

240 MERIDEN RD

Location 240 MERIDEN RD

Mblu 137/ 1 / /

Acct# 4527

Owner FILIAULT, EDGAR D TTEE

PBN

Assessment \$1,117,750

Appraisal \$1,117,750

PID 3403

Building Count 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$518,900	\$598,850	\$1,117,750
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$518,900	\$598,850	\$1,117,750

Owner of Record

Owner FILIAULT, EDGAR D TTEE

Sale Price \$0

Co-Owner FILIAULT TRUST UTD 11/21/01
Address 179 WALKER RD
GRANTHAM, NH 03753

Certificate OBITUARY
Book & Page 0/0
Sale Date 02/18/2021
Instrument 38

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
FILIAULT, EDGAR D TTEE	\$0	OBITUARY	0/0	38	02/18/2021	
FILIAULT, EDGAR D	\$0	OBITUARY	0/0	38	02/18/2021	
FILIAULT, E D & B A TTEES	\$0	OBITUARY	0/0	38	02/18/2021	
FILIAULT, EDGAR D	\$0		2670/0281	99	05/20/2002	

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 3,700
Replacement Cost: \$431,257
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$258,800

Building Attributes	
Field	Description
Model	COMMERCIAL
Style	STORE

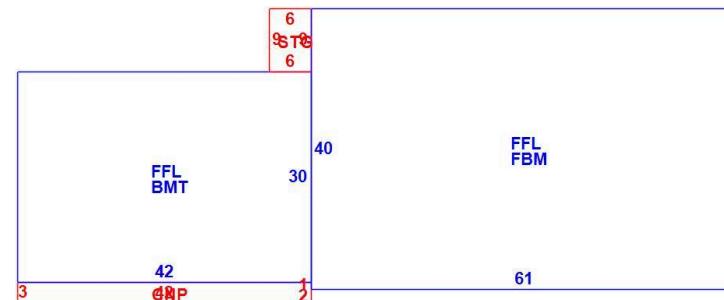
Grade	Average
Stories	1
Units	
Residential Units	0
Comm Units	1.00
Wall Height	16.00
Exterior Wall 1	BRICK
Exterior Wall 2	CONC BLOCK
Roof Structure	FLAT
Roof Cover	TAR+GRAVEL
Interior Wall 1	MINIMUM
Interior Wall 2	DRYWALL
Interior Floor 1	CARPET
Interior Floor 2	
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL
Heat Type	FORCED H/A
2nd Heat Type	
# Heat Systems	1.00
AC Percent	100.00
Bedrooms	
Full Bath(s)	0
Bath Rating	AVERAGE
3/4 Bath(s)	0

Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos//7086.JPG>).

Building Layout



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Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	3,700	3,700
BMT	BASEMENT	1,260	0

Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	0
Kitchen Rating	AVERAGE
Extra Kitchen(s)	0
Total Rooms	
Frame	OTHER
Foundation	CONCRETE
Bsmt Garage	0
FBLA	
Rec Room	
Fin Attic	
Parking	TYPICAL
Fireplace(s)	0
Fireplace Rating	
WS Flues	0
WS Flue Rating	
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	
Solar Hot Water	No
Central Vac	No

CNP	CANOPY	126	0
FBM	FINISHED BASEMENT	2,440	0
STG	STORAGE	54	0
		7,580	3,700

% Sprinkled	0
Sketch Area Adj	
Nbhd Modifier	
Color	

Building 2 : Section 1

Year Built: 1860
Living Area: 4,800
Replacement Cost: \$211,820
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$127,100

Building Attributes : Bldg 2 of 3	
Field	Description
Model	INDUSTRIAL
Style	WAREHOUSE
Grade	Fair (+)
Stories	1
Units	
Residential Units	0
Comm Units	1.00
Wall Height	14.00
Exterior Wall 1	VINYL
Exterior Wall 2	
Roof Structure	GABLE
Roof Cover	STD SEAM

