

Situs : 166 HANCOCK RD

PARCEL ID: R008-021-000

Class: 326

Card: 1 of 1

Printed: May 23, 2024

CURRENT OWNER

HANCOCK ROAD PROPERTIES LLC
PO BOX 361
PETERBOROUGH NH 03458

GENERAL INFORMATION

Living Units
Neighborhood 302
Alternate ID D40
Vol / Pg 9560/909
Cycle 23
Zoning R
Class COMMERCIAL

Property Notes

PARKER HOUSE COFFEE
ALL RMS ARE OFFICES
NO ACCESS TO ATTIC SEC 2

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7200	Shape/Size		106,020

Total Acres: .72
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	106,000	106,000	106,000	0	0
Building	141,400	141,400	141,400	0	0
Total	247,400	247,400	247,400	0	0

Manual Override Reason

Base Date of Value 5/23/2024

Value Flag COST SUPPRESS INC(Effective Date of Value Y
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/29/18	RD	Cycle/Meas Only	Other
07/20/17	RD	Cycle/Meas Only	Other
12/14/15	RSD	Permit Measure	Other
02/12/10	RD	Measure/Info @ Door	Other
10/29/09	RD	Measure/List	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/13/18	BP18-188	2,318	OTHER Install Rannai Heater	100
09/19/18	BP18-140	2,000	OTHER Outlets For Coffee Shop	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/21	242,500	Land + Bldg		9560/909	Warranty	HANCOCK ROAD PROPERTIES LLC
12/07/09	315,000	Land + Bldg	Business Affiliates As Grantor/Grantee	8159/2478	Warranty	166 HANCOCK RD LLC
12/06/02						KHOUW FRANCIS E
01/01/99						KHOUW FRANCIS E

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Building Information

Year Built/Eff Year 1940 /
 Building # 1
 Structure Type Fast Food
 Identical Units 1
 Total Units 1
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA PARKER COFFEE
 HOUSE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	584	101	Multi Use Storage	8	Frame	Wood Frame/Joist/E	None	Hot Air	None	Normal	3	3
2	B2	B2	100	280	51	Support Area	8	Frame	Wood Frame/Joist/E	None	Hot Air	None	Normal	3	3
3	01	01	100	1,224	177	Franchises	8	Frame	Wood Frame/Joist/E	Normal	Hot Air	Unit	Normal	4	3
4	A1	A1	100	864	118	Franchises	8	Frame	Wood Frame/Joist/E	Normal	Hot Air	Unit	Normal	4	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	584	Multi Use Storage	50		3,550
2	280	Support Area	50		1,700
3	1,224	Franchises	60		100,750
4	864	Franchises	60		28,480

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980	1	6,300	1	6,300	C	3	3	6,910

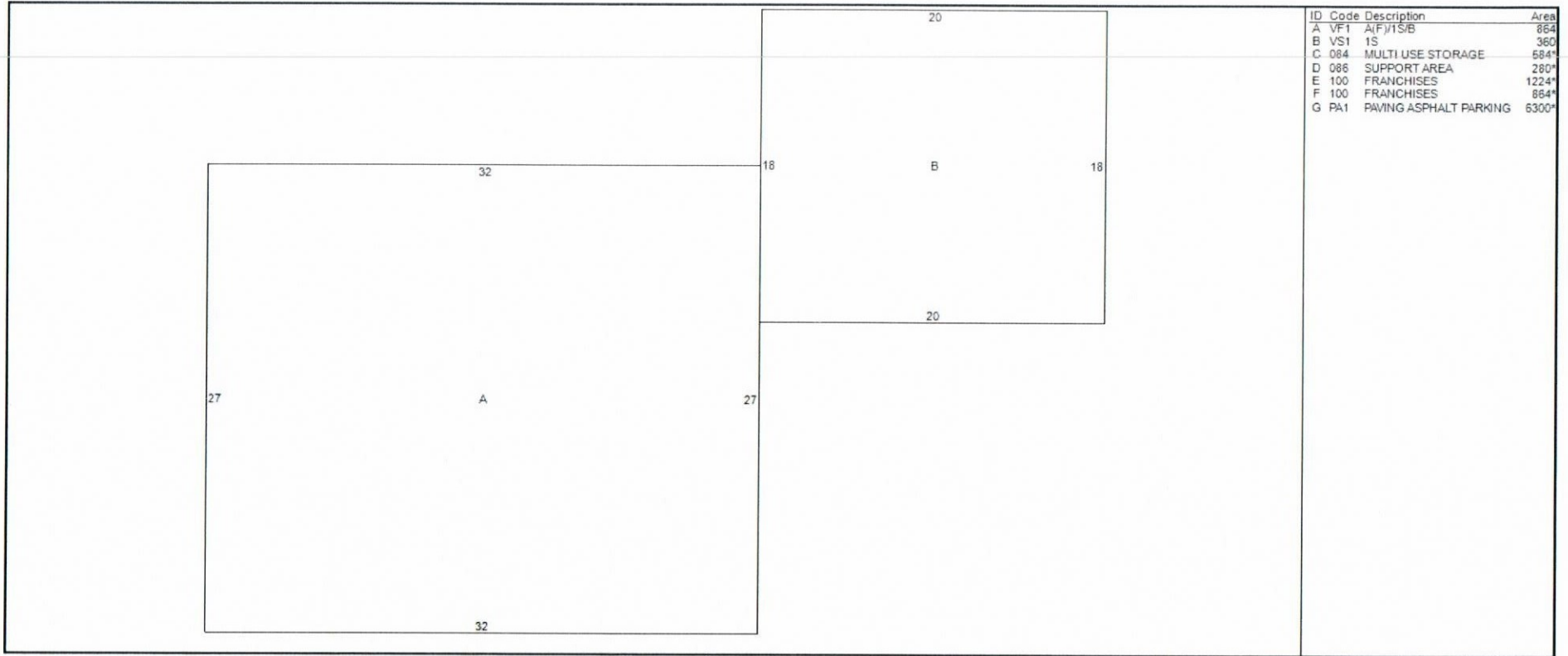
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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 No Income Contribution	0	3						0							
20	S	001 Franchises	0	1,570	30.00		47,100	5		0	44,745				4,318	4,318	40,427
25	S	001 Multi Use Storage	0	584	2.00		1,168	5.5		0	1,104				257	257	847

