

Property Location:

475 Central Av

Commercial Property Record Card - Dover, New Hampshire

Parcel ID: 03062-000000

Map Block No. 3-62-0-0

Class: C

Use:

326

Card 1 of 1

Current Owner
Ocean Investments Llc 115 Mirona Rd Portsmouth Nh 03801

Previous Owner History		
Name	Deed	Date
Espresso Holdings Llc	4257/825	11/21/2014
Phofolos Family Revocable Trust	2583/595	09/20/2002
Phofolos Costas & Helen	1375/7	02/22/1991

Miscellaneous	
Deed Info:	4652/530-05/09/2019
Zoning:	CBD-G
Neighborhood:	300
Units:	1
Street/Road:	Public

Assessment Information		
Assessed Value:	*	
Inc:	344,200	Prior
Land:	315,800	315,800
Bldg:	192,000	186,600
Total:	507,800	502,400
Assessed Information Value:	507,800	
Effective DOV:	4/1/2024	
Value Flag:	COST VALUE	

Notes
No Name No Off Street Pkg 21-Fire Damage Check 2025 - No Chg 2024

Entrance Information					
Date	Time	ID	Actv	Entrance Code	Source
07/28/2021	T	RD		Entry Gained	Owner
12/18/2023		CFR	JF	Ext. Insp.	
07/09/2024		P	RD	Ext. Insp.	

Sales History				
Book/Page	Date	Price	Type	Validity
4652/530	05/09/2019	525,000	2	40
4257/825	11/20/2014	425,000	2	22

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
04/08/2021	21-140	5,000	Int Demo/Fire D	0
03/06/2021	FLAG		Fire Damage	40

Land Information					
Type	Size	Grade	Influence Factor 1, 2 and %	Value	
Primary	A	0.07 0	Restriction -5	315,840	
Total Acres for this Parcel		0.07	Total Land Value	315,800	



Inspection witness by: _____

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Exterior/Interior Information																
Sec	Levels	Size	Perimeter	Use Type	ExteriorW Height	all	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	B1-B1	1x2249	225	Multi-Use Storage	7	Frame	Wood Joist	100	Normal			Normal	Normal	Normal	0%	112,040
1	01-01	1x2594	233	Restaurant	10	Frame	Wood Joist	100	Normal	Hw/Steam	Central	Normal	Normal	Normal	0%	332,330
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0
0	-	0x0	0		0			0							0%	0

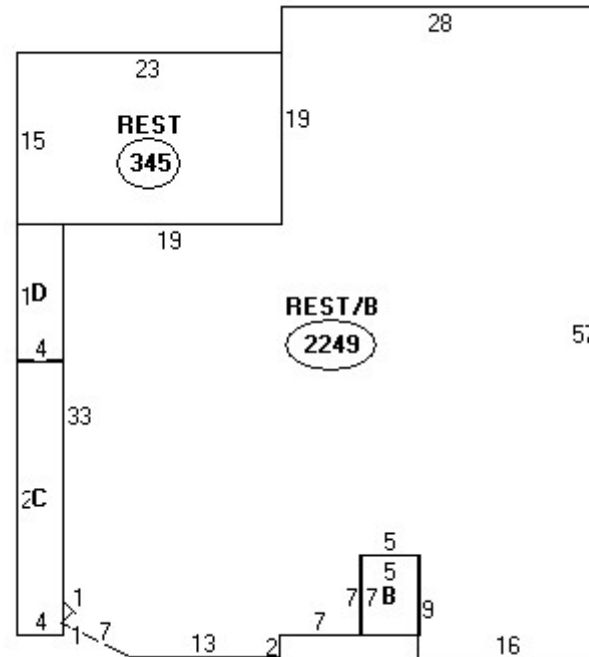
Building Information	
Building No:	1
Year Built:	1925
No of Units:	1
Structure Type:	Restaurant
Grade:	C+
Identical Units:	1
Efficiencies:	0
1 Bedroom Apts:	0
2 Bedroom Apts:	0
3 Bedroom Apts:	0
Covered Park:	0
Uncovered Park:	0
Notes:	2594 Sf Gla + 2249 Sf Bsmt Un

Building Summary	
Total Unadjusted RCN:	740,610
Average Percent Good:	.60
Total Unadj. RCNLD:	444,370
Grade Factor:	1.08
No of Identical Units:	1
Economic Cond Factor:	0.40
RCNLD:	192,000
Income Approach Summary	
Net Rentable Area:	4,843

Out Building Information										
StructureCode	+/-	Width	Lgth/ SqFt	Ident. Units	Gr	Physical Condition	Functional Utility	Percent Year	Good	RCNLD
		0	0	0				0	0%	0
		0	0	0				0	0%	0
		0	0	0				0	0%	0
		0	0	0				0	0%	0
		0	0	0				0	0%	0

Other Improvements		
Description	+/-	RCNLD
		0

Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
2	Enclosed Entry	7	1	5	1
2	Cooler Chiller	7	1	6	1
2	Cooler Freeze	7	1	6	1
2	Enclosed Entry	12	1	4	1
2	Canopy - Roof/Slab	24	1	4	1
0		0	0	0	0
0		0	0	0	0
0		0	0	0	0
Total Other Features					9,810



- Descriptor/Area
- A: REST/B
2249 sqft
 - B: EE1
35 sqft
 - C: CP6
96 sqft
 - D: EE1
48 sqft
 - E: REST
345 sqft