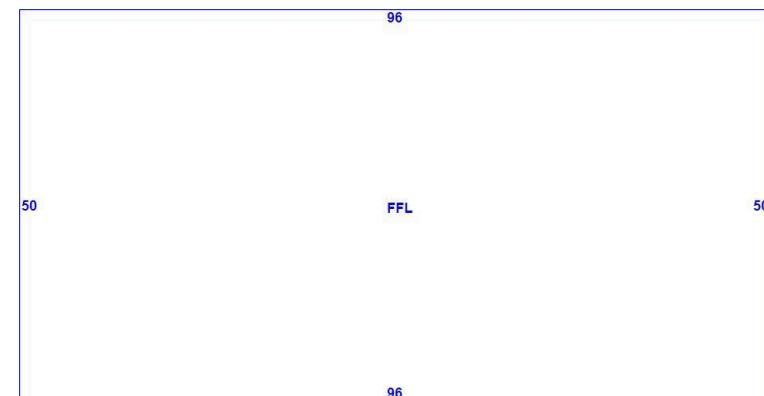
Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos/7087.JPG>)

Interior Wall 1	MINIMUM
Interior Wall 2	
Interior Floor 1	CONCRETE
Interior Floor 2	EARTH
Basement Floor	CONCRETE
% Heated	0.00
Heat Fuel	NONE
Heat Type	NONE
2nd Heat Type	
# Heat Systems	0.00
AC Percent	0.00
Bedrooms	
Full Bath(s)	0
Bath Rating	AVERAGE
3/4 Bath(s)	0
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	0
Kitchen Rating	AVERAGE
Extra Kitchen(s)	0
Total Rooms	
Frame	WOOD
Foundation	SLAB
Bsmt Garage	0

Building Layout



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Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FFL	1ST FLOOR	4,800	4,800
		4,800	4,800

FBLA	
Rec Room	
Fin Attic	
Parking	TYPICAL
Fireplace(s)	0
Fireplace Rating	
WS Flues	0
WS Flue Rating	
Interior/Exterior	
View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	
Solar Hot Water	No
Central Vac	No
% Sprinkled	0
Sketch Area Adj	
Nbhd Modifier	
Color	

Building 3 : Section 1

Year Built: 1965
Living Area: 2,160
Replacement Cost: \$157,486
Building Percent Good: 63

Replacement Cost

Less Depreciation:

\$99,200

Building Attributes : Bldg 3 of 3	
Field	Description
Model	INDUSTRIAL
Style	WAREHOUSE
Grade	Average
Stories	1
Units	
Residential Units	0
Comm Units	1.00
Wall Height	10.00
Exterior Wall 1	CONC BLOCK
Exterior Wall 2	VINYL
Roof Structure	FLAT
Roof Cover	TAR+GRAVEL
Interior Wall 1	DRYWALL
Interior Wall 2	
Interior Floor 1	CONCRETE
Interior Floor 2	
Basement Floor	CONCRETE
% Heated	100.00
Heat Fuel	OIL
Heat Type	FORCED H/A
2nd Heat Type	

