

46 S MAIN ST U-6

Location	46 S MAIN ST U-6	Mblu	7413/Z 4/ 1/6 /
Owner	F.U.S.E. LLC	Assessment	\$143,800
Appraisal	\$143,800	PID	2149
Building Count	1	Tract #	296-B-2
Tract #		Tract #	
Tract #		Tract #	
Tract #			

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$126,800	\$0	\$0	\$17,000	\$143,800
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$126,800	\$0	\$0	\$17,000	\$143,800

Owner of Record

Owner	F.U.S.E. LLC	Sale Price	\$115,500
Co-Owner		Certificate	
Address	46 S MAIN ST STE 6 CONCORD, NH 03301-4855	Book & Page	3734/0966
		Sale Date	04/19/2021
		Instrument	02

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
F.U.S.E. LLC	\$115,500		3734/0966	02	04/19/2021
TEMPLE SOUTH MAIN ASSOC LLC	\$0		1991/1326	40	06/30/1995
TEMPLE SOUTH MAIN ASSOC INC	\$515,000		1794/0061		06/01/1989

Building Information

Building 1 : Section 1

Year Built:

1925

Living Area:

1,086

Replacement Cost:

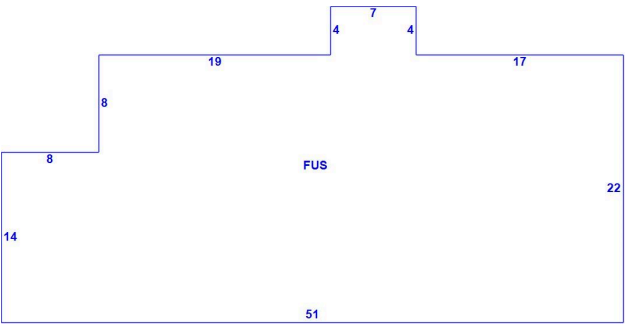
\$192,090

Replacement Cost  
Less Depreciation:

\$126,800

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	1 Story
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Primary Bldg Use	
Atypical	
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Pct Low Ceiling	
Unit Loen	
Grade	Good
Stories:	1
Residential Units:	7
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Cmrcl Units:	0
Res/Com Units:	0

Building Layout



(ParcelSketch.ashx?pid=2149&bid=2222)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,086	1,086
		1,086	1,086

Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	340H	Size (Acres)	0.44
Description	OFF CONDO MDL-06	Assessed Value	\$17,000
Zone	CBP	Appraised Value	\$17,000
Neighborhood	0402		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	