

Property Detail Report

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019

Owner Information

Owner Name: Unicom Enterprises Inc
Vesting:
Mailing Address: 15535 San Fernando Mission Blvd, Mission Hills, CA 91345-1343
Occupancy: Absentee Owner

Location Information

Legal Description:
APN: PTBR-000023U-000021
Munic / Twnshp: Peterboro
Subdivision:
Neighborhood:
Elementary School: Peterborough Eleme...
Alternate APN: 1115132
Twnshp-Rng-Sec:
Tract #:
School District: Contoocook Valley School District
Middle School: South Meadow Schoo...
County: Hillsborough, NH
Census Tract / Block: 023000 / 3015
Legal Lot / Block:
Legal Book / Page:
High School: Conval Regional Hi...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: / 12/26/2006
Buyer Name: Unicom Enterprises Inc
Price: \$1,000,000
Seller Name:
Transfer Doc #: 7787.72
Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: / 12/26/2006
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Title Company:
Sale Price / Type: \$1,000,000 /
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: General Warranty Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 7787.72

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style: Low Rise
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating: Forced Air
Exterior Wall: Wood Siding/Shingle
Construction Type: Frame
Year Built / Eff: 1930
Stories:
Parking Type: Paved
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Office Building
State Use:
County Use: 340 - Office Bld
Site Influence:
Flood Zone Code: X
Community Name: Town Of Peterborough
Lot Area: 243,065 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 5.58
Flood Map #: 33011C0402D
Flood Panel #: 0402D
Zoning: COM
of Buildings: 1
Res / Comm Units: / 1
Water / Sewer Type:
Flood Map Date: 09/25/2009
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2018
Tax Area:
Property Tax: \$33,394.00
Exemption:
Assessed Value: \$1,109,800
Land Value: \$318,700
Improvement Value: \$791,100
Improved %: 71.28%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

TotalView Report

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019



Owner Name: Unicom Enterprises Inc
Vesting:
Mailing Address: 15535 San Fernando Mission Blvd, Mission Hills, CA 91345-1343
Value Range:

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF NH, COUNTY OF HILLSBOROUGH, WITH A SITUS ADDRESS OF 80 ELM ST, PETERBOROUGH NH 03458-1000 C002 CURRENTLY OWNED BY UNICOM ENTERPRISES INC HAVING A TAX ASSESSOR NUMBER OF PTBR-000023U-000021 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS AND DESCRIBED IN DOCUMENT NUMBER [N/A] DATED [N/A] AND RECORDED 12/26/2006.

Last Market Sale

Seller:
Buyer: Unicom Enterprises Inc
Sale Date:
Rec Date: 12/26/2006
Sale Price: \$1,000,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Office Building Bedrooms: Living Area: Year Built / Eff: 1930 /
Zoning: COM Baths (F / H): Lot Area: 243,065 Sq. Ft. Stories:
Subdiv / Tct: / Total Rooms: 0 Basement: Parking Type: Paved
Style: Low Rise Pool: Cooling: Garage #:
Exterior Wall: Wood Fireplace: Heating: Forced Air Price / Sq. Ft.:
Siding/Shingle

Open Liens - Current Owner

Owner 1: Unicom Enterprises Inc Combined Loan To Value: N/A
Owner 2: Estimated Equity: N/A

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Involuntary Liens - Current Owner

12/26/2006 through 05/17/2019
Debtor: Unicom Enterprises Inc

Date	Type	Description	Party 1	Party 2	Document #
There is no involuntary lien coverage available for this county.					

Prior Loan History - Current Owner

Borrower 1:
Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
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There is no loan history data available.

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
12/26/2006	Deed Transfer		Resale		Unicom Enterprises Inc	\$1,000,000

Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
12/26/2006	Deed Transfer		Resale		Unicom Enterprises Inc	\$1,000,000

Tax Status

Tax Information

Assessed Year:	2018	Assessed Value:	\$1,109,800	Market Total Value:
Tax Year:	2018	Land Value:	\$318,700	Market Land Value:
Tax Area:		Improvement Value:	\$791,100	Market Imprv Value:
Property Tax:	\$33,394.00	Improved %:	71.28%	Market Imprv %:
Exemption:		Delinquent Year:		

