
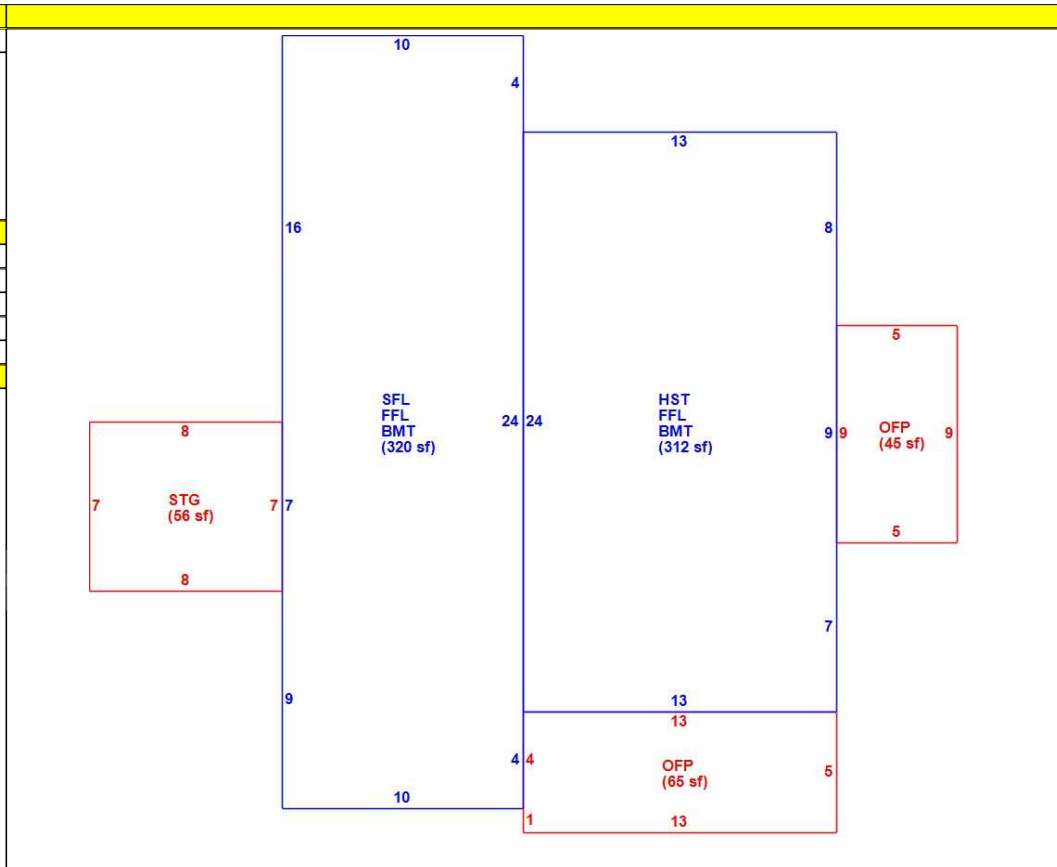


CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT												
10 HOYT COURT LLC 197 CHESLEY HILL RD ROCHESTER NH 03839		0	CITY WATER R	0	LEVEL	DT	DOWNTOWN	Description	LUC Co	Prior Assessed	Current Assesse									
		0	CITY SEWER	NEIGHBORHOOD		NHBD NAME		BLDG	109	525,400	525,400									
		0	CTY WTR PBO	2004		2 TO 4 UNITS DOWNT		LAND	109	140,000	140,000									
		UTL/ST/TRAF		EXEMPTIONS				OB	109	32,000	32,000									
		0	NONE	Year	Code	Description														
		0	PAVED																	
		0	MEDIUM																	
		LEGAL DESCRIPTION																		
		BK 4139 PG 268 INCL HOYT CT																		
								Total		697,400	697,400									
SALES INFORMATION- GRANTEE		BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)													
10 HOYT COURT LLC		4464 514	03-22-2017	0	40		Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse					
LAURION RAYMOND D		4464 511	03-22-2017	0	38		2022	BLDG	221,300	2023	BLDG	221,300	2024	BLDG	525,400					
10 HOYT COURT LLC		4464 507	03-22-2017	0	38			LAND	46,000		LAND	46,000		LAND	140,000					
LAURION RAYMOND D TRUST		4139 268	06-17-2013	2,667	44			OB	26,400		OB	26,400		OB	32,000					
LAURION RAYMOND D & RITA A		4139 260	06-17-2013	2,667	44		Total		293,700	Total		293,700	Total		697,400					
BUILDING NOTES								APPRAISED VALUE SUMMARY												
								Appraised Building Value (Card)								525,400				
								Appraised Extra Feature Value (Bldg)								0				
								Appraised Outbuilding Value (Bldg)								32,000				
								Appraised Land Value (Bldg)								140,000				
								Total Appraised Parcel Value								697,400				
								Valuation Method								C				
								Total Appraised Parcel Value								697,400				
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY												
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	Date	Id	Purpost/Result		Notes								
10-03-2017	B-17-821	ROOFING	5,800	01-03-2018	100	CE	#9 Roof replaced on one side of building	01-22-2025	HM	OWN ADD CHG		PER OFFICE R								
10-17-2008	08-1338	ELECTRIC	75	12-03-2008	100	CE	#10 Duplex roof repair leaks;	07-12-2023	LA	OWN ADD CHG		PER OWNER C								
09-19-2006	06-1365	DEMOLITION	2,500	10-27-2006	100	CE		01-03-2018	NM	EXT ONLY		Permit #: B-17-								
10-28-2003	1207	GARAGE	20,000	04-12-2004	100	C		03-24-2017	DF	DEED CHANGE										
