

**Town of Tamworth**

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Parcel ID: 402 23 0 (CARD 1 of 1)  
 Owner: JDT PROPERTIES, LLC  
 Location: 1808 CHOCORUA MOUNTAIN HI  
 Acres: 8.700

**General**

Valuation		Listing History	
<b>Building Value:</b>	\$576,000	<u>List Date</u>	<u>Lister</u>
<b>Features:</b>	\$1,400	09/17/2025	BLM
<b>Taxable Land:</b>	\$147,100	12/15/2020	BJLR
<hr/>		03/16/2010	SB10
<b>Card Value:</b>	\$724,500	09/17/2009	PB41
<b>Parcel Value:</b>	\$724,500	01/21/2009	SB00

**Notes:** "THE PATCHWORK HOUSE" 1ST FL STORE & APT, 2ND FL APT & RETAIL STORAGE 2005: NO CHANGE 2007: ADJ'D SKETCH 09 INT: ADJ'D LISTING, YR BUILT & WALL HEIGHT. 09 RVW: ADJ LAND & SHED 10 PU: NEW SIGN - N/C TO VALUE. 9/25 ENTERED BJL

**History Of Taxable Values**

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$576,000	\$1,400	\$147,100	Cost Valuation	\$724,500
2024	\$576,000	\$1,400	\$147,100	Cost Valuation	\$724,500
2023	\$316,600	\$1,300	\$94,500	Cost Valuation	\$412,400
2022	\$316,600	\$1,300	\$94,500	Cost Valuation	\$412,400
2020	\$316,600	\$1,300	\$99,100	Cost Valuation	\$417,000
2019	\$316,600	\$1,300	\$99,100	Cost Valuation	\$417,000
2015	\$312,200	\$4,100	\$39,600	Cost Valuation	\$355,900
2014	\$312,200	\$4,100	\$39,600	Cost Valuation	\$355,900
2013	\$312,200	\$4,100	\$57,000	Cost Valuation	\$373,300
2012	\$312,200	\$4,100	\$57,000	Cost Valuation	\$373,300
2011	\$312,200	\$4,100	\$57,000	Cost Valuation	\$373,300
2010	\$312,200	\$4,100	\$57,000	Cost Valuation	\$373,300
2009	\$312,200	\$4,100	\$57,000	Cost Valuation	\$373,300
2008	\$245,500	\$4,200	\$102,200	Cost Valuation	\$351,900
2007	\$245,500	\$4,200	\$102,200	Cost Valuation	\$351,900
2006	\$148,600	\$4,200	\$102,200	Cost Valuation	\$255,000
2005	\$148,600	\$4,200	\$102,200	Cost Valuation	\$255,000
2002	\$99,050	\$0	\$48,000	Cost Valuation	\$147,050

**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
01/13/2026	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$1	CAUCIS, IRENE	3862	199
01/13/2026	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$1	CAUCIS TRUST, THE	3862	194
12/08/2023	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$1	CAUCIS TRUST, THE	3751	0298
01/25/1999	VACANT	NO -	\$0		1792	0982

**Land**

<b>Size:</b>	8.700 Ac.	<b>Site:</b>	AVERAGE
<b>Zone:</b>	01 - TAMWORTH	<b>Driveway:</b>	PAVED
<b>Neighborhood:</b>	ROUTE 16	<b>Road:</b>	GRAVEL/DIRT
<b>Land Use:</b>	COM/IND	<b>Taxable Value:</b>	\$147,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 AC	88,000	I	200	100	95	105	100 LEVEL	75	131,700	0	N	131,700	MIXED USE
COM/IND	7.700 AC	5,000	X	100	0	0	0	100 LEVEL	40	15,400	0	N	15,400	WET/TOPOGRAPHY

**Building**

**1.75 STORY FRAME STORES/APT Built In 1987**

<b>Roof:</b>	GABLE OR HIP ASPHALT	<b>Bedrooms:</b>	1	<b>Quality:</b>	AVG 100%
<b>Exterior:</b>	VINYL SIDING	<b>Bathrooms:</b>	1.5	<b>Size Adj.</b>	0.8236
<b>Interior:</b>	DRYWALL K PINE/A WD	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	175.00
<b>Flooring:</b>	CARPET	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	0.7587
<b>Heat:</b>	OIL HOT WATER	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	132.77
		<b>AC:</b>	NO	<b>Effective Area:</b>	5,356
		<b>Comm. Wall Factor:</b>	100	<b>Gross Living Area:</b>	5,320
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$711,116

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
19%	0%	0%	0%	0%	19%	\$576,000

**Features**

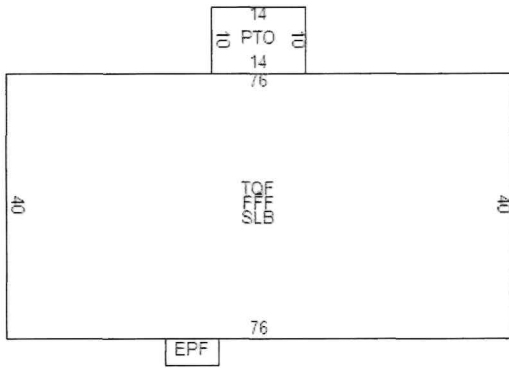
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-AVG	160	10 x 16	160	8.00	70	\$1,434	Year: 2002
<b>Total:</b>						<b>\$1,400</b>	

**Photo**





Sketch



Code	Description	Area	Eff Area	GL Area
TQF	3/4 STRY FIN	3,040	2,280	2,280
FFF	FIRST FLOOR FIN	3,040	3,040	3,040
SLB	SLAB	3,040		0
PTO	PATIO	140	14	0
EPF	ENCLOSED PORCH FIN	32	22	0
<b>Totals</b>			<b>5,356</b>	<b>5,320</b>

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