

WARRANTY DEED

RICHARD E. CAEFER, a single person, whose mailing address is PO Box 186, Waterville Valley, County of Grafton and State of New Hampshire, 03215, for consideration paid, grants to PAUL A. ZAREAS and TAMI MARTIN of 1330 Mayhew Turnpike, Bridgewater, County of Grafton and State of New Hampshire, 03222, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain tract of land, situated in Bristol, in the County of Grafton and State of New Hampshire, with all buildings and other improvements thereon, bounded and described as follows:

Beginning at the junction of the Pond Road (old Route 3-A) with the Mayhew Turnpike and thence running southwesterly along the westerly side line of new Route 3-A to a point approximately 300 feet distant from the junction first referred to herein; thence turning and running westerly or northwesterly along land now or formerly of Max S. Ginsberg, Trustee, to the southeasterly side of the Pond Road; thence turning and running northeasterly along the Pond Road a distance of 300 feet, more or less, to the point of beginning.

SUBJECT TO all rights of the public in and to the Pond Road and new Route 3-A.

Meaning and intending to describe and convey the same premises conveyed to Richard E. Caefer by Warranty Deed of Group East Financial Services, Inc. dated June 2, 1995 and recorded on June 9, 1995 in the Grafton County Registry of Deeds at Book 2144, Page 964.

Dated this 22nd day of November, 1999.

BY:


Richard E. Caefer
Richard E. Caefer

State Of New Hampshire
County of Grafton

The foregoing instrument was acknowledged before me this 22nd day of November, 1999 by Richard E. Caefer.

REC'D
Grafton Co. Clerk
99 NOV 23 PM 2:54
Grafton County
Registry of Deeds
Register of Deeds

Douglas C. Bent
Notary Public
My commission expires: 10/22/01

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****1	THOUSAND 6	HUNDRED AND 50	DOLLARS
11/23/1999	406884	\$ ****1650.00	
VOID IF ALTERED			

021864

BK2433 PG0646

Parcel ID: 000111 000055 000000 (CARD 1 of 1)
 Owner: ZAREAS, PAUL & TAMI
 Location: 150 SHORE DR
 Acres: 0.240

General

Valuation		Listing History	
Building Value:	\$110,400	List Date	Lister
Features:	\$11,500	08/29/2019	JJRE
Taxable Land:	\$67,100	09/13/2010	SB
<hr/>		04/04/2008	SB
Card Value:	\$189,000	03/17/2008	SB
Parcel Value:	\$189,000		
Review and Pay Property Taxes Online			

Notes: GREEN; 10 INT: ADJ USE TYPE & SKTCH; 1551. "THE BIG CATCH" FD=NOT WINTERIZED; 19M&L: ADJD EPF DIM

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2021	\$110,400	\$11,500	\$67,100	Cost Valuation	\$189,000
2020	\$110,400	\$11,500	\$67,100	Cost Valuation	\$189,000
2019	\$112,700	\$11,500	\$63,600	Cost Valuation	\$187,800
2018	\$112,400	\$11,500	\$63,600	Cost Valuation	\$187,500
2017	\$112,400	\$11,500	\$63,600	Cost Valuation	\$187,500
2016	\$112,400	\$11,500	\$63,600	Cost Valuation	\$187,500
2015	\$112,300	\$11,500	\$72,000	Cost Valuation	\$195,800
2014	\$112,300	\$11,500	\$72,000	Cost Valuation	\$195,800
2013	\$112,300	\$11,500	\$72,000	Cost Valuation	\$195,800
2012	\$112,300	\$11,500	\$72,000	Cost Valuation	\$195,800
2011	\$112,300	\$11,500	\$72,000	Cost Valuation	\$195,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
11/23/1999	IMPROVED	YES	\$110,000	CAEFER, RICHARD E	2433	0646

Land

Size: 0.240 Ac. **Site:** AVG VIEW
Zone: 05 - L **Driveway:**
Neighborhood: AVG 100% **Road:**
Land Use: COM/IND **Taxable Value:** \$67,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.240 AC	59,667	E	100	125	100	100	100	90	67,100	0	N	67,100	LTD PARKING

Building

1.00 STORY RESTAURANT Built In 1950

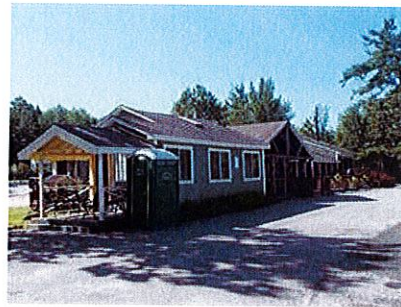
Roof:	GABLE / HIP ASPHALT	Bedrooms:	0	Quality:	MINIMUM
Exterior:	WOOD SHINGLE	Bathrooms:	2.0	Size Adj.	1,0000
Interior:	DRYWALL	Extra Kitchens:	0	Base Rate:	105.00
Flooring:	CARPET VINYL	Fireplaces:	0	Building Rate:	0.6300
Heat:	NONE NONE	Generators:	0	Sq. Foot Cost:	59.54
		AC:	NO	Effective Area:	3,784
		Comm. Wall Factor:	90	Gross Living Area:	3,492
		Comm Wall:	WOOD	Cost New:	\$225,299

