

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** 12 Middle St, LLC
2. **PROPERTY LOCATION:** 12 Middle Street, Lancaster, NH 03584
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 4 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: 6
Does system supply water for more than one household? ☒ Yes ☐ No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☐ No
Quality: ☐ Yes ☐ No ☒ Unknown
If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? ☐ Yes ☒ No Date of most recent test: _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
IF YES, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No
Private: ☐ Yes ☐ No ☐ Unknown
Septic Design Available: ☐ Yes ☐ No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size _____ Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown. Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS: _____

SELLER(S) INITIALS

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BUYER(S) INITIALS

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PROPERTY LOCATION: 12 Middle St, Lancaster, NH 03584

d. LEACH FIELD: ☐ Yes ☒ No ☐ Other

IF YES, Location: _____ Size: _____ ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown

Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

IF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

Other ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

SD
12/23/25
10:44 AM EST

BUYER(S) INITIALS

PROPERTY LOCATION: 12 Middle St, Lancaster, NH 03584

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken?

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information:

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No

Comments:

If YES: Source of information:

Comments:

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☐ No ☒ Unknown If YES, Explain:

What is your source of information?

☐ Yes ☒ No ☐ Unknown If YES, Explain:

What is your source of information?

☐ Yes ☒ No If YES, Explain:

☐ Yes ☒ No If YES, Explain:

☐ Yes ☒ No ☐ Unknown If YES, Explain:

☐ Yes ☒ No ☐ Unknown Comments:

☐ Yes ☐ No ☒ Unknown If YES, By:

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

i.	Heating System	Age: 4 yrs	Type: boiler	Fuel: oil	Tank Location: basement
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Owner of Tank: self

Annual Fuel Consumption:	Price: \$3200	Gallons:
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Date system was last serviced and by whom? 12/17/25 Above The Notch Heating

Secondary Heat Systems: Rinnai Propane Heater

Comments: Located in the 3rd Floor apartment, tanks in the alley

Moisture or leakage: none

Comments:

SD
12/23/25

BUYER(S) INITIALS

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PROPERTY LOCATION: 12 Middle St, Lancaster, NH 03584

- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: Sometimes damp in Spring
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? yes Last Cleaned: 12/17/25 Problems? none
Comments: Liner was installed in 2021
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2 & 4 yrs Type: 2 electric 1 off boiler Gallons: _____
- o. **Electrical System** # of Amps _____ ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. **Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☒ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Spectrum; Fidium is available
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

SD
12/23/25

BUYER(S) INITIALS

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10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Stephanie Dillon
dotloop verified
12/23/25 10:44 AM
EST
JLMS-AATJ-WCZj-VXU6

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER(S) INITIALS *SD* / _____

BUYER(S) INITIALS _____ / _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** 12 MIDDLE STREET, LLC

2. **PROPERTY LOCATION:** 12 Middle St, Lancaster, NH 03584

3. **GENERAL INFORMATION:**

a. Number of city/town approved units: 3

b. Number and type of appliances included in sale: appliances in the residential units, 2 refrigerators, 2 stoves, 2 OTR microwaves

c. Number and location of washer / dryer hookups:

d. Number and type of electrical service entrances:

e. Number and type of heating systems (note ages): 2 systems. 1 oil boiler in basement, heats first floor and apartment #1

1 Rinnai propane heater in apartment #2, propane tanks located in alley

f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain:

g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify:

h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration:

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? no

If yes, please explain:

j. Smoke detectors: Locations throughout. Hard-wired? ☐ Yes ☒ No

4. **RENT SCHEDULE:**

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
comm.	no	4 yrs		875.00	yes	0	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
1	no	2.5 yrs		1700.00	yes	1500.00	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
2	no	4 yrs		1000.00	no	500.00	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
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Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants?

Apt 1 moving by Dec 31, 2025

Comments: Commercial occupied by seller, closing shop by mid-February. Seller's son lives in apartment #2, has had a difficult year which is why rent isn't current, some payments are being made. Separate Electric meters so all units can pay their own electricity, apartment 2 could pay own heat as well.