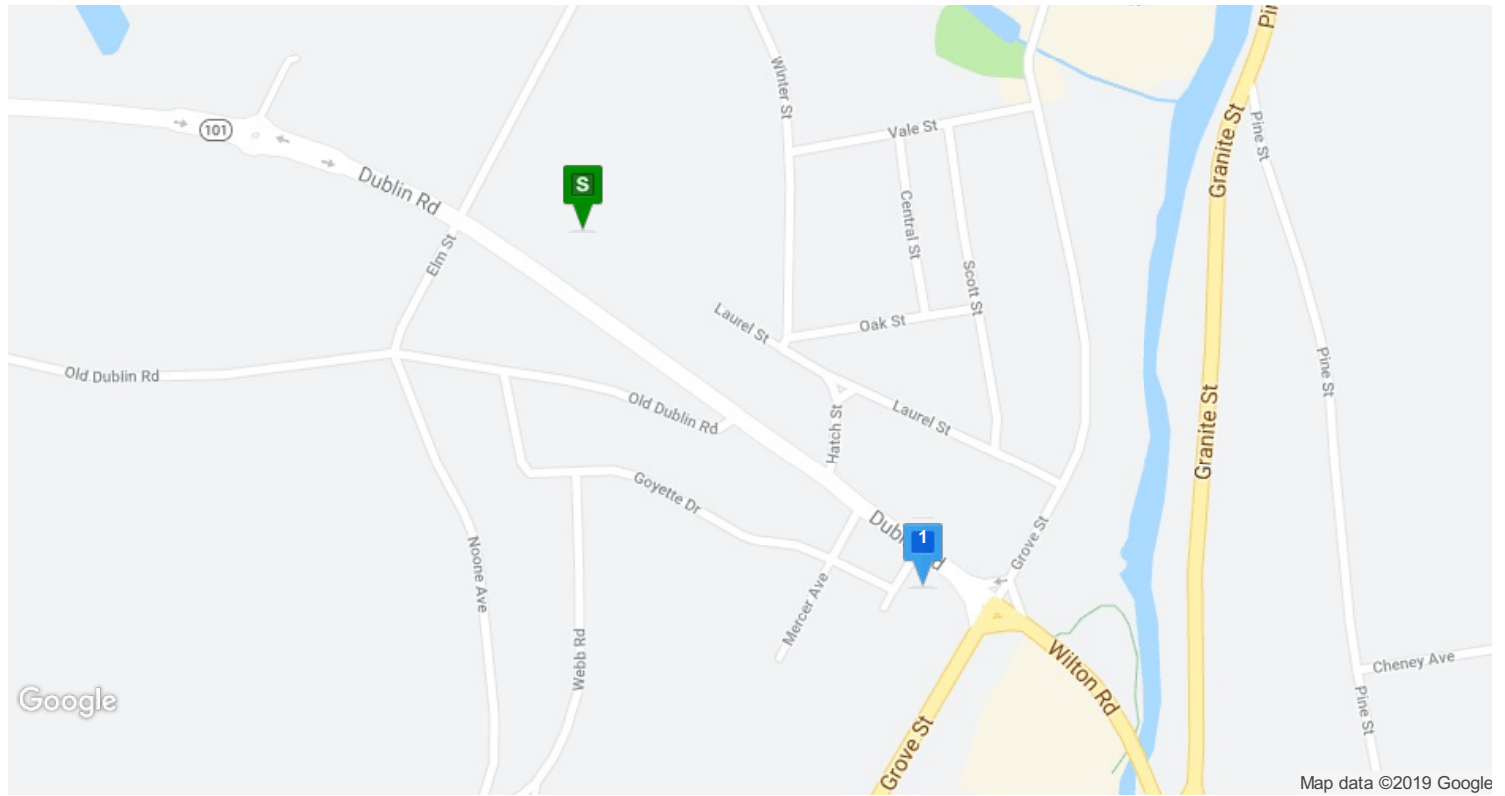
Listing History

80 ELM ST, PETERBOROUGH, NH 03458-1000

Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing history data available.						

Comparables & Nearby Listings

Subject Property: 80 Elm St, Peterborough, NH 03458



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.35	L	10 Dublin Rd, Peterborough, NH 03458			09/15/2018	\$198,500	3,888	\$51	0 / 0	11,326	79

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no nearby listing data available.												