Depreciation						
Normal AVERAGE	Physical	Functional SEE NOTES	Economic ECON	Temporary	Total Dpr.	Assessment
26%	0%	15%	10%	0%	51%	\$110,400

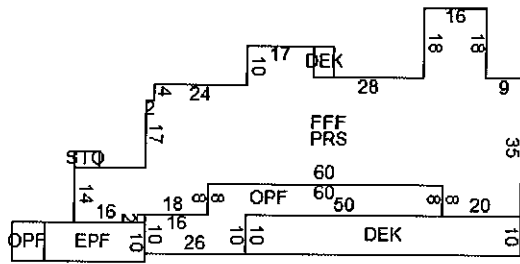
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
COLD STORAGE	32	4 x 8	400	45.00	100	\$5,760	CHILLER
PAVMNT	1		100	5750.00	100	\$5,750	50 X 125
Total:						\$11,500	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
DEK	DECK/ENTRANCE	740	74	0
EPF	ENCLSD PORCH	260	182	0
FFF	FST FLR FIN	3,492	3,492	3,492
OPF	OPEN PORCH	820	205	0
STO	STORAGE AREA	24	6	0
PRS	PIERS	3,492	-175	0
Totals			3,784	3,492

Printed on 03-08-24

Parcel ID: 000111 000055 000000 (CARD 1 of 1)
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Roof:	GABLE / HIP ASPHALT	Bedrooms:	0	Quality:	MINIMUM
Exterior:	WOOD SHINGLE	Bathrooms:	2.0	Size Adj.	1.0000
Interior:	DRYWALL	Extra Kitchens:	0	Base Rate:	105.00
Flooring:	CARPET VINYL	Fireplaces:	0	Building Rate:	0.6300
Heat:	NONE	Generators:	0	Sq. Foot Cost:	59.54
	NONE	AC:	NO	Effective Area:	3,784
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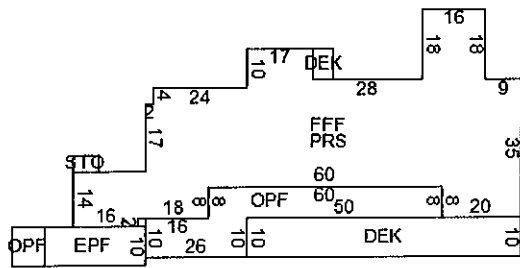
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STO	STORAGE AREA	24	6	0
PRS	PIERS	3,492	-175	0
Totals			3,784	3,492



Property Card: 150 SHORE DR
Town of Bristol, NH



Parcel ID: 111-055
PID: 000111000055000000

Owner: ZAREAS, PAUL & TAMI
Co-Owner:
Mailing Address: 150 SHORE DR
BRISTOL, NH 03222

General Information		Assessed Value	
Map: 000111 Lot: 000055 Sub: 000000 Land Use: COM/IND Zone: L Land Area in Acres: 0.24 Current Use: N Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:		Land: 67100 Buildings: 110400 Extra Features: 11500 Total: \$189,000	
		Sale History	
		Book/Page: 2433-0646 Sale Date: 11/23/1999 12:00:00 AM Sale Price: \$110,000	
Building Details			
Model Description: RESTAURANT Living Area: 3492 Year Built: 1950 Building Grade: MINIMUM Stories: 1.00 STORY		Condition: AVERAGE Depreciation: 0 No. Bedrooms: 0 No. Baths: 2 Adj Bas: 0	



www.cai-tech.com

Displaying results for Invoice: 2023P02044003.
Data last updated on Mar 7 2024.
Due amounts reflect interest as of 3/8/2024.

Invoice Number: 2023P02044003

[Print Now](#)

Owner	ZAREAS, PAUL & TAMI	Due Date	1/9/2024
Owner 2		Bill Amount	\$2,315.25
Location	150 SHORE DR	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	1/9/2024	Penalties	\$0.00
Map - Lot - Sub	000111000055000000	Total Due	\$0.00
Acres	0.24		

[Add To Cart](#)

The Net Assessment was \$189,000 at the time of this bill.

Assessments:

Land	\$67,100
Buildings	\$121,900
Total	\$189,000

Net Assessment \$189,000

Transaction Detail

Date	Description	Amount	Balance
12/19/2023	Payment (THE BIG CATCH INC)	\$2,315.25	\$0.00

[Close](#)

Displaying results for Invoice: 2023P01044003.
Data last updated on Mar 7 2024.
Due amounts reflect interest as of 3/8/2024.