SELLER(S) INITIALS


12/21/2025
10:44 AM EST
dotloop verified

BUYER(S) INITIALS

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 12 Middle St, Lancaster, NH 03584

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: \$3405 2025
- b. Annual hazard insurance: _____
- c. Annual snow removal expense: _____
- d. Annual lawn mowing, yard maintenance expense: _____
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: \$3658 total oil & propane
- f. Annual electric costs paid by landlord: \$1500
- g. Annual trash removal expense: _____
- h. Annual water/sewer expenses paid by landlord: \$1387
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No
- b. Additional comments:

8. ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

<i>Stephanie Dillon</i>	dotloop verified 12/23/25 10:44 AM EST 9W1D-BD4S-CBWL-PQKC	
SELLER	DATE	SELLER
		DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER	BUYER
DATE	DATE

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 12 Middle Street, Lancaster, NH 03584

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

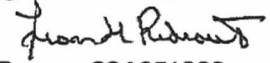
- (f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Seller	<small>dotloop verified 12/23/25 10:44 AM EST XHRZ-RJIT-ROCK-QQOL</small> Date		
		Seller	Date
		Purchaser	Date
 Agent	12/23/25 Date		
		Agent	Date

Doc # 2105184 09/16/2021 03:33:26 PM Page 1 of 2
Book 1579 Page 224 Register of Deeds, Coos County


LCHIP COA051288 25.00
TRANS TAX CO019064 2,355.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **DOROTHY SCOTT**, a single woman, with an address of 12 Middle Street, Lancaster, New Hampshire 03584, for consideration paid, grant to **12 MIDDLE STREET, LLC**, a New Hampshire limited liability company, with an address of P.O. Box 69, Dalton, New Hampshire 03598, with **WARRANTY COVENANTS**, the following described real estate:

A certain piece or parcel of land, with the buildings thereon, situated on the northerly side of Middle Street, so-called, in the Town of Lancaster, County of Coos and State of New Hampshire, more particularly described as follows:

Being the premises sometimes referred to as the Hicks Restaurant property together with all rights appurtenant thereto and being all and the same premises and rights conveyed to Charles Morse and Mary Morse, as joint tenants, by deed of Merrill Shurtleff, dated March 27, 1931 and recorded in Coos Deeds, Volume 261, Page 188, to which reference may be had and to prior deeds of record to which reference may also be had, for a more complete description of the premises aforesaid.

This conveyance also conveys and is subject to all rights-of-way of record both benefitting and burdening the herein conveyed premises.

Meaning and intending to describe and convey all and the same premises as conveyed to Dorothy Scott by Warranty Deed of Frank Savage dated May 27, 2005 and recorded in the Coos County Registry of Deeds on May 31, 2005 at Book 1127, Page 837.

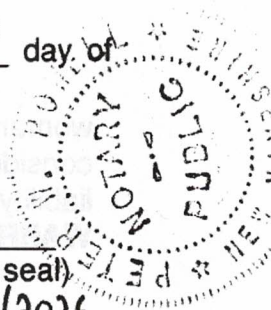
IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of September, 2021.

Dorothy Scott
Dorothy Scott

STATE OF NEW HAMPSHIRE
COUNTY OF COOS

The foregoing instrument was acknowledged before me on this 15th day of September, 2021 by Dorothy Scott.

Pete W. Powell
Notary Public (with seal)
My Commission Expires: 3/24/2026



Parcel ID: P07 - 59 - 0 (CARD 1 of 1)
 Owner: 12 MIDDLE STREET, LLC
 Location: 012 MIDDLE ST
 Acres: 0.050

General

Valuation

Building Value: \$126,100
Features: \$0
Taxable Land: \$43,200

Card Value: \$169,300 ?
Parcel Value: \$169,300

[Review and Pay Property Taxes Online](#)

