

Town of Tamworth

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Parcel ID: 415 76 0 (CARD 1 of 3)
 Owner: BROAD BAY PROPERTIES LLC
 Location: 527 TAMWORTH RD
 Acres: 3.290

General

Valuation		Listing History	
Building Value:	\$282,300	<u>List Date</u>	<u>Lister</u>
Features:	\$1,300	01/03/2022	BJLP
Taxable Land:	\$108,100	09/15/2005	BF00
<hr/>		03/16/2005	PB01
Card Value:	\$391,700	10/23/2003	PB00
Parcel Value:	\$988,900		

Notes: COND=GOOD CLR=YELLOW DUPLEX-2 APTS UC=10%=PLUMBING, FLOORS, NOT LANDSCAPED. HOUSE BUILT AFTER SALE. P/U 2004 2005: BLDG 1 COMPLETE, ADDED 2 NEW DPLX 2006: CORRECTED HEAT & STORAGE AREA, ADDED KITH, E911 ADDRESSES ADDITIONAL BLDGS: 527 & 529 & 531 & 533 & 535 & 537 TAMWORTH ROAD 8/14 CORRECT HEAT BLD 2 & 3 P/U SHED, 18000 ADDED INTO SEPTIC BY SELLER RW

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$877,600	\$3,200	\$108,100	Cost Valuation	\$988,900
2023	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2022	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2020	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2019	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2015	\$435,200	\$6,800	\$65,400	Cost Valuation	\$507,400
2014	\$435,200	\$6,800	\$65,400	Cost Valuation	\$507,400
2013	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2012	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2011	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2010	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2009	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2008	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2007	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2006	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2005	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2002	\$0	\$0	\$15,800	Cost Valuation	\$15,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/25/2014	IMPROVED	YES	\$495,000	CUTRONE JR, PETER J	3139	0336
11/27/2002	VACANT	YES	\$35,000		2087	0996

Land

Size: 3.290 Ac.
Zone: 01 - TAMWORTH
Neighborhood: AVG 100%
Land Use: COM/IND
Site: AVERAGE
Driveway: GRAVEL/DIRT
Road: GRAVEL/DIRT
Taxable Value: \$108,100

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	E	100	100	95	100	90 ROLLING	130	97,800	0	N	97,800	ACCESS/RIVER
COM/IND	2.290 AC	5,000	X	100	0	0	0	90 ROLLING	100	10,300	0	N	10,300	RIVER

Building**1 STORY FRAME APARTMENTS Built In 2003**

Roof: GABLE OR HIP
Exterior: VINYL SIDING
Interior: DRYWALL
Flooring: HARD TILE
Heat: GAS
Bedrooms: 4
Bathrooms: 3.0
Extra Kitchens: 1
Fireplaces: 0
Generators: 0
AC: NO
Quality: AVG 100%
Size Adj. 1.0197
Base Rate: 190.00
Building Rate: 1.0401
Sq. Foot Cost: 197.62
Effective Area: 2,551
Gross Living Area: 2,496
Cost New: \$504,129

Depreciation

Normal AVERAGE	Physical	Functional FUNC	Economic	Temporary	Total Dpr.	Assessment
14%	0%	30%	0%	0%	44%	\$282,300

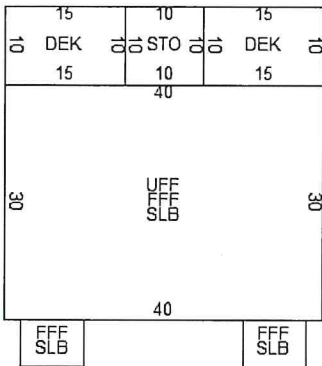
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-AVG	64	8 x 8	310	8.00	80	\$1,270	Year: 2001
Total:						\$1,300	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	1,200	1,200	1,200
FFF	FIRST FLOOR FIN	1,296	1,296	1,296
SLB	SLAB	1,296		0
DEK	DECK/ENTRANCE	300	30	0
STO	STORAGE	100	25	0
Totals			2,551	2,496


Printed on 04-11-25

Town of Tamworth

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Parcel ID: 415 76 0 (CARD 2 of 3)
 Owner: BROAD BAY PROPERTIES LLC
 Location: 527 TAMWORTH RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$319,300	<u>List Date</u>	<u>Lister</u>
Features:	\$1,900	09/15/2005	BF00
Taxable Land:	\$0	03/16/2005	PB01
<hr/>		10/23/2003	PB00
Card Value:	\$321,200 		
Parcel Value:	\$988,900		

Notes: 2005: ADDED DUPLEX - COMPLETE COND: EXCELLENT COLOR: TAN 2006: ADDED KITH & WDK, ADJ'D LISTING

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable 
2024	\$877,600	\$3,200	\$108,100	Cost Valuation	\$988,900
2023	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2022	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2020	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2019	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2015	\$435,200	\$6,800	\$65,400	Cost Valuation	\$507,400
2014	\$435,200	\$6,800	\$65,400	Cost Valuation	\$507,400
2013	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2012	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2011	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2010	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2009	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2008	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2007	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2006	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2005	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2002	\$0	\$0	\$15,800	Cost Valuation	\$15,800