10-28-2003	1206	PLUMBING	2,000	04-12-2004	100	C		07-08-2013	VS	DEED CHANGE										
								04-08-2009	VS	DEED CHANGE										
								04-08-2009	TM	MAPPING CHG		LOT COMBINA								
LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1090	MULT HOUS	1.000	PRIMARY	P	1.000	137,00	1.00000	1.00	2004	1.000						137,000	137,000		
1	1090	MULT HOUS	0.400	EXCESS A	E	1.000	7,500.0	1.00000	1.00	2004	1.000						7,500	3,000	3,000	
Total Card Land Units			1.40	AC	Parcel Total Land Area			1.40	AC	Total Land Value			140,000							

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20M	DUPLEX	Solar	0	
Grade	C	AVERAGE	Central Vac	0	
Stories	1.5		Nbhd Modifier		
Units	2		MH Make		
Frame	01	WOOD	MH Serial #		
Foundation	03	BRICK/STONE	Color;Mdl #;D		GREY;
Exterior Wall 1	20	COMP CLAP			
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
View	N	NONE			
Interior Wall 1	06	AVERAGE			
Interior Floor 1	08	AVERAGE			
Basement Flo	13	DIRT			
Bsmt Garage	0				
Finished Bsmt					
FBLA					
Rec Room					
Electric	03	TYPICAL			
Insulation	02	TYPICAL			
Interior/Exterior	SAME	SAME			
% Heated	100.00				
Heat Fuel	03	ELECTRIC			
Heat Type	04	RADIANT			
AC Percent	0.00				
Bedrooms	2				
Full Bath(s)	2				
3/4 Bath(s)	0				
Half Bath(s)	0				
Extra Fixture(s)	0				
Kitchen(s)	2				
Extra Kitchen(0				
Total Rooms	6				
Fireplace(s)	0				
WS Flues	0				
			CONDO DATA		
			Condo Main		Complex #
			Adjust Type	Code	Building #
			Condo Floor		Section #
			Condo Location		% Owner
			COST / MARKET VALUATION		
			Building Value New		347,072
			Year Built		1881
			Condition Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		50
			Functional Obsol		
			Economic Obsol		
			Trend Factor		1.000
			Special Adj		
			Condition %		
			Percent Good		50
			RCNLD		173,500
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
02	SHED MTL/V	L	1	20	66	C	AV	1901	75	10.50	1.00	10,400
01	SHED FRAME	L	1	22	18	C	AV	1881	75	17.50	1.00	5,200
46	FLAT BARN	L	1	22	30	C	AV	1881	75	33.12	1.00	16,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT	0	632	158	58.41	36,917
FFL	1ST FLOOR	632	632	632	233.65	147,667
HST	HALF STORY	156	312	156	116.83	36,449
OFF	OPEN PORCH	0	110	0	42.68	4,695
SFL	2ND FLOOR	320	320	320	233.65	74,768
STG	FRAME SHED BULKHEAD/FRAM	0	56	0	28.15	1,576
Ttl Gross Liv / Lease Area		1,108	2,062	1,266		302,072



CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				
10 HOYT COURT LLC			0	CITY WATER R	0	LEVEL	DT	DOWNTOWN	Description	LUC Co	Prior Assessed	Current Assesse	
			0	CITY SEWER	NEIGHBORHOOD		NHBD NAME		BLDG	109	525,400	525,400	
197 CHESLEY HILL RD			0	CTY WTR PBO	2004		2 TO 4 UNITS DOWNT		LAND	109	140,000	140,000	
			ROCHESTER NH 03839			UTL/ST/TRAF		EXEMPTIONS		OB	109	32,000	32,000
			0	NONE	Year	Code	Description						
			0	PAVED									
			0	MEDIUM									
			LEGAL DESCRIPTION										
			BK 4139 PG 268 INCL HOYT CT										
										Total	697,400	697,400	

VISION
 ROCHESTER, NH





SALES INFORMATION- GRANTEE					BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)								
10 HOYT COURT LLC	4464	514	03-22-2017	0	40				Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse
LAURION RAYMOND D	4464	511	03-22-2017	0	38				2022	BLDG	221,300	2023	BLDG	221,300	2024	BLDG	525,400
10 HOYT COURT LLC	4464	507	03-22-2017	0	38					LAND	46,000		LAND	46,000		LAND	140,000
LAURION RAYMOND D TRUST	4139	268	06-17-2013	2,667	44					OB	26,400		OB	26,400		OB	32,000
LAURION RAYMOND D & RITA A	4139	260	06-17-2013	2,667	44				Total		293,700	Total		293,700	Total		697,400

BUILDING NOTES								APPRAISED VALUE SUMMARY				
								Appraised Building Value (Card)				525,400
								Appraised Extra Feature Value (Bldg)				0
								Appraised Outbuilding Value (Bldg)				32,000
								Appraised Land Value (Bldg)				140,000
								Total Appraised Parcel Value				697,400
								Valuation Method				C
								Total Appraised Parcel Value				697,400

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY			
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	Date	Id	Purpost/Result	Notes

LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
2	109R	MULT HOUS	0.000	PRIMARY	P	0.000	45,000.	1.00000	1.00	2004	1.000						45,000	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area				1.40	AC	Total Land Value						0

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				
10 HOYT COURT LLC 197 CHESLEY HILL RD ROCHESTER NH 03839		0	CITY WATER R	0	LEVEL	DT	DOWNTOWN	Description	LUC Co	Prior Assessed	Current Assesse	 
		0	CITY SEWER	NEIGHBORHOOD		NHBD NAME		BLDG	109	525,400	525,400	
		0	CTY WTR PBO	2004		2 TO 4 UNITS DOWNT		LAND	109	140,000	140,000	
		UTL/ST/TRAF		EXEMPTIONS		OB	109	32,000	32,000			
		0	NONE	Year	Code	Description						
		0	PAVED									
		0	MEDIUM									
		LEGAL DESCRIPTION										
		BK 4139 PG 268 INCL HOYT CT										
		Total						697,400	697,400			

SALES INFORMATION- GRANTEE		BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)								
10 HOYT COURT LLC	4464	514	03-22-2017	0	40	Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse
LAURION RAYMOND D	4464	511	03-22-2017	0	38	2022	BLDG	221,300	2023	BLDG	221,300	2024	BLDG	525,400
10 HOYT COURT LLC	4464	507	03-22-2017	0	38		LAND	46,000		LAND	46,000		LAND	140,000
LAURION RAYMOND D TRUST	4139	268	06-17-2013	2,667	44		OB	26,400		OB	26,400		OB	32,000
LAURION RAYMOND D & RITA A	4139	260	06-17-2013	2,667	44	Total		293,700	Total		293,700	Total		697,400

BUILDING NOTES						APPRAISED VALUE SUMMARY					
						Appraised Building Value (Card) 525,400					
						Appraised Extra Feature Value (Bldg) 0					
						Appraised Outbuilding Value (Bldg) 32,000					
						Appraised Land Value (Bldg) 140,000					
						Total Appraised Parcel Value 697,400					
						Valuation Method C					
						Total Appraised Parcel Value 697,400					