Market Trends - Peterborough, NH (3458)

Last 30 Days

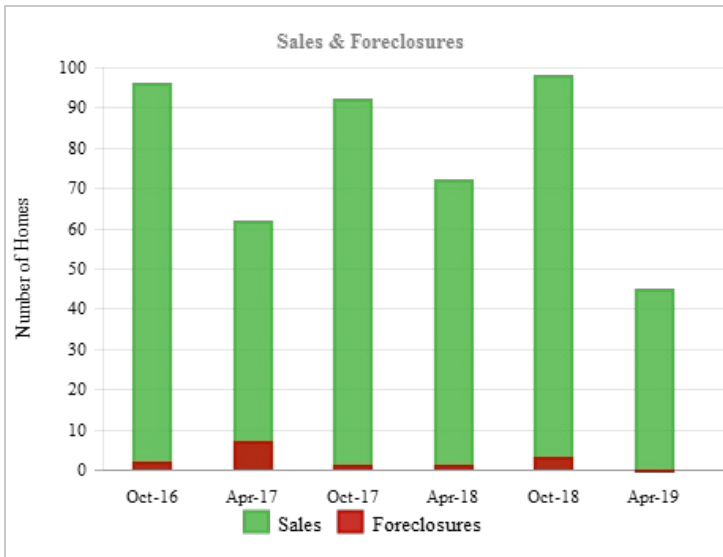
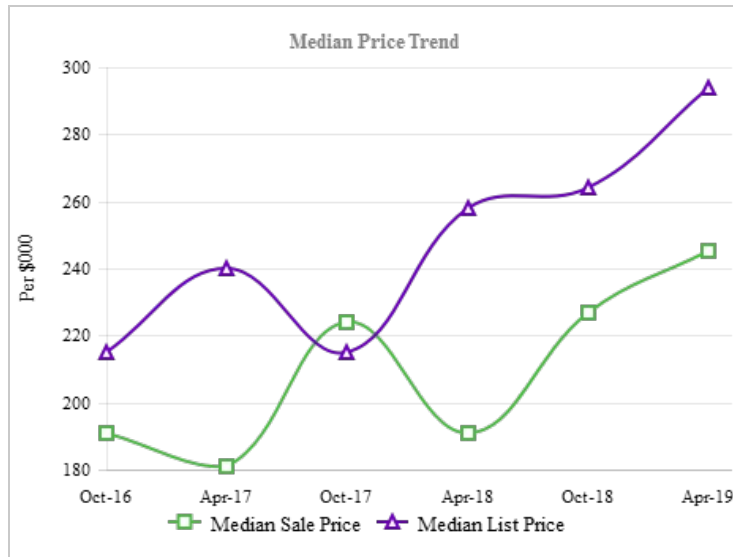
There is not enough trend data available to calculate months of supply for the last 30 days.

New Listings

61% 
7 Listings

Closed Sales

0 Sales




6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Peterborough, NH (3458). In the last 6 months there were 45 homes sold and the average sale price was \$245K. This 54% decline in sales suggests that there is a relative contraction of supply in the market.


Homes Sold

45
54% 


Avg. Sold \$

\$245K
8% 

Avg. Sold \$ / Sq. Ft.

\$127
2% 

Avg. Age

49
14% 


6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Peterborough, NH (3458). In the last 6 months there were 56 homes listed for sale and the average list price was \$360K. The average days on market for listings decreased to 51 days from the previous period, which indicates a strengthening market relative to the prior period.


Homes for Sale

56
47% 


Avg. List \$

\$360K
10% 

Avg. List \$ / Sq. Ft.

\$152
5% 

Avg. DOM

51
54% 

Subject vs Recently Sold Properties

Sale Price

\$1.00M

\$38K  \$578K

Living Area (Sq. Ft.)



Price / Sq. Ft.



Transaction History Report

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019

Current Owner: Unicom Enterprises Inc

Vesting:

2006 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
12/26/2006	Deed Transfer	\$1,000,000			Unicom Enterprises Inc	
	<i>Sale Date:</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 7787.72</i>	
	<i>Title:</i>					

Transaction History Basic

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019

Current Owner: Unicom Enterprises Inc

Vesting:

2006 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
12/26/2006	Deed Transfer	\$1,000,000			Unicom Enterprises Inc	
	<i>Sale Date:</i>		<i>Doc Type: Deed Transfer</i>		<i>Doc #: 7787.72</i>	
	<i>Title:</i>					

Open Lien Report

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019

Owner Information

Owner Name: Unicom Enterprises Inc
Vesting:
Mailing Address: 15535 San Fernando Mission Blvd, Mission Hills, CA 91345-1343

