
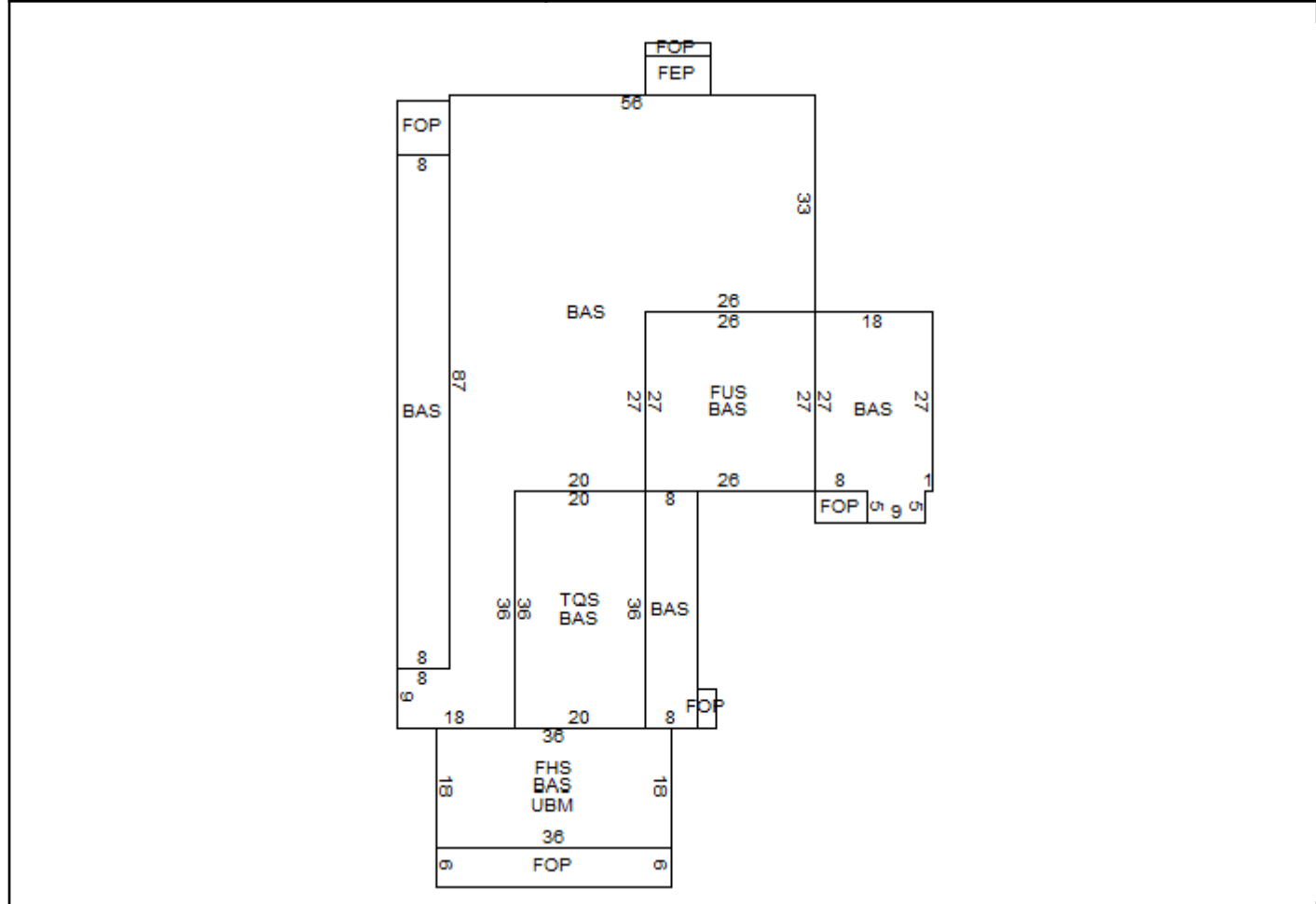


OWNER INFORMATION		SALES HISTORY					PICTURE
CHOWANSKI JAMES 1502 KING HILL RD NEW LONDON, NH 03257		Date	Book	Page	Type	Price	Grantor
		06/08/2020	3680	0948	Q I	975,000	BICKNOR WILMOT INC
LISTING HISTORY		NOTES					
12/29/21	REM	1 RETAIL;2 AOF POST & BEAM CONSTRUCTION COOLERS ARE					
07/01/20	CL OWNERSHIP	MOVABLE 4/08 P/U ADDTN, ROOF IS MIXED 2ND BUILDING NUMBER 209					
08/31/14	NBFR IN FIELD REVIEW	4/10=NVC ALL SHARE UTILITIES(OLD PID:000073 000080 000000) 7/19 F/S					
04/10/14	NBBP BUILDING PERMIT	\$1,175,000 MIX OF RESTAURANT/RETAIL 12/21 NC TO MEASUREMENTS					
04/07/10	KMBP BUILDING PERMIT						
04/16/08	KMBP BUILDING PERMIT						
05/05/04	JSBP BUILDING PERMIT						
03/26/03	MGM MEASURE						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	PLEASE VISIT NEWLONDON.NH.GOV FOR ONLINE ASSESSMENT DATA			
PAVING /ASPHALT	4,000		100	1.50	50	3,000	Year: 2003				
COOLER	112	8 x 14	100	28.00	100	3,136	Year: 1992				
6,100											
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2021	\$ 767,100	\$ 5,800	\$ 245,600
								Parcel Total: \$ 1,018,500			
								2022	\$ 768,700	\$ 5,800	\$ 245,600
								Parcel Total: \$ 1,020,100			
								2023	\$ 710,500	\$ 6,100	\$ 336,600 (c)
								Parcel Total: \$ 1,250,000			
								(Card Total: \$ 1,053,200)			

LAND VALUATION											LAST REVALUATION: 2023					
Zone: COMMERCIAL Minimum Acreage: 1.00 Minimum Frontage: 1											Site: AVERAGE Driveway:				Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
