

OWNER INFORMATION		SALES HISTORY					PICTURE	
KNIGHT BROTHERS 166 WEST MAIN STREET P.O. BOX 2124 HILLSBOROUGH, NH 03244		Date	Book	Page	Type	Price	Grantor	
LISTING HISTORY		NOTES						
07/20/17	NTRM	RETAIL, LAUNDRY(BSMT), 2 APTS. FD= DEF MAINT, LAYOUT. '05 RENTAL INFO, 08' NC PU09 FOR RENOVATIONS. 10' PU COMPL. NEW FOOD STORE IN FFF SECTION. PT OFFICE IN GOOD COND. LAND=256' FRONTAGE ON W.MAIN ST.2016 NEW PIC REMOVE METAL TRAILER						
03/03/16	NTPU							
04/07/10	DMAC							
03/19/10	REPL							
11/24/09	SMRM							
03/06/08	TNPU							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	TOWN OF HILLSBOROUGH			
PAVING	6,400	160 x 40	100	3.00	50	9,600					
RETWALL	70		100	8.00	100	560					
10,200											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2022	\$ 219,200	\$ 10,200	\$ 124,100					Parcel Total: \$ 353,500			
2023	\$ 219,200	\$ 10,200	\$ 124,100					Parcel Total: \$ 353,500			
2024	\$ 219,200	\$ 10,200	\$ 124,100					Parcel Total: \$ 353,500			

LAND VALUATION										LAST REVALUATION: 2020					
Zone: COMM-WS		Minimum Acreage: 0.92		Minimum Frontage: 200						Site:		Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	0.920 ac	80,000	S	100	100	100	100		100	80,000	0	N	80,000		
COM/IND	0.920 ac	80,000	S	100					50	40,000	0	N	40,000	WET	
COM/IND	2.760 ac	x 3,000	X	100					50	4,100	0	N	4,100		
4.600 ac										124,100		124,100			



OWNER
KNIGHT BROTHERS
 166 WEST MAIN STREET
 P.O. BOX 2124
 HILLSBOROUGH, NH 03244

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS

Model: **2.00 STORY COMMERCIAL**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **PLASTERED**
 Floor: **LINOLEUM OR SIM/CARPET**
 Heat: **OIL/HOT WATER**