Property Details

Land Use:	Office Building	Bedrooms:	Living Area:	Year Built / Eff:	1930 /
Zoning:	COM	Baths (F / H):	Lot Area:	Stories:	
Subdiv / Tct:	/	Total Rooms:	243,065 Sq. Ft.	Parking Type:	Paved
Style:	Low Rise	Pool:	Basement:	Garage #:	
Exterior Wall:	Wood	Fireplace:	Cooling:	Price / Sq. Ft.:	
	Siding/Shingle		Heating:		
			Forced Air		

Open Liens & Position

Owner 1: Unicom Enterprises Inc
Owner 2:

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Last Market Sale

Sale Date	Rec Date	Verified	Type	Seller	Buyer	Sale Price
	12/26/2006				Unicom Enterprises Inc	\$1,000,000

Tax Status

Tax Information

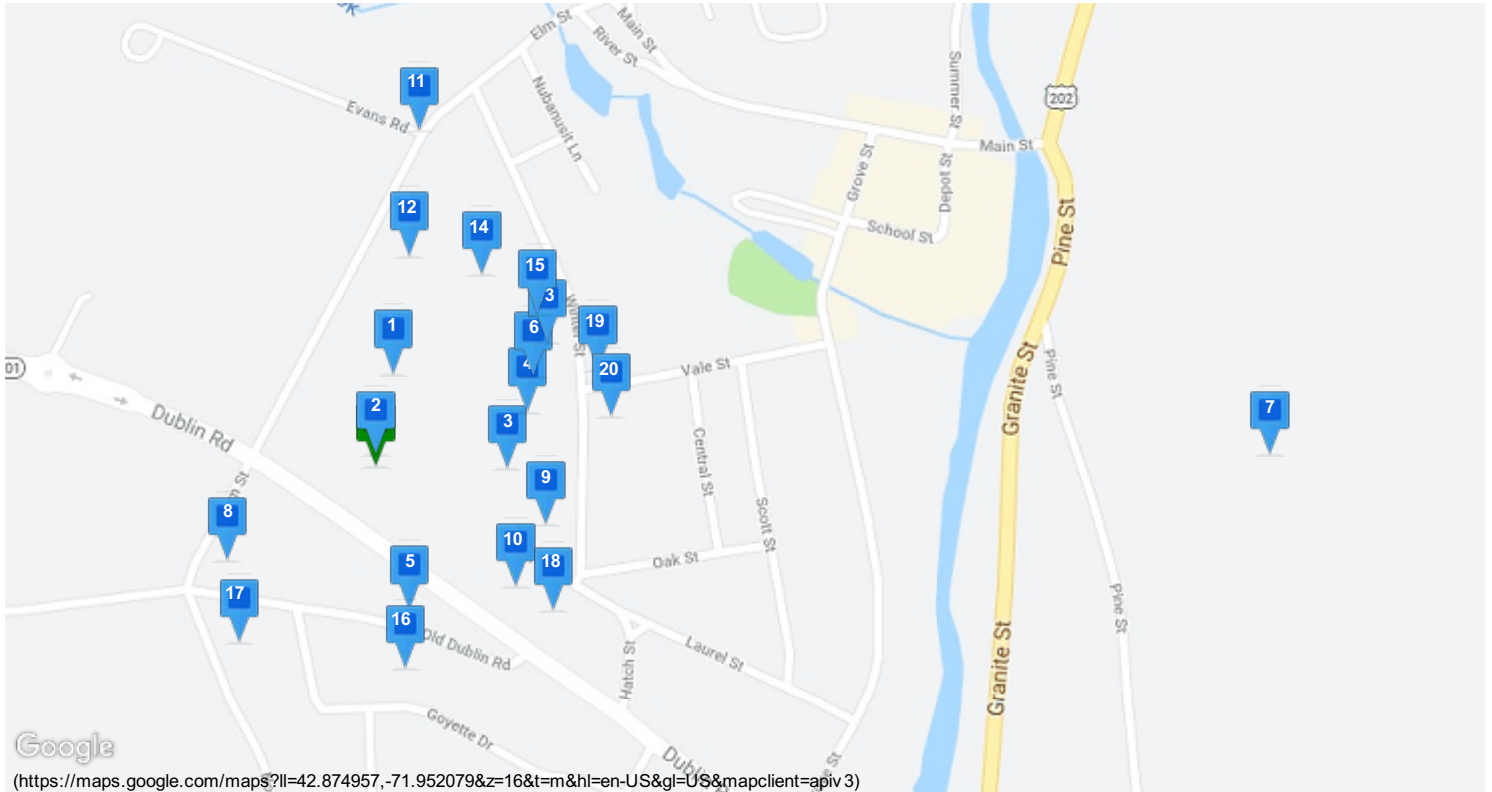
Assessed Year:	2018	Assessed Value:	\$1,109,800	Market Total Value:	
Tax Year:	2018	Land Value:	\$318,700	Market Land Value:	
Tax Area:		Improvement Value:	\$791,100	Market Imprv Value:	
Property Tax:	\$33,394.00	Improved %:	71.28%	Market Imprv %:	
Exemption:		Delinquent Year:			

