

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

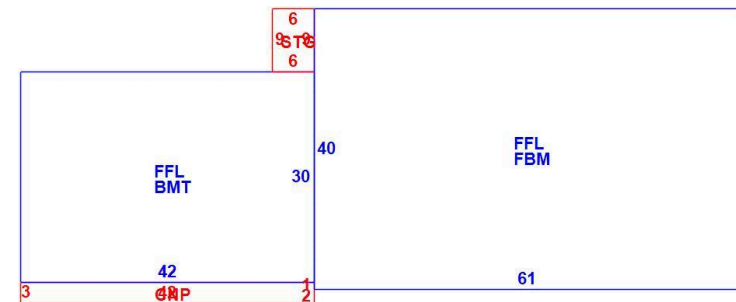
Grade	Average
Stories	1
Units	
Residential Units	0
Comm Units	1.00
Wall Height	16.00
Exterior Wall 1	BRICK
Exterior Wall 2	CONC BLOCK
Roof Structure	FLAT
Roof Cover	TAR+GRAVEL
Interior Wall 1	MINIMUM
Interior Wall 2	DRYWALL
Interior Floor 1	CARPET
Interior Floor 2	
Basement Floor	CONCRETE
% Heated	100.00
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



([ParcelSketch.ashx?pid=3403&bid=3403](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
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

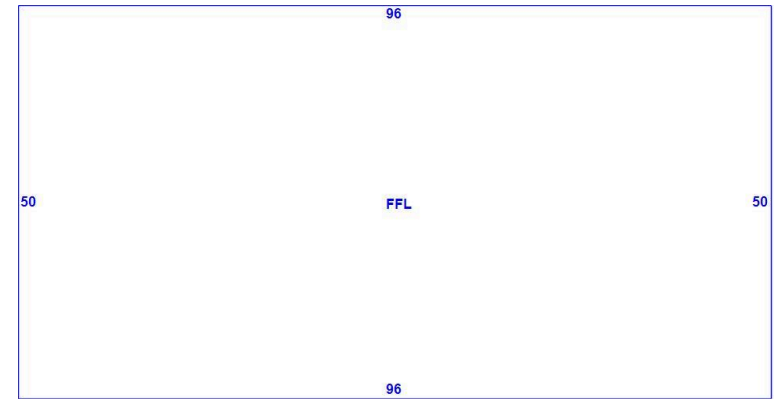
## Building Photo



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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)			<u>Legend</u>
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

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**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	

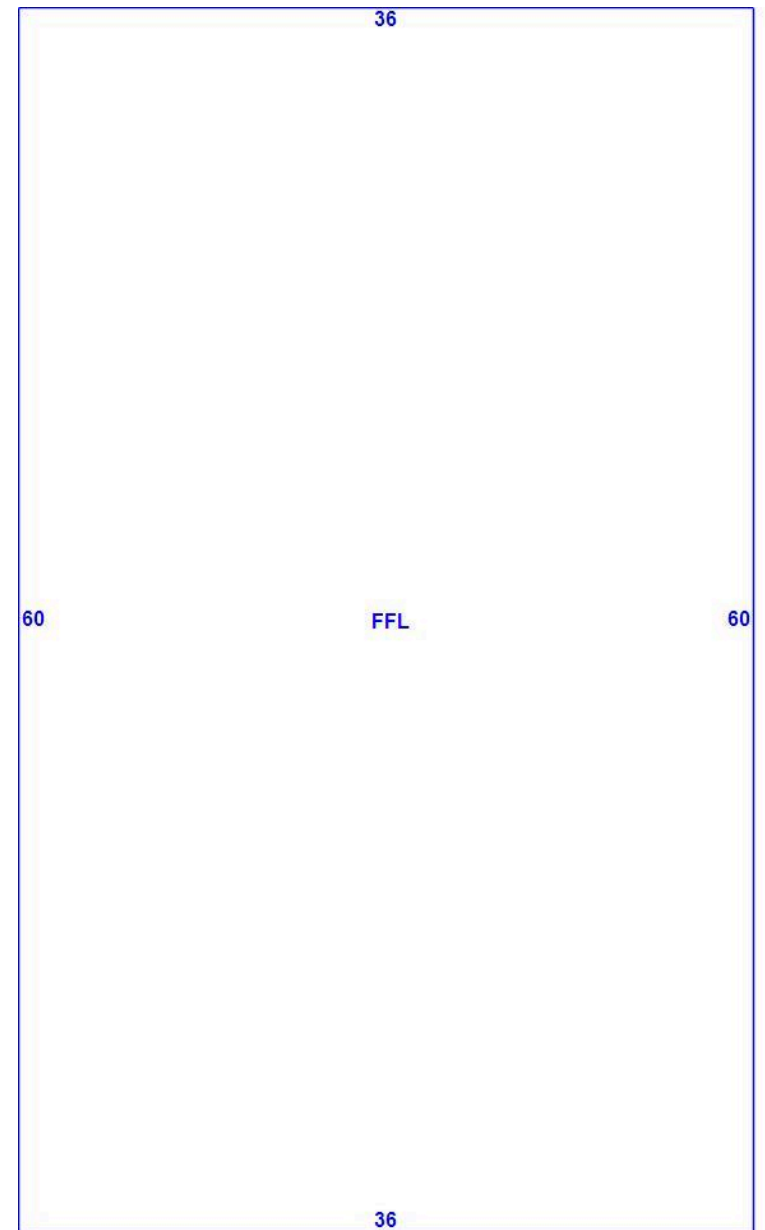
**Building Photo**

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# 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



([ParcelSketch.ashx?pid=3403&bid=106098](#))

Building Sub-Areas (sq ft)			<u>Legend</u>
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	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	3250	Size (Acres)	6.9
Description	STORE	Frontage	
Zone	R3	Depth	
Neighborhood	R6	Assessed Value	\$598,850
Alt Land Appr Category	No	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