

# 140 QUEEN CITY AV

**Location** 140 QUEEN CITY AV

**Mblu** 0435/ / 0008/ /

**Owner** MANCH ALCOHOLISM REHAB  
CNTR

**Assessment** \$2,738,300

**Building Count** 1

## Current Value

Assessment	
Valuation Year	Total
2025	\$2,738,300

## Owner of Record

**Owner** MANCH ALCOHOLISM REHAB CNTR  
**Co-Owner**

**Sale Price** \$1,708,000  
**Certificate**  
**Book & Page** 8850/1894  
**Sale Date** 04/29/2016  
**Instrument** 33

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANCH ALCOHOLISM REHAB CNTR	\$1,708,000		8850/1894	33	04/29/2016
140 QUEEN CITY AVE LLC	\$1,625,000		8437/1691	14	06/14/2012
MANCHESTER-QC, LLC	\$1,000,000		7064/1020	00	09/03/2003
QUEEN CITY INN LLC	\$4,000		6141/0800	1T	06/28/1999

## Building Information

### Building 1 : Section 1

**Year Built:** 1954  
**Living Area:** 26,375  
**Replacement Cost**  
**Less Depreciation:** \$2,067,000

Building Attributes	
Field	Description
Style:	Nursing Home
Model	Commercial

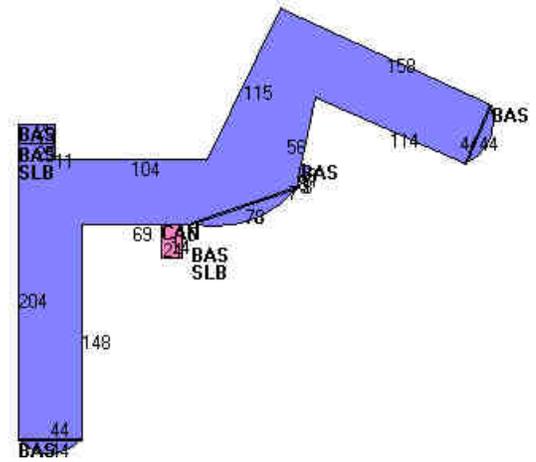
Grade	Average +10
Stories:	1
Occupancy	72.00
Exterior Wall 1	Stucco on Wood
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	CHARITABLE
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9100
Heat/AC	CENTRAL
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	

### Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\07\63\55.jpg>)

### Building Layout



([https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/12486\\_](https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/12486_))

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	26,375	26,375
CAN	Canopy	336	0
SLB	Slab	25,398	0
		52,109	26,375

### Extra Features

Extra Features		
Code	Description	Size
SPR1	SPRINKLERS-WET	26374.00 S.F.
CLR1	COOLER	160.00 S.F.

### Land

**Land Use****Land Line Valuation**

**Use Code** 9100  
**Description** CHARITABLE

**Size (Sqr Feet)** 153007

**Outbuildings**

<b>Outbuildings</b>		
<b>Code</b>	<b>Description</b>	<b>Size</b>
PAV1	PAVING-ASPHALT	20000.00 S.F.
PK1	PARKING SPACE	53.00 UNITS
LT1	LIGHTS-IN W/PL	8.00 UNITS
SHD1	SHED FRAME	120.00 S.F.
SPL1	POOL-INGR CONC	720.00 S.F.
GAZ	GAZEBO	100.00 S.F.
GAZ	GAZEBO	112.00 S.F.
GAZ	GAZEBO	112.00 S.F.

**Valuation History**

<b>Assessment</b>	
<b>Valuation Year</b>	<b>Total</b>
2024	\$2,738,300