

Town of Antrim

RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 9/10/2025
Assessment Year: 2023

Map & Lot: 228-009-000-000-0000

Location: 4 MILTMORE ROAD

Parcel ID: 1378

Card: 1 of 1

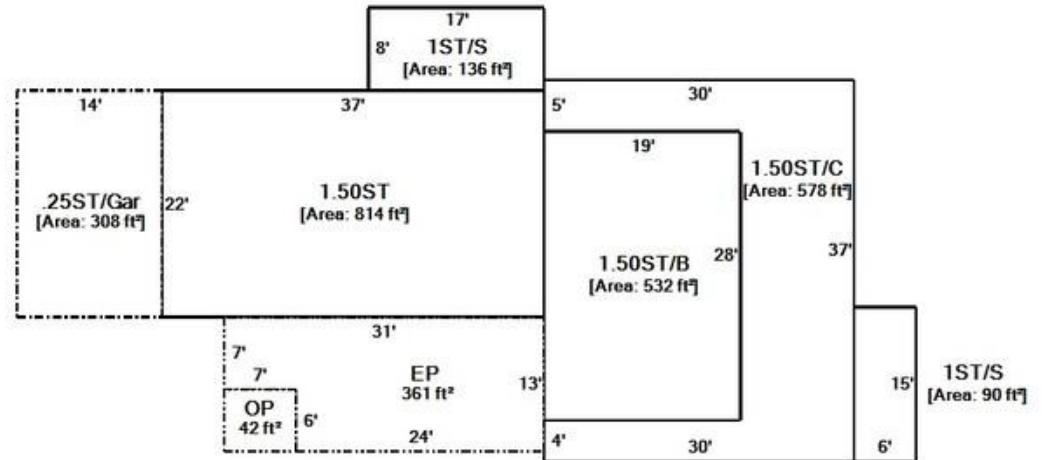
Owner Information					Current Assessment Summary		Parcel Data			
ROSANSKY VICTOR TRUSTEE 2016 REV TRST ROSANSKY LYNNE TRUSTEE 2016 REV TRST 4 MILTMORE RD ANTRIM, NH 03440					NICU Acres	2.0000	Neighborhood	NEIGHBORHOOD #1	Electric	Electric
					CU Acres	30.4800	Property Class	Residential	Water	Well
					Total Acres	32.4800	Prime Use	One Family	Waste	Septic
					Living Area Sq. Ft.	3,189	Zone	Rural	P/U Year	
Sale History					Assessed Values		Topography	Rolling		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$109,700	Road Surface	Unpaved		
3/02/2016	ROSANSKY LYNNE M H & VICTOR	U/		8834/2361	Current Use	\$1,512	Special District			
					Total Land	\$111,212				
					Improvements	\$357,690				
					Total Assessment	\$468,902				
					Total Market Value	\$527,390				
Notes										
CONTACT # ON FILE - ROSANSKY VICTOR TRUSTEE 2016 REV TRST 2024 M&L - ADJD INT WALLS & SOLAR COUNT, ADDED DUCTLESS AC 2020 PHONE INT - PER CALL WITH OWNER ADDED 11 SOLAR PANELS ON BARN ROOF AND REMOVED 1 FPL 2020 M&L FOR 2023 REVAL - PU20 DONE @ M&L: RMVD GREENHOUSE & SCREEN PORCH, ADDED ENCLOSED PORCH & OPEN PORCH 2012 M&L FOR 2013 REVAL - ADJ SKTCH, BDRM CT, ADD STAND ALONE BSMT & HEARTH OBSOLESCENCE - OUTDATED; MIN INSUL; ROOF LEAKS LAND - 04/2007: ADJ'D ACREAGE PER MAPPING COMPANY. BUILDING - UPLAND BED & BREAKFAST - SMALL BDRMS YR ROUND 2001 CARETAKER TOOK THROUGH HOUSE. BRICK PTO=NO VALUE										
Assessed Land Valuation										
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Visit History		
HOMESITE IMPROV	2.000			109,675			\$109,700	Date	Reason	By
								1/08/25	Measure- Ext - I@D	EO
								9/17/20	Info Over Phone	AF
								2/25/20	Measure Exterior	AF
								8/21/12	Measure & Interior	SM
								1/10/07	Measure Exterior	BF
								Assessment History		
								Date	Land	Total
								12/06/24	109,700	456,343
								12/31/23	109,700	456,439
								12/31/22	47,800	299,034
								12/07/21	47,800	299,352
								12/31/20	47,800	299,274
								Building Permits		
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Date	Type	Status
Other Forst NoStwshp	30.480	Good	Good	Good	6.000	62	No	12/22/2019	Building	COO
								4/01/2019	Building	BLDG



\$1,512

Version: 170807

General Information			Building Computation		
Prop. Class	Residential		Base Value	\$348,089	
Building Style	New Englander (1)		Size Adj. Factor	1.00	
Year Built	1840		Building Adj.	\$4,500	
Effective Year	1840		Grade Adj. Factor	1.30	
Grade/Quality	Good		Extra Features	\$8,500	
Condition	Good		Replacement Cost	\$466,866	
# of Rooms	16		Influences/Obsolescence		
#of Bedrooms	10		Depreciation %	30	
Color	WHITE		Functional Obs %	5	
Foundation	Stone		External Infl. %	0	
Framing	Wood frame		% Unfinished	0	
Insulation	Partial		Depreciated Value	310,466	
Roof Type	Gable		Location Adj.		
Roof Material	Asphalt shingles		Building Value	\$310,500	
Exterior Siding	Wood Clapboards		Plumbing Fixtures		
Flooring	Hardwood		# 2-Fixture Baths	1	
Interior Walls	Plaster/Drywall		# 3-Fixture Baths	3	
Heating Fuel	Oil		# 4-Fixture Baths	0	
Heating Type	Hot water		# 5-Fixture Baths	0	
Cooling Type	None		# Extra Fixtures	0	
			# Kitchen Sinks	1	
			# Hot Water	1	



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTRA FIXTURES	5	\$4,500	Hearth	1	\$1,500
			Fireplace- Masonry	1	\$4,000
			Ductless AC	2	\$3,000

Building Segments							Outbuildings									
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value
	Sketch	Living	Effective													
.25ST/Gar	308	77	385	43.65	\$16,806		Barn - GP with Loft	1900	36 x 60	\$30,240	0.72	Avg 1.00	AV 30			\$15,240
1.50ST	814	1,221	1,221	97.24	\$118,730		Basement	1900	36 x 60	\$29,333	0.72	Avg 1.00	AV 30			\$14,780
1.50ST/B	532	798	1,330	67.63	\$89,946		Paving	999		\$1,000	1.00	Avg 1.00	AV			\$1,000
1.50ST/C	578	867	1,445	60.66	\$87,648		Solar Panels	2020	33	\$16,500	1.00	Avg 1.00	AV 2			\$16,170
1ST/S	226	226	452	55.48	\$25,077											
EP	361		361	23.07	\$8,328											
OP	42		42	37.00	\$1,554											

Total Building Segments: 2,861 3,189 5,236 \$348,089

Main Building: \$310,500 Outbuildings: \$47,190 Total Buildings on Card: \$357,690