

23 FOUNDRY AV

Location 23 FOUNDRY AV

MBLU S23/ 56/ / /

Acct# 32900

Owner COMSTOCK, RICHARD D JR

Assessment \$1,089,700

Appraisal \$1,089,700

PID 2826

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$898,000 | \$191,700 | \$1,089,700 |

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$898,000 | \$191,700 | \$1,089,700 |

Parcel Addresses

| Additional Addresses |
|---|
| No Additional Addresses available for this parcel |

Owner of Record

Owner COMSTOCK, RICHARD D JR
Co-Owner
Address 23 FOUNDRY AV
MEREDITH, NH 03253

Sale Price \$49,000
Certificate
Book & Page 1346/0383
Sale Date 08/25/1995
Instrument 1N

Ownership History

| Ownership History | | | | | |
|-----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| COMSTOCK, RICHARD D JR | \$49,000 | | 1346/0383 | 1N | 08/25/1995 |
| DIMASSA, CARL J | \$11,000 | | 1303/0126 | 1N | 07/06/1994 |
| W T PORTER INVESTMENTS, INC | \$9,200 | | 1230/0952 | 1L | 11/12/1992 |
| HILCO PROPERTY SERVICES INC | \$0 | | 1193/0847 | 1B | 12/19/1991 |
| HILCO, INC | \$20,000 | | 1186/0931 | 1S | 10/07/1991 |

Building Information

Building 1 : Section 1

Year Built: 1996
Living Area: 16,860
Replacement Cost: \$801,092
Building Percent Good: 88
Replacement Cost Less Depreciation: \$705,000

Building Attributes

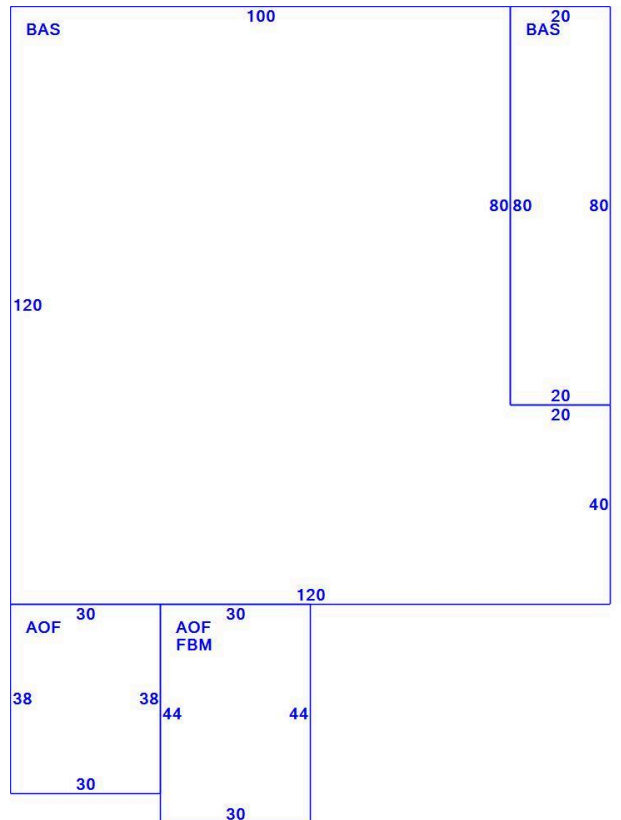
| Field | Description |
|------------------|------------------|
| Style: | Indus. Warehouse |
| Model | Industrial |
| Grade | Average +10 |
| Stories: | 1 |
| Occupancy | 1.00 |
| Exterior Wall 1 | Precast Panel |
| Exterior Wall 2 | Vinyl Siding |
| Roof Structure | Gable/Hip |
| Roof Cover | Metal/Tin |
| Interior Wall 1 | Minim/Masonry |
| Interior Wall 2 | |
| Interior Floor 1 | Concrete |
| Interior Floor 2 | Vinyl/Asphalt |
| Heating Fuel | Oil |
| Heating Type | Forced Hot Air |
| AC Type | Central |
| Struct Class | |
| Bldg Use | IND BLDG |
| Total Rooms | |
| Total Bedrms | |
| Total Baths | |
| 1st Floor Use: | |
| Heat/AC | HEAT/AC PKGS |
| Frame Type | STEEL |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | SUS-CEIL & WL |
| Rooms/Prtns | AVERAGE |
| Wall Height | 10.00 |
| % Comn Wall | |

Building Photo



(<https://images.vgsi.com/photos/MeredithNHPhotos/0000056\31.jpg>)

Building Layout



(ParcelSketch.ashx?pid=2826&bid=2919)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 14,400 | 14,400 |
| AOF | Office | 2,460 | 2,460 |

| | | | |
|-----|--------------------|--------|--------|
| FBM | Basement, Finished | 1,320 | 0 |
| | | 18,180 | 16,860 |

Extra Features

| Extra Features | | | | Legend |
|----------------|----------------|--------------|-----------|--------|
| Code | Description | Size | Value | Bldg # |
| LDL2 | W/MAN FLIP OUT | 1.00 UNITS | \$900 | 1 |
| MEZ2 | FINISHED | 6800.00 S.F. | \$179,500 | 1 |

Land

Land Use

Use Code 4022
Description IND BLDG
Zone BI
Neighborhood BI1
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.33
Depth 356
Assessed Value \$191,700
Appraised Value \$191,700

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|-------------|----------|-----------------|-------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV1 | PAVING | | | 12640.00 SF | \$12,600 | 1 |

Valuation History

| Appraisal | | | |
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| 2023 | \$898,000 | \$191,700 | \$1,089,700 |
| 2022 | \$730,400 | \$127,800 | \$858,200 |

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