

Residential Property Record Card - Dover, New Hampshire

Property Location:

26 Picnic Rock Dr

Parcel ID: 16020-009000

Map Block No. 16-20-9-0

Class: R

Use: 101

Card 1 of 1

| Current Owner                                             | Previous Owner History            |          |            | Miscellaneous |                     | Assessment Information    |
|-----------------------------------------------------------|-----------------------------------|----------|------------|---------------|---------------------|---------------------------|
| Ellsmore Richard P<br>26 Picnic Rock Dr<br>Dover Nh 03820 | Name                              | Deed     | Date       | Deed Info:    | 4274/985-02/23/2015 | Assessed Value: * Prior   |
|                                                           | Province Realty Trust Llc         | 4233/656 | 08/08/2014 | Zoning:       | R-12                | Land: 137,500 137,500     |
|                                                           | Picnic Rivers Partners Of Dover L | 3679/499 | 09/18/2008 | Neighborhood: | 166                 | Building: 506,100 452,500 |
|                                                           | Back River Road Realty Trust      | 2972/573 | 04/12/2004 | Living Units: | 1                   | Total: 643,600 590,000    |
| Notes<br><br>Shape/Size -5l = Encroachment<br>3x4 Fub= Nv | Entrance Information              |          |            |               |                     |                           |
|                                                           | Date                              | Time     | ID         | Actv          | Entrance Code       | Source                    |
|                                                           |                                   |          |            |               | Entry & Sign        |                           |
|                                                           | 05/18/2015                        | S        | BL         |               | Ext. Insp.          |                           |
|                                                           | 03/26/2020                        | R        | DL         |               | Est-See Note        |                           |
|                                                           |                                   |          |            | Estimates     |                     |                           |
|                                                           |                                   |          |            | MRA:          |                     | Effective DOV: 4/1/2024   |
|                                                           |                                   |          |            | Weighted:     |                     | Value Flag: COST VALUE    |
|                                                           |                                   |          |            | Market:       |                     |                           |

| Sales History |            |         |      |          |
|---------------|------------|---------|------|----------|
| Book/Page     | Date       | Price   | Type | Validity |
| 4274/985      | 02/19/2015 | 359,900 | 2    | 08       |
| 4233/656      | 08/06/2014 | 95,000  | 1    | 0U       |

| Permit Information |          |         |               |          |
|--------------------|----------|---------|---------------|----------|
| Date               | Permit # | Price   | Purpose       | % Comp.  |
| 08/26/2014         | 14-267   | 140,000 | New Constrctn | 100<br>0 |

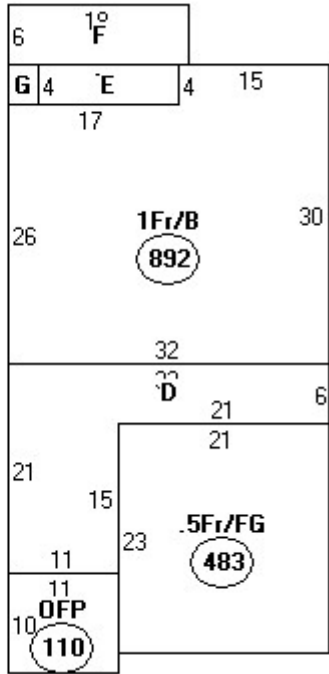
| Land Information            |      |         |                             |       |         |
|-----------------------------|------|---------|-----------------------------|-------|---------|
| Type                        | Size | Grade   | Influence Factor 1, 2 and % | Value |         |
| Primary                     | A    | 0.217 0 | Shape/Size                  | -5    | 137,530 |
| Water Access                | L    | 1x1 0   |                             | 0     |         |
| Total Acres for this Parcel |      | 0.217   | Total Land Value            |       | 137,500 |

| Out Building Information |     |      |       |       |       |      |       |       |
|--------------------------|-----|------|-------|-------|-------|------|-------|-------|
| Type                     | Qty | Year | Size1 | Size2 | Grade | Cond | %Good | Value |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
|                          | 0   | 0    | 0     | 0     |       |      | 0%    | 0     |
| Total OBY for this card  |     |      |       |       |       |      |       | 0     |