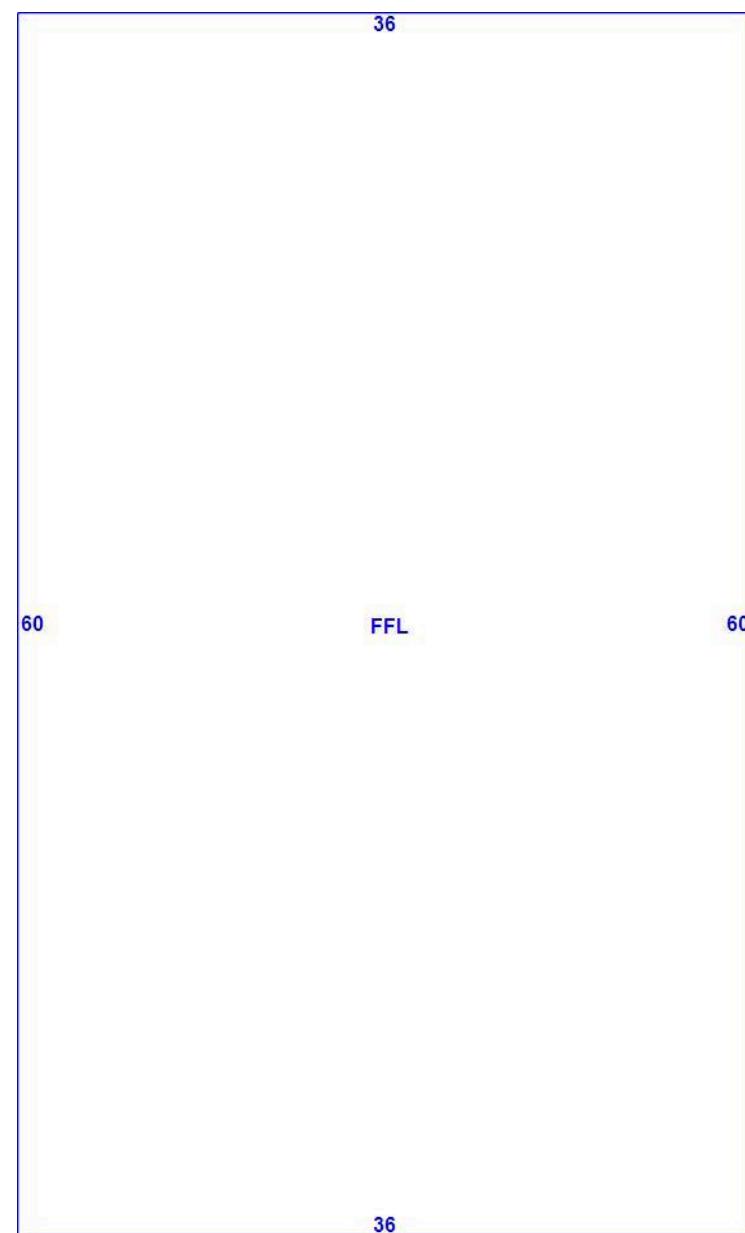
Building Photo



(<https://images.vgsi.com/photos/lebanonnhPhotos//7088.JPG>).

# Heat Systems	1.00
AC Percent	100.00
Bedrooms	
Full Bath(s)	0
Bath Rating	AVERAGE
3/4 Bath(s)	0
Half Bath(s)	0
Extra Fixture(s)	0
Plumbing	TYPICAL
Kitchen(s)	0
Kitchen Rating	AVERAGE
Extra Kitchen(s)	0
Total Rooms	
Frame	OTHER
Foundation	SLAB
Bsmt Garage	0
FBLA	
Rec Room	
Fin Attic	
Parking	TYPICAL
Fireplace(s)	0
Fireplace Rating	
WS Flues	0
WS Flue Rating	
Interior/Exterior	

Building Layout



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Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area

View	AVERAGE
Electric	ADEQUATE
Insulation	TYPICAL
Partition	
Solar Hot Water	No
Central Vac	No
% Sprinkled	0
Sketch Area Adj	
Nbhd Modifier	
Color	

FFL	1ST FLOOR	2,160	2,160
		2,160	2,160

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	3250
Description	STORE
Zone	R3
Neighborhood	R6
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	6.9
Frontage	
Depth	
Assessed Value	\$598,850
Appraised Value	\$598,850

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
85	PAVING			9000.00 SF	\$33,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$463,500	\$494,800	\$958,300
2023	\$463,600	\$494,800	\$958,400
2022	\$463,600	\$494,800	\$958,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$463,500	\$494,800	\$958,300
2023	\$463,600	\$494,800	\$958,400
2022	\$463,600	\$494,800	\$958,400