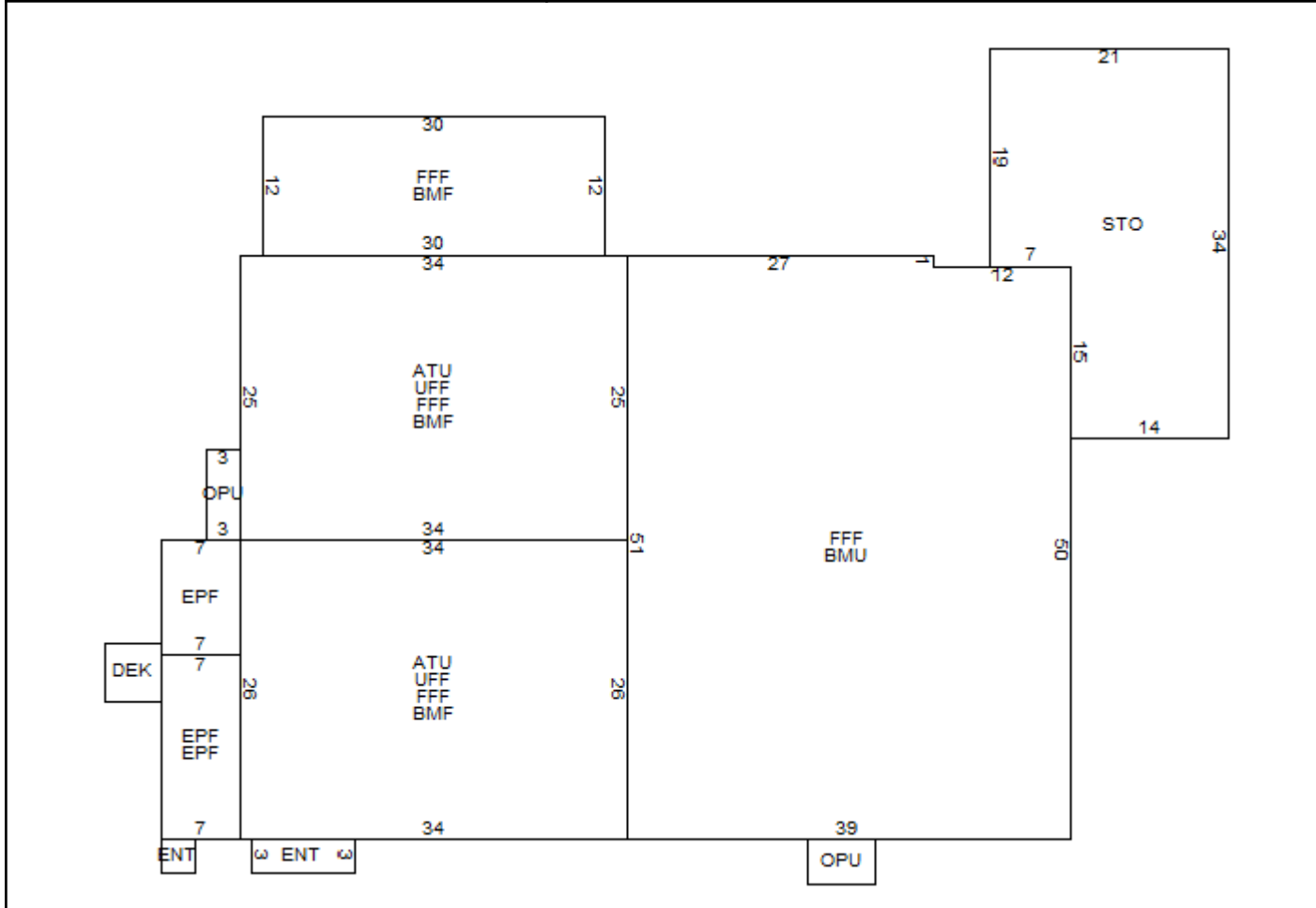
Bedrooms: **6** Baths: **5.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **Yes 100.00 %** Generators:

Quality: **B2 AVG-20**

Com. Wall: **WOOD, 10 FT.** **1.0000**
 Size Adj: **0.8519** Base Rate: **CIS 89.00**
 Bldg. Rate: **0.6863**
 Sq. Foot Cost: **\$ 61.08**

PERMITS

Date	Permit ID	Permit Type	Notes
08/04/23	2023-213	CERT OF OCCUPANCY	BUSINESS OCCUPANCY/DOG (
08/03/23	2023-209	PLUMBING	UNIT G DOG GROOMING TUB
10/20/22	2022-301	GAS	
11/20/17	2017-219	ALTERATION	ELECTRICAL
09/25/17	2017-148	ALTERATION	BUSINESS OCCUPANCY PERM
04/14/17	2017-046	ALTERATION	BUSINESS OCCUPANCY PERM
01/25/17	2017-012	ALTERATION	GAS



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	1734	0.10	173
UFF	UPPER FLR FIN	1734	1.00	1734
FFF	FST FLR FIN	4071	1.00	4071
BMF	BSMNT FINISHED	2094	0.35	733
BMU	BSMNT	1977	0.20	395
STO	STORAGE AREA	609	0.25	152
OPU	OPEN PORCH	48	0.15	7
ENT	ENTRY LANDING	36	0.10	4
EPF	ENCLSD PORCH	294	0.70	206
DEK	DECK/ENTRANCE	25	0.10	3
		12,622		7,478

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 456,756
Year Built:	1900
Condition For Age:	AVERAGE 27 %
Physical:	
Functional:	LAYOUT 25 %
Economic:	
Temporary:	
Total Depreciation:	52 %
Building Value:	\$ 219,200