Inspection witness by: \_\_\_\_\_

| Dwelling Information |  |              |   |          | Replacement Costs    |                |         |         |      |        |
|----------------------|--|--------------|---|----------|----------------------|----------------|---------|---------|------|--------|
| Style:               |  | Contemporary |   |          | Base Price:          |                | 215,170 |         |      |        |
| Condo Style:         |  |              |   |          | Additions:           |                | 182,700 |         |      |        |
| Exterior Walls:      |  | Alum/Vinyl   |   |          | Unfinished Area:     |                | 0       |         |      |        |
| Story Height:        |  | 1.0          |   |          | Basement:            |                | 0       |         |      |        |
| Attic:               |  | None         |   |          | Attic:               |                | 0       |         |      |        |
| Interior/Exterior:   |  | Same         |   |          | Plumbing:            |                | 14,060  |         |      |        |
| Basement:            |  | Full         |   |          | Heating A/C Adj.:    |                | 7,950   |         |      |        |
| Bsmt Garage:         |  | 0            |   |          | FBLA:                |                | 0       |         |      |        |
| Rec Room size:       |  | 0            | 0 |          | Rec Room:            |                | 0       |         |      |        |
| FBLA size:           |  | 0            | 0 |          | Fire Place:          |                | 6,330   |         |      |        |
| Unfinished Area:     |  | 0            |   |          | Basement Garage:     |                | 0       |         |      |        |
| WB Fireplace:        |  | Stacks       | 0 | Openings | 1                    | Exterior Trim: |         | 0       |      |        |
| MTL Fireplace:       |  | Stacks       | 0 | Openings | 0                    | Subtotal:      |         | 426,210 |      |        |
| Heating Type:        |  | Central A/C  |   |          | Grade Factor:        |                | 1.25    |         |      |        |
| Fuel:                |  | Gas          |   |          | C & D Factor:        |                | 0.00    |         |      |        |
| Heating System:      |  | Steam/Hot Wa |   |          | Total RCN:           |                | 532,760 |         |      |        |
| Year Built:          |  | 2014         |   |          | Percent Good:        |                | 0.95    |         |      |        |
| Eff. Yr Built:       |  | 0            |   |          | Eco Depr:            |                | 0       |         |      |        |
| Ground Flr Area:     |  | 892          |   |          | Func Depr:           |                | 0       |         |      |        |
| Tot Living Area:     |  | 1968         |   |          | Under Constcn %:     |                | 0       |         |      |        |
| Basement Area:       |  | 1249         |   |          | Market Adj.:         |                | 0.00    |         |      |        |
| Grade:               |  | B            |   |          | Total RCNLD:         |                | 506,100 |         |      |        |
| Condition:           |  | Average      |   |          |                      |                |         |         |      |        |
| CDU:                 |  | AV           |   |          |                      |                |         |         |      |        |
| Building Notes:      |  |              |   |          | Addition Information |                |         |         |      |        |
|                      |  |              |   |          | Low                  | 1st            | 2nd     | 3rd     | Area | Points |
|                      |  |              |   |          |                      | 13             | 17      |         | 483  | 61900  |
|                      |  |              |   |          |                      | 11             |         |         | 110  | 9100   |
|                      |  |              |   |          | 50                   | 10             | 10      |         | 357  | 101900 |
|                      |  |              |   |          |                      | 11             |         |         | 56   | 4900   |
|                      |  |              |   |          |                      | 31             |         |         | 108  | 3500   |
|                      |  |              |   |          |                      | 12             |         |         | 12   | 1400   |
| Rooms:               |  | 0            | 0 | 0        | 0                    | 7              |         |         |      |        |
| Bedrooms:            |  | 0            | 0 | 0        | 0                    | 3              |         |         |      |        |
| Full Baths:          |  | 0            | 0 | 0        | 0                    | 2              |         |         |      |        |
| Half Baths:          |  | 0            | 0 | 0        | 0                    | 1              |         |         |      |        |
| Add'l Fixtures:      |  | 0            | 0 | 0        | 0                    | 0              |         |         |      |        |



| Descriptor/Area |          |
|-----------------|----------|
| A: 1Fr/B        | 892 sqft |
| B: .5Fr/FG      | 483 sqft |
| C: OFF          | 110 sqft |
| D: 2Fr/B        | 357 sqft |
| E: OFF          | 56 sqft  |
| F: WD           | 108 sqft |
| G: EFP          | 12 sqft  |