Invoice Number: 2023P01044003

[Print Now](#)

Owner	ZAREAS, PAUL & TAMI	Due Date	7/6/2023
Owner 2		Bill Amount	\$1,984.50
Location	150 SHORE DR	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/6/2023	Penalties	\$0.00
Map - Lot - Sub	000111000055000000	Total Due	\$0.00
Acres	0.24		

[Add To Cart](#)

The Net Assessment was \$189,000 at the time of this bill.

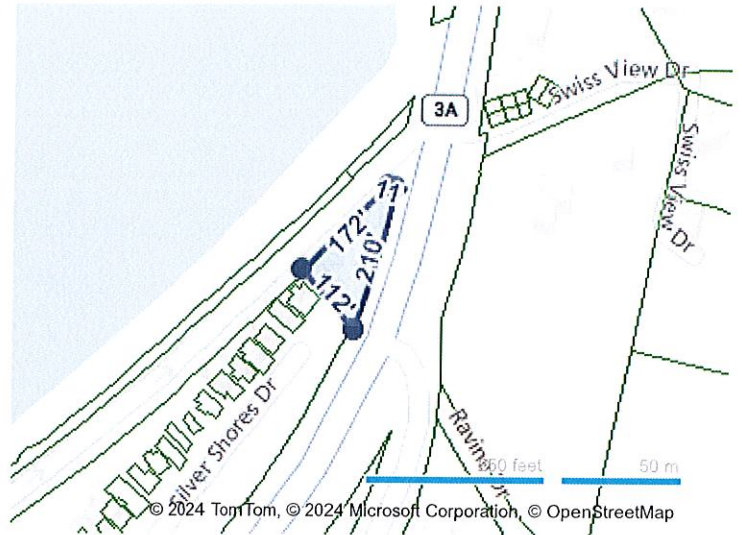
Assessments:

Land	\$67,100
Buildings	\$121,900
Total	\$189,000
Net Assessment	\$189,000

Transaction Detail

Date	Description	Amount	Balance
7/6/2023	Payment (BIG CATCH)	\$1,984.50	\$0.00

[Close](#)



LOCATION

Property Address 150 Shore Dr
Bristol, NH 03222-3651

Subdivision

County Grafton County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID BRTL M:00111 L:000055 S:000000

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 9612.02/2

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial Building/Mail Order/Show Room Non Auto/Commercial Whse

Improvement Type Commercial Building/Mail Order/Show Room Non Auto/Commercial Whse

Square Feet 3784

CURRENT OWNER

Name Zareas Paul Zareas Tami

Mailing Address 150 Shore Dr
Bristol, NH 03222-3651

SCHOOL INFORMATION

These are the closest schools to the property

Bristol Elementary School	1.9 mi
Elementary: Pre K to 5	Distance
Newfound Memorial Middle School	1.9 mi
Middle: 6 to 8	Distance
Newfound Regional High School	3.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 02/23/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/23/1999	\$110,000	Zareas Paul A	Caefer Richard E	Warranty Deed		2433/646

TAX ASSESSMENT

Tax Assessment	2022	Change (%)	2021	Change (%)	2020
Assessed Land	\$67,100.00		\$67,100.00		\$67,100.00
Assessed Improvements	\$121,900.00		\$121,900.00		\$121,900.00
Total Assessment	\$189,000.00		\$189,000.00		\$189,000.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
----------	------------	--------------	-------------

2022	
2021	\$3,967.00
2020	\$3,820.00
2019	\$3,910.00
2018	\$4,282.00
2017	\$4,088.00
2016	\$4,149.00
2015	\$3,866.00
	\$3,941.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type Commercial Building/Mail Order/Show Room Non Auto/Commercial Whse **Condition** Average **Units** 1

Year Built 1950 **Effective Year** **Stories** 1

BRs **Baths** F H **Rooms**

Total Sq. Ft. 3,784

Building Square Feet (Living Space)

Building Square Feet (Other)

Gross Area 8828

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Asphalt
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Siding	Heat Type	None
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy **Building Data Source**

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Wood Deck			

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Building/Mail Order/Show Room Non Auto/Commercial Whse	Lot Dimensions	
Block/Lot	/55	Lot Square Feet	10,454
Latitude/Longitude	43.619832°/-71.733567°	Acreage	0.24

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	13
Zoning Code	L	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

Block/Lot

/55

District/Ward

Description

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Viasat	SATELLITE	No	35 Mbps	
HughesNet	SATELLITE	No	25 Mbps	
TDS	FIXED WIRELESS	No	2 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33009C1176E	02/20/2008

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
810409	Lease Listing Expired		06/29/2001	\$425,000						
780407	Expired		10/06/2000	\$325,000						