Neighbors Report

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019



(https://maps.google.com/maps?ll=42.874957,-71.952079&z=16&t=m&hl=en-US&gl=US&mapclient=apiv3)

Subject Property Neighbors



Subject Property
80 Elm St, Peterborough, NH 03458-1000
 Occupancy: Absentee Owner

Owner Name:	Unicom Enterprises Inc	Sale / Rec Date:	/ 12/26/2006	Year Built / Eff:	1930 /
Mailing Address:	15535 San Fernando Mission Blvd, Mission Hills, CA 91345-1343	Sale Price / Type:	\$1,000,000 /	Living Area:	
APN:	PTBR-000023U-000021	Land Use:	Office Building	Lot Area:	243,065 Sq. Ft.
				Bedrooms:	
				Baths (F / H):	



Neighbor 1 - 0.06 Miles From Subject
36 Elm St, Peterborough, NH 03458-1040
 Occupancy: Absentee Owner

Owner Name:	Williams Lance	Sale / Rec Date:	/ 12/31/2012	Year Built / Eff:	1975 /
Mailing Address:	36 Elm St, Peterborough, NH 03458-1040	Sale Price / Type:	\$700,000 /	Living Area:	
APN:	PTBR-000023U-000020	Land Use:	Commercial (NEC)	Lot Area:	160,736 Sq. Ft.
				Bedrooms:	
				Baths (F / H):	



Neighbor 2 - 0.08 Miles From Subject
96 Elm St, Peterborough, NH 03458-1317

Occupancy: Unknown

Owner Name: Turcotte Patricia
 Mailing Address: 96 Elm St, Peterborough, NH 03458-1317
 APN: PTBR-000022U-000046

Sale / Rec Date: / 01/29/2018
 Sale Price / Type: \$242,000 /
 Land Use: SFR

Year Built / Eff: 2006 /
 Living Area: 1,712 Sq. Ft.
 Lot Area: 27,007 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 / 1



Neighbor 3 - 0.09 Miles From Subject
29 Winter St, Peterborough, NH 03458-1416

Occupancy: Absentee Owner

Owner Name: Coburn Steven & Laura
 Mailing Address: 67 Fish Rd, Temple, NH 03084-4601
 APN: PTBR-000022U-000045

Sale / Rec Date: / 06/25/2012
 Sale Price / Type: \$192,500 /
 Land Use: SFR

Year Built / Eff: 1962 /
 Living Area: 1,549 Sq. Ft.
 Lot Area: 128,066 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 /



Neighbor 4 - 0.11 Miles From Subject
27 Winter St, Peterborough, NH 03458-1416

Occupancy: Owner Occupied

Owner Name: West FT / West George B
 Mailing Address: 27 Winter St, Peterborough, NH 03458-1416
 APN: PTBR-000023U-000007

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1830 /
 Living Area: 2,537 Sq. Ft.
 Lot Area: 43,560 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 /



Neighbor 5 - 0.11 Miles From Subject
17 Old Dublin Rd, Peterborough, NH 03458-1328

Occupancy: Absentee Owner

Owner Name: Gifford Yvonne R
 Mailing Address: Po Box 247, Peterborough, NH 03458-247
 APN: PTBR-000022U-000049

Sale / Rec Date: / 09/23/2013
 Sale Price / Type: \$185,000 /
 Land Use: SFR

Year Built / Eff: 1914 /
 Living Area: 1,501 Sq. Ft.
 Lot Area: 23,522 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 1 / 1