Sales

There Are No Sales For This Card

Land

Size: Ac.
Zone: 01 - TAMWORTH
Neighborhood: AVG 100%
Land Use: COM/IND
Site:
Driveway:
Road:
Taxable Value: \$0

Building

2.00 STORY FRAME APARTMENTS Built In 2004

Roof:	GABLE OR HIP	Bedrooms:	5	Quality:	AVG 100%
	METAL/TIN	Bathrooms:	3.0	Size Adj.	0.9758
Exterior:	VINYL SIDING	Extra Kitchens:	1	Base Rate:	190.00
		Fireplaces:	0	Building Rate:	0.9850
Interior:	DRYWALL	Generators:	0	Sq. Foot Cost:	187.14
Flooring:	INLAID SHT GDS	AC:	NO	Effective Area:	3,047
	HARD TILE			Gross Living Area:	2,976
Heat:	GAS				
	HOT WATER			Cost New:	\$570,216

Depreciation						
Normal AVERAGE 14%	Physical 0%	Functional FUNC 30%	Economic 0%	Temporary 0%	Total Dpr. 44%	Assessment \$319,300

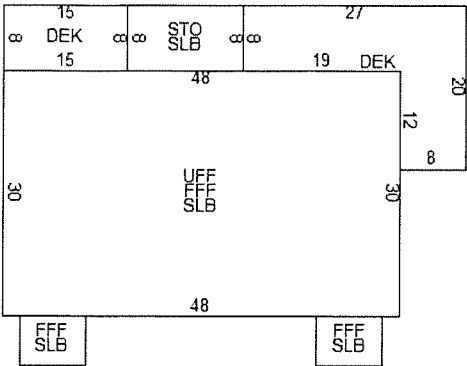
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-AVG	120		193	8.00	100	\$1,853	Year: 2004
Total:						\$1,900	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	1,440	1,440	1,440
FFF	FIRST FLOOR FIN	1,536	1,536	1,536
SLB	SLAB	1,648		0
DEK	DECK/ENTRANCE	432	43	0
STO	STORAGE	112	28	0
Totals			3,047	2,976

Printed on 06-19-25

Town of Tamworth

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Parcel ID: 415 76 0 (CARD 3 of 3)
Owner: BROAD BAY PROPERTIES LLC
Location: 527 TAMWORTH RD
Acres:

General

Valuation		Listing History	
Building Value:	\$276,000	List Date	Lister
Features:	\$0	09/15/2005	BF00
Taxable Land:	\$0	03/16/2005	PB01
		10/23/2003	PB00
Card Value:	\$276,000		
Parcel Value:	\$988,900		

Notes: 2005; ADDED NEW DUPLEX - COMPLETE COND: EXCELLENT COLOR: LT GREEN 2006: INFO @ DOOR, ADDED PATIOS & KITH

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$877,600	\$3,200	\$108,100	Cost Valuation	\$988,900
2023	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2022	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
2020	\$525,000	\$2,700	\$54,800	Cost Valuation	\$582,500
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2010	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2009	\$458,900	\$6,500	\$40,100	Cost Valuation	\$505,500
2008	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2007	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2006	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2005	\$608,000	\$6,300	\$55,700	Cost Valuation	\$670,000
2002	\$0	\$0	\$15,800	Cost Valuation	\$15,800

Sales
There Are No Sales For This Card

Land

Size:	Ac.	Site:	
Zone:	01 - TAMWORTH	Driveway:	
Neighborhood:	AVG 100%	Road:	
Land Use:	COM/IND		
		Taxable Value:	\$0

Building

1.75 STORY FRAME APARTMENTS Built In 2004

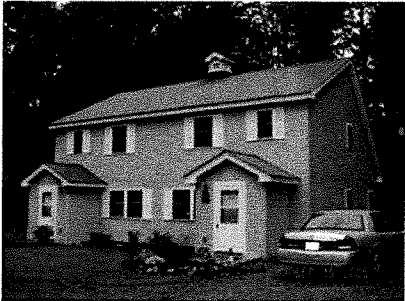
Roof:	GABLE OR HIP	Bedrooms:	4	Quality:	AVG 100%
	METAL/TIN	Bathrooms:	3.0	Size Adj.	1.0207
Exterior:	VINYL SIDING			Base Rate:	190.00
		Extra Kitchens:	1	Building Rate:	1.0203
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	193.86
Flooring:	INLAID SHT GDS	AC:	NO	Effective Area:	2,542
	HARD TILE			Gross Living Area:	2,496
Heat:	GAS				
	HOT WATER			Cost New:	\$492,792

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE		FUNC				
14%	0%	30%	0%	0%	44%	\$276,000

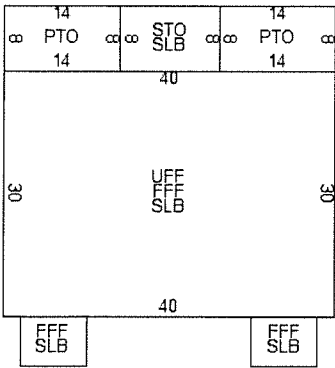
Features

There Are No Features For This Card

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	1,200	1,200	1,200
FFF	FIRST FLOOR FIN	1,296	1,296	1,296
SLB	SLAB	1,392		0
PTO	PATIO	224	22	0
STO	STORAGE	96	24	0
Totals			2,542	2,496

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