COM/IND	0.760 ac	168,280	Y	200	100	100	100	100 -- TYPICAL	100	336,600	0	N	336,600			
										0.760 ac			336,600			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																												
	<p>CHOWANSKI JAMES</p> <p>1502 KING HILL RD</p> <p>NEW LONDON, NH 03257</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Water Precinct</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	Water Precinct	% 100	<p>Model: 2.00 STORY FRAME RESTAURANT</p> <p>Roof: GABLE OR HIP/WD SHINGLE</p> <p>Ext: CLAP BOARD</p> <p>Int: DRYWALL/CUST WD PANEL</p> <p>Floor: PINE/SOFT WD/CORK TILE</p> <p>Heat: GAS/FA DUCTED</p> <p>Bedrooms: Baths: Fixtures:</p> <p> Extra Kitchens: Fireplaces: 1</p> <p> A/C: Yes 100.00 % Generators:</p> <p>Quality: 05 A/D 05 BASE 125</p> <p>Com. Wall: WOOD, 12 FT. 1.0000</p> <p>Size Adj: 0.8654 Base Rate: CRS 125.00</p> <p> Bldg. Rate: 0.9444</p> <p> Sq. Foot Cost: \$ 118.05</p>																								
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BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BAS	FIRST FLOOR	6603	1.00	6603
FOP	OPEN PORCH	358	0.20	72
FEP	ENCLOSED	60	0.70	42
FUS	UPPER STORY,	702	1.00	702
TQS	THREE QUARTER	720	0.75	540
FHS	HALF STORY,	648	0.50	324
UBM	UNFINISHED	648	0.30	194
GLA:	8,169	9,739		8,477

2023 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 1,000,710
Year Built:	1890
Condition For Age:	GOOD 29 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	29 %
Building Value:	\$ 710,500