Neighbor 6 - 0.12 Miles From Subject
23 Winter St, Peterborough, NH 03458-1414

Occupancy: Owner Occupied

Owner Name: Keenan Thomas B / Keenan Linda L
 Mailing Address: 23 Winter St, Peterborough, NH 03458-1414
 APN: PTBR-000023U-000008

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1880 /
 Living Area: 2,196 Sq. Ft.
 Lot Area: 50,530 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 /



Neighbor 7 - 0.13 Miles From Subject
Dublin Rd Off, Peterborough, NH 03458

Occupancy: Absentee Owner

Owner Name: Fenton Margaret L
 Mailing Address: 11 Muirfield Cir, Andover, MA 01810-2875
 APN: PTBR-000022U-000043

Sale / Rec Date:
 Sale Price / Type:
 Land Use: Vacant -Residential Land

Year Built / Eff:
 Living Area:
 Lot Area: 55,321 Sq. Ft.
 Bedrooms:
 Baths (F / H):



Neighbor 8 - 0.13 Miles From Subject
106 Elm St, Peterborough, NH 03458-1317

Occupancy: Owner Occupied

Owner Name: Pieterse William J / Pieterse Anna Marie
 Mailing Address: 106 Elm St, Peterborough, NH 03458-1317
 APN: PTBR-000022U-000047

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1936 /
 Living Area: 2,238 Sq. Ft.
 Lot Area: 29,621 Sq. Ft.
 Bedrooms: 4
 Baths (F / H): 2 /



Neighbor 9 - 0.13 Miles From Subject
31 Winter St, Peterborough, NH 03458-1416

Occupancy: Owner Occupied

Owner Name: Ciccone Paul M & Jan K
 Mailing Address: 31 Winter St, Peterborough, NH 03458-1416
 APN: PTBR-000022U-000044

Sale / Rec Date: / 07/05/2001
 Sale Price / Type: \$300,000 /
 Land Use: SFR

Year Built / Eff: 1952 /
 Living Area: 2,842 Sq. Ft.
 Lot Area: 69,696 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 / 1



Neighbor 10 - 0.13 Miles From Subject
22 Laurel St, Peterborough, NH 03458-1436

Occupancy: Owner Occupied

Owner Name: Hickey John
 Mailing Address: 22 Laurel St, Peterborough, NH 03458-1436
 APN: PTBR-000022U-000042

Sale / Rec Date: / 09/07/2012
 Sale Price / Type: \$255,000 /
 Land Use: SFR

Year Built / Eff: 1963 /
 Living Area: 1,662 Sq. Ft.
 Lot Area: 34,412 Sq. Ft.
 Bedrooms: 4
 Baths (F / H): 2 / 1



Neighbor 11 - 0.14 Miles From Subject
25 Elm St, Peterborough, NH 03458-1051

Occupancy: Absentee Owner

Owner Name: Peterborough Town Of
 Mailing Address: 1 Grove St, Peterborough, NH 03458-1422
 APN: PTBR-000023U-000025

Sale / Rec Date:
 Sale Price / Type:
 Land Use:

Year Built / Eff: 1920 /
 Living Area:
 Lot Area: 140,263 Sq. Ft.
 Bedrooms:
 Baths (F / H):



Neighbor 12 - 0.14 Miles From Subject
22 Elm St, Peterborough, NH 03458-1052

Occupancy: Owner Occupied

Owner Name: Holden Bronislaw P
 Mailing Address: 22 Elm St, Peterborough, NH 03458-1052
 APN: PTBR-000023U-000018

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1950 /
 Living Area: 1,775 Sq. Ft.
 Lot Area: 26,572 Sq. Ft.
 Bedrooms: 4
 Baths (F / H): 2 /



Neighbor 13 - 0.14 Miles From Subject
21 Winter St, Peterborough, NH 03458-1414

Occupancy: Owner Occupied

Owner Name: Harris Jean M
 Mailing Address: 21 Winter St, Peterborough, NH 03458-1414
 APN: PTBR-000023U-000009

Sale / Rec Date:
 Sale Price / Type:
 Land Use: SFR

Year Built / Eff: 1880 /
 Living Area: 1,316 Sq. Ft.
 Lot Area: 20,909 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 /



