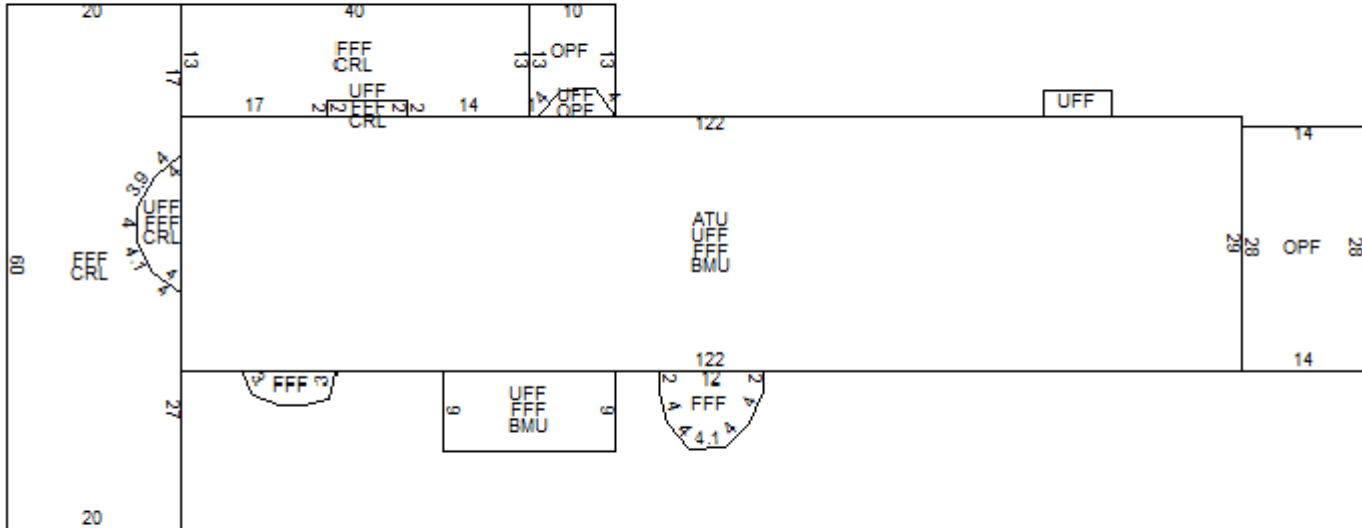


OWNER INFORMATION				SALES HISTORY				PICTURE									
KONA LLC C/O SCOTT PERDUE - MEMBER 16 MAPLE ST SOMERSWORTH, NH 03878-2720				Date	Book	Page	Type	Price	Grantor								
				05/30/2024	3773	0133	U I 20	2,500,000	KONA INC								
				10/13/1971	0497	0088	U I 99	NIELSEN NIELS P & NORMA									
LISTING HISTORY				NOTES													
11/02/22	JBVM	MEASUR+1VISIT		KONA MANSION INC 10RMS W/BATHS; ANTIQUE MANSION; 9-HOLE SHORT(3PAR)GOLF COURSE; 2022-SPOKE W/OWNR, CONFIRMED INT INFO, CABIN 1 THR 4 ON BOATHOUSE LN, CHALET 1 & 2, OLD FNDTN ON PROPRTY;													
04/29/14	JJ01	MEASUR+1VISIT															
08/09/13	RK16	FIELD REVIEW															
05/05/13	RK16	FIELD REVIEW															
04/28/08	PMQC	QUALITY CONTROL															
04/14/04	MO01	MEASUR+1VISIT															
04/14/04	MO02	MEASUR+2VISIT															
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR									
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes		MOULTONBOROUGH ASSESSING OFFICE							
SHED AVG		200	10 x 20	100	20.00	50	2,000	2006-COND									
TENNIS COURT		2		100	50,400.00	50	50,400	2006		PARCEL TOTAL TAXABLE VALUE							
CARPORT		460	20 x 23	100	20.00	50	4,600	2006									
SHED AVG		247	13 x 19	100	20.00	50	2,470	2006		YearBuildingFeaturesLand							
COMMERCIAL PAVING		6,000		100	3.00	50	9,000	2006									
FPL-2 STORY CHIM		4		100	8,000.00	100	32,000	1976		2023\$ 1,522,000\$ 570,300\$ 1,392,300							
EXTRA FPL OPEN		6		100	2,500.00	100	15,000	1976									
AIR CONDITION		2,000		100	3.00	50	3,000	1976-OLD		Parcel Total: \$ 3,484,600							
HOLES		9		100	50,000.00	100	450,000	2006									
LEAN-TO		80	4 x 20	100	8.00	50	320	2006-COND/ATT TO SHD		2024\$ 1,672,000\$ 571,300\$ 1,620,600							
SHED AVG		36	6 x 6	100	20.00	0	0	2022-COND=NV									
							568,800			Parcel Total: \$ 3,863,900							
										2025\$ 1,230,600\$ 568,800\$ 1,620,600 (c)							
										Parcel Total: \$ 3,863,900							
										(Card Total: \$ 3,420,000)							
LAND VALUATION								LAST REVALUATION: 2024									
Zone: COMMERCIAL		Minimum Acreage: 1.00		Minimum Frontage: 150		Site: SS/KB/SB - INLAND								Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
COM/IND	1.000 ac	68,500	5	140	240	100	100		120	276,200	0	N	276,200	WA			
COM/IND	1.000 ac	68,500	5	140					264	253,200	0	N	253,200	SITE			
COM/IND	1.000 ac	68,500	5	140					264	253,200	0	N	253,200				
COM/IND	1.000 ac	68,500	5	140					264	253,200	0	N	253,200				
COM/IND	78.000 ac	x 4,000	X	71					264	584,800	0	N	584,800				
82.000 ac									1,620,600		1,620,600						
OLD MBLU: 019/ 016/ 000/ 000/																	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS					
	KONA LLC C/O SCOTT PERDUE - MEMBER 16 MAPLE ST SOMERSWORTH, NH 03878-2720	<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>	District	Percentage			Model: 2.00 STORY FRAME COMMERCIAL Roof: GAMBREL/CLAY/TILE Ext: STONE ON MASONRY Int: PLASTER/DRYWALL Floor: HARDWOOD Heat: OIL/STEAM Bedrooms: 9 Baths: 10.0 Fixtures: 30 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A7 VERY GOOD +20 Com. Wall: Size Adj: 0.8008 Base Rate: CHO 98.00 Bldg. Rate: 1.6577 Sq. Foot Cost: \$ 162.45	
	District	Percentage						
PERMITS								
<table><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td></td><td></td><td></td></tr></table>			Date	Project Type	Notes			
Date	Project Type	Notes						

				
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
ATU	ATTIC	3538	0.10	354
UFF	UPPER FLR FIN	3837	1.00	3837
FFF	FST FLR FIN	5555	1.00	5555
BMU	BSMNT	3718	0.15	558
OPF	OPEN PORCH	522	0.25	131
CRL	CRAWL SPACE	1720	0.05	86
GLA:	9,392	18,890		10,521
2024 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 1,709,136		
Year Built:		1898		
Condition For Age:	AVERAGE	28 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		28 %		
Building Value:		\$ 1,230,600		