Listing History

List Date Lister

09/01/2005 JC

04/09/2003 DJW

Notes: RETAIL 1ST+ APTS OVER BP04-033 REMODEL FRONT & INTERIOR & PAINT (EC15M) PU05:RENOV RETAIL AREA ON 1ST, AINT - APT NOT RENOV YET 2005 SALE SOLD TO TENANT, FAMILY CONNECTION TENANT HAD DONE SOME RENOV PRIOR TO SALE

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$126,100	\$0	\$43,200	Cost Valuation	\$169,300
2024	\$126,100	\$0	\$43,200	Cost Valuation	\$169,300
2023	\$126,100	\$0	\$43,200	Cost Valuation	\$169,300
2022	\$111,100	\$0	\$24,000	Cost Valuation	\$135,100
2021	\$111,100	\$0	\$24,000	Cost Valuation	\$135,100
2020	\$111,100	\$0	\$24,000	Cost Valuation	\$135,100
2019	\$111,100	\$0	\$24,000	Cost Valuation	\$135,100
2018	\$111,100	\$0	\$24,000	Cost Valuation	\$135,100
2017	\$106,300	\$0	\$24,000	Cost Valuation	\$130,300
2016	\$106,300	\$0	\$24,000	Cost Valuation	\$130,300
2015	\$106,300	\$0	\$24,000	Cost Valuation	\$130,300
2014	\$106,300	\$0	\$24,000	Cost Valuation	\$130,300
2013	\$106,300	\$0	\$24,000	Cost Valuation	\$130,300

9/15/2021	IMPROVED	YES	\$157,000	SCOTT, DOROTHY	1579	0224
5/27/2005	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$100,000	SAVAGE, MABEL	1127	0837

and

Size:	0.050 Ac.	Site:	AVERAGE
one:	04 - C-COMMERCIAL	Driveway:	GRAVEL AND/OR DIRT
Neighborhood:	AVG -20 80%	Road:	PAVED
and Use:	COM/IND	Taxable Value:	\$43,200

and Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.050 AC	60,000	C	80	100	100	100	100 LEVEL	90	43,200	0	N	43,200	SHAPE/SIZE

ilding

2.75 STORY FRAME GENRET Built In 1880

Roof:	GABLE HIP	Bedrooms:	2	Quality:	FAIR
	ASPHALT	Bathrooms:	1.5	Size Adj.	0.9830
Exterior:	CLAP BOARD	Extra Kitchens:	0	Base Rate:	85.00
		Fireplaces:	0	Building Rate:	0.6727
Interior:	DRYWALL	Generators:	0	Sq. Foot Cost:	57.18
		AC:	NO	Effective Area:	4,240
Flooring:	CARPET	Comm. Wall Factor:	100	Gross Living Area:	3,981
	LINOLEUM OR SIM				
Heat:	OIL	Comm Wall:	WOOD	Cost New:	\$242,443
	HOT WATER				

Depreciation							Assessment
Normal	Physical	Functional	Economic	Temporary	Total Dpr.		
AVERAGE		LAYOUT/MIX					
38%	0%	10%	0%	0%	48%		\$126,100

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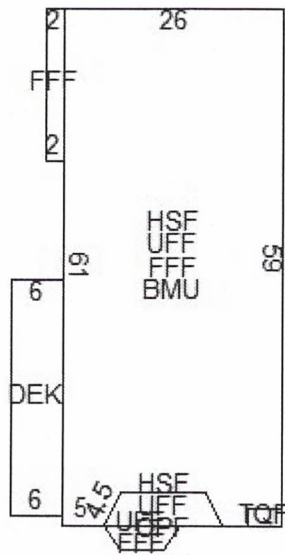
ere Are No Features For This Card

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Code	Description	Area	Eff Area	GL Area
HSF	1/2 STRY FIN	1,578	789	789
UFF	UPPER FLR FIN	1,599	1,599	1,599
FFF	FST FLR FIN	1,587	1,587	1,587
BMU	BSMNT UNFINISHED	1,530	230	0
DEK	DECK/ENTRANCE	168	17	0
TQF	3/4 STRY FIN	8	6	6
OPF	OPEN PORCH FIN	48	12	0
Totals			4,240	3,981

inted on 12-29-25