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,952
Replace, Cost New Less Depr	134,480
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	134,480
Value per SF	45.56

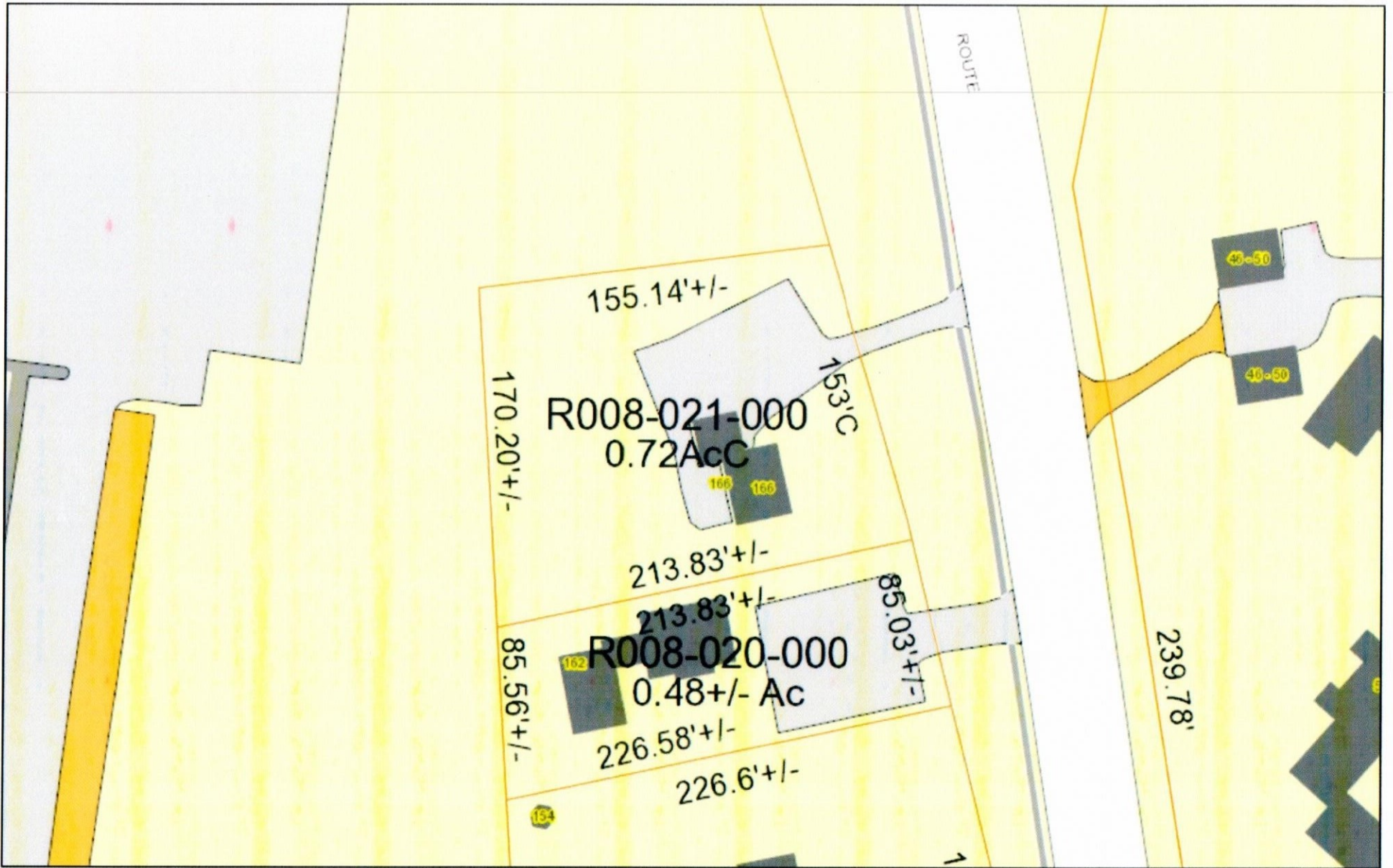
Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	41,274
Capitalization Rate	0.125000
Sub total	330,190
Residual Land Value	
Final Income Value	330,190
Total Gross Rent Area	2,949
Total Gross Building Area	2,952

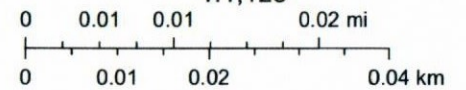
Peterborough GIS



August 5, 2024

 parcels

1:1,128



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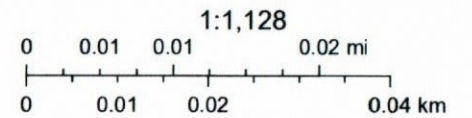
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August 5, 2024

 parcels



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