Neighbor 14 - 0.14 Miles From Subject
15 Winter St, Peterborough, NH 03458-1414

Occupancy: Owner Occupied

Owner Name: Pellettieri Jason P / Pellettieri Monica G Sale / Rec Date: / 07/30/2010
 Mailing Address: 15 Winter St, Peterborough, NH 03458-1414 Sale Price / Type: \$255,000 /
 APN: PTBR-000023U-000011 Land Use: SFR

Year Built / Eff: 1846 /
 Living Area: 2,268 Sq. Ft.
 Lot Area: 156,816 Sq. Ft.
 Bedrooms: 4
 Baths (F / H): 2 / 1



Neighbor 15 - 0.15 Miles From Subject
17 Winter St, Peterborough, NH 03458-1414

Occupancy: Owner Occupied

Owner Name: Kennedy Robert S / Kennedy Eleanor E Sale / Rec Date: / 05/08/2015
 Mailing Address: 17 Winter St, Peterborough, NH 03458-1414 Sale Price / Type: \$286,000 /
 APN: PTBR-000023U-000010 Land Use: SFR

Year Built / Eff: 1948 /
 Living Area: 1,982 Sq. Ft.
 Lot Area: 34,412 Sq. Ft.
 Bedrooms: 2
 Baths (F / H): 2 / 1



Neighbor 16 - 0.15 Miles From Subject
35 Goyette Dr, Peterborough, NH 03458-1346

Occupancy: Owner Occupied

Owner Name: Roman Walter / Roman Lynn Sale / Rec Date:
 Mailing Address: 35 Goyette Dr, Peterborough, NH 03458-1346 Sale Price / Type:
 APN: PTBR-000022U-000054 Land Use: SFR

Year Built / Eff: 1960 /
 Living Area: 1,700 Sq. Ft.
 Lot Area: 49,658 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 1 / 1



Neighbor 17 - 0.16 Miles From Subject
40 Old Dublin Rd, Peterborough, NH 03458-1331

Occupancy: Owner Occupied

Owner Name: Blanchard FT / Blanchard Philip B Sale / Rec Date:
 Mailing Address: 40 Old Dublin Rd, Peterborough, NH 03458-1331 Sale Price / Type:
 APN: PTBR-000022U-000028 Land Use: SFR

Year Built / Eff: 1968 /
 Living Area: 1,984 Sq. Ft.
 Lot Area: 45,433 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 /



Neighbor 18 - 0.16 Miles From Subject
20 Laurel St, Peterborough, NH 03458-1436

Occupancy: Owner Occupied

Owner Name: Dixon Raymond L / Dixon Annette M Sale / Rec Date: / 01/25/2013
 Mailing Address: 20 Laurel St, Peterborough, NH 03458-1436 Sale Price / Type: \$195,000 /
 APN: PTBR-000022U-000041 Land Use: SFR

Year Built / Eff: 1960 /
 Living Area: 2,760 Sq. Ft.
 Lot Area: 23,522 Sq. Ft.
 Bedrooms: 4
 Baths (F / H): 3 /



Neighbor 19 - 0.16 Miles From Subject
17 Vale St, Peterborough, NH 03458-1449

Occupancy: Owner Occupied

Owner Name: Alexandra A Woodford Ret / Woodford Alexandra A Sale / Rec Date: / 07/29/2015
 Mailing Address: 17 Vale St, Peterborough, NH 03458-1449 Sale Price / Type: \$236,000 /
 APN: PTBR-000017U-000039 Land Use: SFR

Year Built / Eff: 1900 /
 Living Area: 1,778 Sq. Ft.
 Lot Area: 6,534 Sq. Ft.
 Bedrooms: 3
 Baths (F / H): 2 /



Neighbor 20 - 0.16 Miles From Subject
28 Winter St, Peterborough, NH 03458-1417

Occupancy: Owner Occupied

Year Built / Eff: 1966 /
Living Area: 1,673 Sq. Ft.
Lot Area: 24,829 Sq. Ft.
Bedrooms: 3
Baths (F / H): 1 / 1

Owner Name: Coutis Julianne / Coutis Timothy F
Mailing Address: 28 Winter St, Peterborough, NH 03458-1417
APN: PTBR-000017U-000037

Sale / Rec Date: / 09/02/2015
Sale Price / Type: \$195,000 /
Land Use: SFR

Sales Comparables

80 Elm St, Peterborough, NH 03458-1000

APN: PTBR-000023U-000021

Hillsborough County Data as of: 04/23/2019

No sales comparables found for default criteria.

You may edit your criteria to locate comparables.

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