
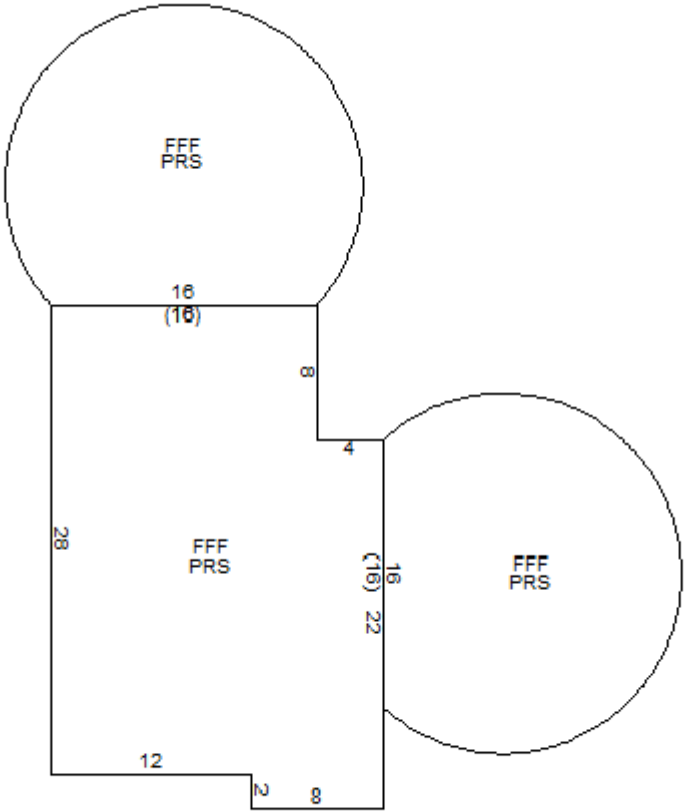


OWNER INFORMATION				SALES HISTORY							PICTURE			
WEARE, TOWN OF CONSERVATION COMMISSION 15 FLANDERS MEMORIAL ROAD  WEARE, NH 03281				Date	Book	Page	Type	Price	Grantor					
				11/09/2021	9552	2215	U I 35	150,000	BARDEN, NELSON					
				03/11/1997	5795	205	U I 99		WOOD					
LISTING HISTORY				NOTES										
08/08/23	DMVL			BRN; DNPU OUTHSE; BARN IS DOME APPROX 40' ROUND; DEED 3/11/97 85.2 AC; PURCHASED IN 1973=DEED NOT RECORDED; BATH W/SHOWER STALL ONLY, KITCHEN W/SINK ONLY, USE OUT HOUSE; 6/14 NOH; 16X28 FFF/PRS IS METAL ROOF, REST IS ASPHALT; CHANGED SHED-E TO LNT0; 10/18 NOH; NC; EXT=FAIR; 8/23; NOH; EST BACK OF HSE DUE TO OVERGROWTH;										
11/29/22	INSP	MARKED FOR INSPECTION												
10/02/18	DMVM													
03/07/18	INSP	MARKED FOR INSPECTION												
06/09/14	DMVM													
04/23/14	INSP	MARKED FOR INSPECTION												
06/13/08	CRVM													
06/02/08	INSP	MARKED FOR INSPECTION												
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WEARE ASSESSING OFFICE					
BARN-1STRY		1,240	1240 x 1	73	18.00	30	4,888	40' ROUND						
LEAN-TO		160	20 x 8	160	4.00	10	102							
							5,000							
											PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land								
2021		\$ 35,000		\$ 8,400		\$ 229,400		Parcel Total: \$ 272,800						
2022		\$ 35,000		\$ 8,400		\$ 229,400		Parcel Total: \$ 272,800						
2023		\$ 33,500		\$ 5,000		\$ 223,800		Parcel Total: \$ 262,300						
LAND VALUATION											LAST REVALUATION: 2021			
Zone: RURAL AGRICULTURAL		Minimum Acreage: 5.00		Minimum Frontage: 250		Site: NATURAL Driveway: DIRT/GRAVEL Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	5.000 ac	124,000	E	100	90	100	95	95 -- MILD	100	100,700	0	N	100,700	
EXEMPT-MUNIC	80.200 ac	x 2,000	X	75				85 -- MODERATE	50	51,100	0	N	51,100	
EXEMPT-MUNIC	1,000.000 ff	x 80	E	100				90 -- ROLLING	100	72,000	0	N	72,000	
85.200 ac										223,800			223,800	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS	
	WEARE, TOWN OF CONSERVATION COMMISSION 15 FLANDERS MEMORIAL ROAD  WEARE, NH 03281 Account Number: 81	District Percentage	Model: 1.00 STORY CONVENTION Roof: IRREGULAR/PREFAB METALS Ext: CEDAR/REDWD/ASPHALT Int: MINIMUM Floor: MIN PLYWD Heat: WOOD/COAL/CONVECTION	
	PERMITS		Bedrooms: 2      Baths:      Fixtures: Extra Kitchens:      Fireplaces: A/C: No      Generators:	
	Date	Permit ID	Permit Type	Notes
				Quality: B5 AVG-50 Com. Wall: Size Adj: 1.2286      Base Rate: EHS 106.00 Bldg. Rate: 0.3870 Sq. Foot Cost: \$ 41.02
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1195	1.00	1195
PRS	PIER	1195	-0.05	-60
GLA:	1,195	2,390		1,135
2021 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 46,558		
Year Built:		1990		
Condition For Age:		POOR	28 %	
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		28 %		
Building Value:		\$ 33,500		



FRONTAGE