sale Date | Sale Type | Qualified | Sale Price | Grantor | Book | Page |
|------------|-----------|----------------------------|------------|-----------------------|------|------|
| 05/10/2016 | IMPROVED | NO - INSUF CNT MKT EXPOSUR | \$150,000 | SMALLEY, SETH H. | 2943 | 1212 |
| 12/03/2012 | IMPROVED | NO - FAMILY/RELAT GRNTR/E | \$0 | SMALLEY, LUKE | 2785 | 087 |
| 10/16/2012 | IMPROVED | NO - FAMILY/RELAT GRNTR/E | \$0 | SMALLEY, RONALD G. | 749 | 64 |
| 07/23/1984 | IMPROVED | NO - FAMILY/RELAT GRNTR/E | \$0 | SMALLEY, RON/PATRICIA | 1067 | 308 |

Land

Size: 0.060 Ac.
Zone: 06 - CENTRAL BUSINESS
Neighborhood: AVERAGE
Land Use: COM/IND
Site: AVERAGE
Driveway: NO DWY/NO ACCESS
Road: PAVED

Taxable Value: \$23,100

Waterfront Description: RIVER, NATURAL WF IMP PROP, MAIN BODY

| Land Type | Units | Base Rate | NC | Adj | Site | Road | Dway | Topo | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|-----------|----------|-----------|----|-----|------|------|------|----------------|------|------------|-----|---|-----------|----------|
| COM/IND | 0.060 AC | 20,556 | E | 100 | 100 | 100 | 90 | 100 LEVEL | 125 | 23,100 | 0 | N | 23,100 | USE |
| RIVER | 1 WF | 10,000 | | | 0 | 0 | 0 | 75 STEEP @ WTR | 0 | 0 | 0 | N | 0 | COMM USE |

Building

2.75 STORY FRAME APART/STOR Built In 1875

Roof: GABLE OR HIP
METAL/TIN
Exterior: BOARD/BATTEN
BRK VENEER
Interior: DRYWALL
PLASTERED
Flooring: PINE/SOFT WD
Heat: OIL
HOT WATER

Bedrooms: 4
Bathrooms: 4.5
Extra Kitchens: 3
Fireplaces: 0
Generators: 0
AC: NO

Quality: AVG
Size Adj. 0.8907
Base Rate: 74.00
Building Rate: 0.8781
Sq. Foot Cost: 64.98
Effective Area: 6,396
Gross Living Area: 5,987

Cost New: \$415,612

Depreciation

| Normal | Physical | Functional | Economic | Temporary | Total Dpr. | Assessment |
|--------|----------|------------|------------|-----------|------------|------------|
| GOOD | | | NONADA/PKG | INT UC | | |
| 30% | 0% | 0% | 15% | 15% | 60% | \$166,200 |

Features

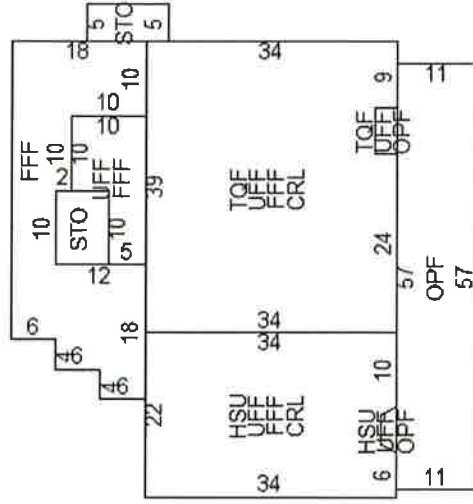
There Are No Features For This Card

Photo





Sketch



| Code | Description | Area | Eff Area | GL Area |
|---------------|----------------|-------|--------------|--------------|
| STO | STORAGE AREA | 125 | 31 | 0 |
| FFF | FST FLR FIN | 2,768 | 2,768 | 2,768 |
| OPF | OPEN PORCH | 655 | 164 | 0 |
| HSU | 1/2 STRY UNFIN | 748 | 112 | 0 |
| CRL | CRAWL SPACE | 2,046 | 102 | 0 |
| TQF | 3/4 STRY FIN | 1,326 | 995 | 995 |
| UFF | UPPER FLR FIN | 2,224 | 2,224 | 2,224 |
| Totals | | | 6,396 | 5,987 |

Printed on 08-29-24