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY			
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	Date	Id	Purpost/Result	Notes

LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
3	109R	MULT HOUS	0.000	PRIMARY	P	0.000	45,000.	1.00000	1.00	2004	1.000						45,000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.40	AC	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	16	NEW ENGLAND	Solar	0	
Grade	C	AVERAGE	Central Vac	0	
Stories	1.75		Nbhd Modifier		
Units	1		MH Make		
Frame	01	WOOD	MH Serial #		
Foundation	03	BRICK/STONE	Color;Mdl #;D		WHITE;
Exterior Wall 1	04	VINYL			
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
View	N	NONE			
Interior Wall 1	06	AVERAGE			
Interior Floor 1	08	AVERAGE			
Basement Flo	12	CONCRETE			
Bsmt Garage	0				
Finished Bsmt					
FBLA					
Rec Room					
Electric	03	TYPICAL			
Insulation	02	TYPICAL			
Interior/Exterio	SAME	SAME			
% Heated	88.00				
Heat Fuel	01	OIL			
Heat Type	01	FORCED W/A			
AC Percent	0.00				
Bedrooms	3				
Full Bath(s)	1				
3/4 Bath(s)	0				
Half Bath(s)	0				
Extra Fixture(s)	0				
Kitchen(s)	1				
Extra Kitchen(0				
Total Rooms	5				
Fireplace(s)	0				
WS Flues	0				

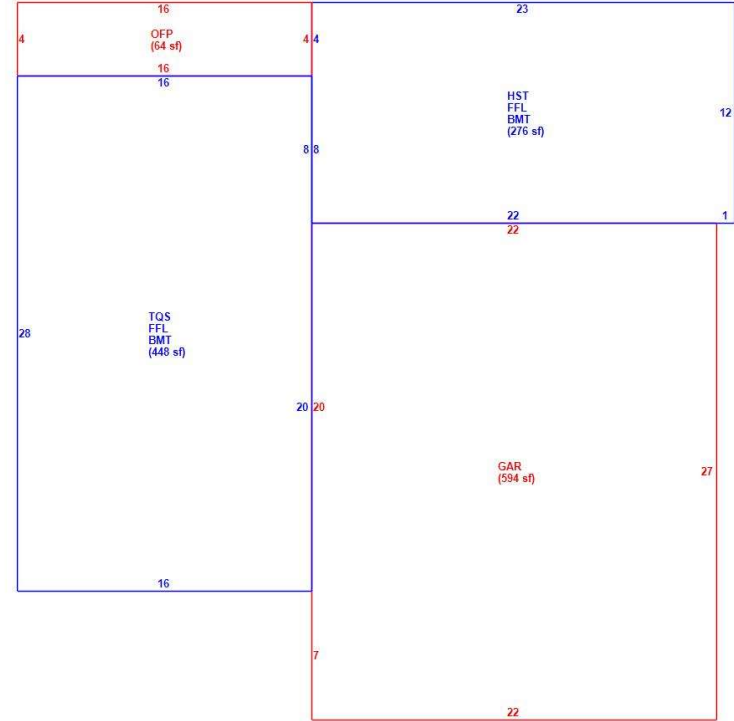
CONDO DATA

Condo Main	Complex #	
Adjust Type	Code	Building #
Condo Floor		Section #
Condo Location		% Owner

COST / MARKET VALUATION

Building Value New	335,056
Year Built	1776
Condition Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	44
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Special Adj	
Condition %	
Percent Good	56
RCNLD	187,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

UNFIN
(-138 sf)



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT	0	724	181	56.82	41,134
FFL	1ST FLOOR	724	724	724	227.26	164,536
GAR	GARAGE	0	594	0	25.75	15,296
HST	HALF STORY	138	276	138	113.63	31,362
OFP	OPEN PORCH	0	64	0	42.68	2,732
TQS	3/4 STORY	336	448	336	170.45	76,359
UNFIN	UNFINISHED AREA ADJ	-83	-138	-83	0	-18,863
Ttl Gross Liv / Lease Area		1,115	2,692	1,296		312,556

