OWNER INFORMATION

UL PROPERTIES, LLC

4 MERLOT COURT

BEDFORD, NH 03110

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/06/2016	3059	0226	Q I	600,000	JAL WINNISQUAM
06/10/2011	2710	0818	U I 21	1,705,000	RJ MOREAU COMMUNITIES

PICTURE

LISTING HISTORY

03/18/13	DMPR
04/12/12	JBPM
04/01/07	LMSL

NOTES

TAN, CONDO APPROV 09/05; 04/12 PU HSE, END UNIT, 3/13 NOH, EST CONDO IS 100% COMPL, PU REAR DECK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WINNISQUAM VILLAGE	1		100	40,000.00	100	40,000	
						40,000	

MUNICIPAL SOFTWARE BY AVITAR

TILTON, NH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	$ 119,500	$ 40,000	$ 0
		Parcel Total: $ 159,500	
2015	$ 119,500	$ 40,000	$ 0
		Parcel Total: $ 159,500	
2016	**$ 119,500**	**$ 40,000**	**$ 0**
		Parcel Total: $ 159,500	

LAND VALUATION

Zone: RESORT COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type		Neighborhood:	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	**0 ac**	F						

PICTURE

OWNER

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TAXABLE DISTRICTS

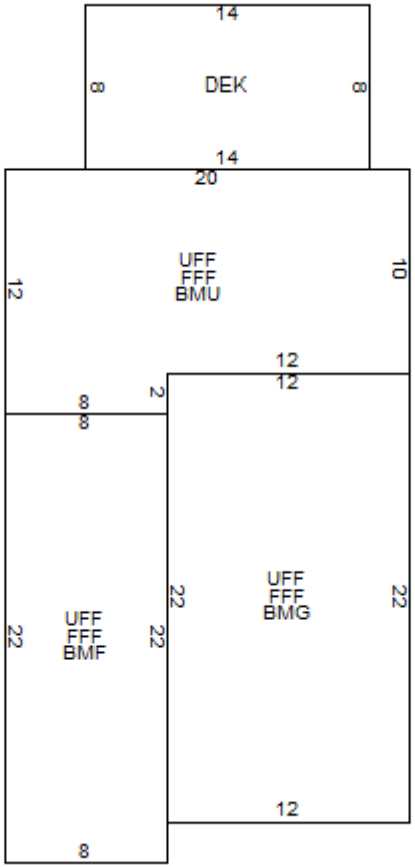
District	Percentage
FIRE DISTRICT	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY CONDO**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/CARPET**
Heat: **GAS/FA DUCTED**
Bedrooms: **2** Baths: **1.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A2 AVG+20**
Com. Wall:
Size Adj: **1.0460** Base Rate: **RCD 73.00**
Bldg. Rate: **1.1568**
Sq. Foot Cost: **$ 84.45**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	112	0.10	11
FFF	FST FLR FIN	656	1.00	656
BMF	BSMNT FINISHED	176	0.30	53
UFF	UPPER FLR FIN	656	1.00	656
BMU	BSMNT	216	0.15	32
BMG	BASEMENT	264	0.25	66
GLA:	**1,312**	**2,080**		**1,474**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 124,479**
Year Built:		**2011**
Condition For Age:	AVERAGE	**3 %**
Physical:		
Functional:	CW	**1 %**
Economic:		
Temporary:		
Total Depreciation:		**4 %**
Building Value:		**$ 119,500**