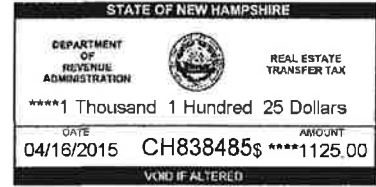


C/H
L-CHII
CHA0529



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, I **James A. Lawrence d/b/a Main Street Realty**, married, with an address of 270 Old Westport Road, Winchester, New Hampshire 03470 (the "Grantor"),

for consideration paid,

grant to **The Ashuelot Land and Water Company, LLC**, a New Hampshire limited liability company, with an address of 133 Old Chesterfield Road, Winchester, NH 03470 (the "Grantee"),

with WARRANTY COVENANTS:

A certain tract of land, with all the buildings thereon, situated in Winchester Village, Cheshire County, New Hampshire, on the easterly bank of the Ashuelot River, and bounded northerly by the highway leading across the iron bridge, easterly by the highway leading to Keene, southerly by the land now or formerly of W.A. Young, and westerly by the Ashuelot River.

Being known as Town of Winchester Tax Map 26, Block 28.

Subject to a right of way conveyed by Michael Aivaliotis and Patricia Aivaliotis to Edward J. Gomarlo and Arthur T. Duchesneau in a deed dated November 25, 1961, recorded at Vol. 688, Page 412 at the Cheshire County Registry of Deeds (the "Registry").

Meaning and intending to describe and convey all the same premises conveyed to the within Grantor by deed of Connecticut River Bank dated July 7, 1993, recorded July 14, 1993 at the Registry, Volume 1455, Page 55.

This is not the homestead property of the Grantor or his spouse.

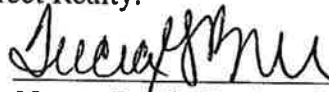
Dated this 15 day of April, 2015.

James A. Lawrence d/b/a Main Street Realty

STATE OF STATE OF NEW HAMPSHIRE

COUNTY OF CHESHIRE, ss.

The foregoing instrument was acknowledged before me, the undersigned officer, this 15 day of April, 2015, by James A. Lawrence, known to me or satisfactorily proven to be the same, and stated that he executed this instrument as his free and voluntary act for the purposes therein expressed for himself and on behalf of Main Street Realty.



Notary Public/~~Justice of the Peace~~

My Commission Expires: 5/23/17



Town of Winchester

[Print Now](#)

Parcel ID: 000026 000028 000000 (CARD 1 of 1)
 Owner: THE ASHUELOT LAND & WATER CO.
 Location: 144 MAIN ST.
 Acres: 0.030

General

Valuation	
Building Value:	\$85,400
Features:	\$0
Taxable Land:	\$19,400
Card Value:	\$104,800
Parcel Value:	\$104,800

[Review and Pay Property Taxes Online](#)

Listing History	
List Date	Lister
03/20/2024	MNPR
04/25/2023	MNPR
04/19/2022	RWPR
02/24/2021	KEPE
03/17/2020	KEPE

Notes: 1ST FL: COMMERC SPACE/283 FL APT'S=A-B;WAT/SEW; 07=CORRECT YB; 09=DES SHORLINE URBAN EXEMPT; 03/17; EXT NOW PART PREF MTL; FULL RENO COMPL; EST NOW GD COND; PB APPVL 6/22/18 FOR A WINERY ON MAIN FLOOR; REMOVE 79E FOR 2020; 3/20; EST INT WRK STARTED=UC; 2/21; EST UC PROG; 4/22; RENO ONGOING; 3/24 APPR NC=CK25;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$85,400	\$0	\$19,400	Cost Valuation	\$104,800
2022	\$85,400	\$0	\$19,400	Cost Valuation	\$104,800
2021	\$85,400	\$0	\$19,400	Cost Valuation	\$104,800
2020	\$76,200	\$0	\$19,400	Cost Valuation	\$95,600
2019	\$105,200	\$-40,000	\$12,600	Cost Valuation	\$77,800
2018	\$105,200	\$-40,000	\$12,600	Cost Valuation	\$77,800
2017	\$105,200	\$-40,000	\$12,600	Cost Valuation	\$77,800
2016	\$60,300	\$3,500	\$14,000	Cost Valuation	\$77,800
2015	\$60,300	\$3,500	\$14,000	Cost Valuation	\$77,800
2014	\$65,300	\$3,500	\$22,300	Cost Valuation	\$91,100
2013	\$65,300	\$3,500	\$22,300	Cost Valuation	\$91,100
2012	\$65,300	\$3,500	\$22,300	Cost Valuation	\$91,100
2011	\$65,300	\$3,500	\$22,300	Cost Valuation	\$91,100

Tax Year	Building	Features	Land	Value Method	Total Taxable
2010	\$65,300	\$3,500	\$22,300	Cost Valuation	\$91,100
2009	\$78,100	\$3,500	\$5,600	Cost Valuation	\$87,200
2008	\$78,100	\$3,500	\$5,600	Cost Valuation	\$87,200
2007	\$78,100	\$3,500	\$3,200	Cost Valuation	\$84,800
2006	\$104,100	\$3,500	\$3,200	Cost Valuation	\$110,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/16/2015	IMPROVED	YES	\$75,000	LAWRENCE, JAMES A.	2901	462
07/14/1993	IMPROVED	NO - FORECLOSURE	\$0	CONNECTICUT RIVER BANK	1455	55
10/04/1991	IMPROVED	NO - FORECLOSURE	\$0	MORRISSEY, TOM/LINDA	1384	636
12/31/1987	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	SMALLEY, GEORGE	1227	71
06/24/1975	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0		900	254

Land

Size: 0.030 AC. **Site:** AVERAGE

Zone: 06 - CENTRAL BUSINESS **Driveway:** NO DWY/NO ACCESS

Neighborhood: AVERAGE **Road:** PAVED

Land Use:

COM/IND

Taxable Value: \$19,400

Waterfront Description:

RIVER, NATURAL WF IMP PROP, MAIN BODY

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Conrd	Ad Valorem	Spl	R	Tax Value	Notes
COM/IND	0.030 AC	17,222	E	100	100	100	90	100 LEVEL	125	19,400	0	N	19,400	USE
RIVER	1 WF	10,000			0	0	0	75 STEEP @ WTR	0	0	0	N	0	COMM USE

Building

3.00 STORY FRAME RETAIL-APT Built In 1887

Roof:	GABLE OR HIP SLATE	Bedrooms:	2	Quality:	AVG
Exterior:	CLAP BOARD PREFIN METAL	Bathrooms:	2.0	Size Adj.	1.1401
Interior:	DRYWALL PLYWOOD PANEL	Extra Kitchens:	0	Base Rate:	76.00
Flooring:	HARDWOOD CARPET	Fireplaces:	0	Building Rate:	1.0594
Heat:	OIL	Generators:	0	Sq. Foot Cost:	80.51
	HOT WATER	AC:	NO	Effective Area:	2,307
		Comm. Wall Factor:	100	Gross Living Area:	2,080
		Comm Wall:	WOOD	Cost New:	\$185,737

Depreciation		Physical		Functional		Economic		Temporary		Total Dpr.		Assessment	
Normal	GOOD	29%	0%	0%	0%	NONADA/PRK	20%	INT UC-20	5%	54%			\$85,400

Features

There Are No Features For This Card

Photo

