

Map: 000201		Lot: 000016		Sub: 000000		Card: 1 of 2		345 DRY HILL RD		BARRINGTON		🖨️ Printed: 07/01/2025													
OWNER INFORMATION				SALES HISTORY						PICTURE															
GRAY NATHAN M & KARI L 345 DRY HILL RD BARRINGTON, NH 03825				<table><tr><th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th></tr><tr><td>05/05/2021</td><td>4902</td><td>818</td><td>U I 90</td><td>960,000</td><td>TREMBLAY SANDRA</td></tr></table>						Date	Book	Page	Type	Price	Grantor	05/05/2021	4902	818	U I 90	960,000	TREMBLAY SANDRA				
				Date	Book	Page	Type	Price	Grantor																
05/05/2021	4902	818	U I 90	960,000	TREMBLAY SANDRA																				
LISTING HISTORY				NOTES																					
02/14/22 NMPE				OLD MAP/LOT#: 003-0045-0000 10/2019 REMOVE ADD 1.21 AC CU (DISTURBED)2006 CU UPDAT - REMAP-ADJ CATEGORIES. (FKA POND HILL RD) 3 METAL CANOPYS ARE PART OF KENNEL, 10/14- 'PROFILE GARDENS' NEW ROOF; 5/16- ADJ OBYS; 4/21- CHNG OBYS, ADJ SKETCH ADJ EXT. 2/22-POSTED, ADU (OVER 28 X 45), EST BP 100%, ADJ BED,BATH & FIX CT.																					
04/20/21 BHCM																									
05/24/16 BHCL																									
10/22/14 BHPR																									
05/21/14 MWRR																									
01/10/12 RERL																									
02/12/09 KSRL																									
12/23/05 KSRM																									
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR															
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes		BARRINGTON ASSESSING OFFICE															
SHED WOOD		80	8 x 10	260	12.00	60	1,498																		
PAVING 1500		1		100	1,500.00	100	1,500			PARCEL TOTAL TAXABLE VALUE															
GARAGE 1.5S		1,008	28 x 36	76	40.00	75	22,982	ATT TO 12X28																	
CARPORT WOOD FRAME		336	12 x 28	108	17.00	75	4,627	ATT TO 28X36																	
LEAN-TO		240	30 x 8	127	7.00	70	1,494																		
LEAN-TO		270	30 x 9	119	7.00	70	1,574	ATT TO 32X21																	
HEARTH		1		100	1,500.00	100	1,500																		
BARN /LOFT		672	32 x 21	84	29.00	100	16,370	ATT TO LEANTOS																	
SHED WOOD		100	10 x 10	220	12.00	75	1,980																		
AG POOL		1		400	0.00	100	0																		
CARPORT METAL FRAME		360	20 x 18	104	9.50	50	1,778																		
							55,300			2023 \$ 1,006,700 \$ 81,900 \$ 115,743 Parcel Total: \$ 1,204,343															
										2024 \$ 1,006,700 \$ 81,900 \$ 115,668 Parcel Total: \$ 1,204,268															
										2025 \$ 1,006,700 \$ 55,300 \$ 115,668 (c) Parcel Total: \$ 1,204,268															
										(Card Total: \$ 1,177,668)															
LAND VALUATION										LAST REVALUATION: 2023															
Zone: RURAL Minimum Acreage: 2.00 Minimum Frontage: 200										Site: CLASS VI Driveway: PAVED Road: DIRT															
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes										
1F RES		2.000 ac	120,000	1	100	95	95	100		100	108,300	0	N	108,300											
1F RES		1.500 ac	x 3,250	X	88					100	4,300	0	N	4,300											
UNMNGD HARDWD		3.790 ac	x 3,250	X	88					100	10,800	80	N	338											
UNMNGD PINE		15.000 ac	x 3,250	X	88					100	42,900	80	N	2,527											
UNMNGD OTHER		4.000 ac	x 3,250	X	88					100	11,400	60	N	203											
		26.290 ac									177,700			115,668											

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345 DRY HILL RD

BARRINGTON

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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	GRAY NATHAN M & KARI L	<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>	District	Percentage			Model: 1.75 STORY FRAME CAPE Roof: GABLE HIP/ASPHALT Ext: LOGS/BOARD/BATTEN Int: DRYWALL Floor: PINE/SOFT WD/HARD TILE Heat: OIL/HOT WATER
	District	Percentage					
	PERMITS		Bedrooms: 3 Baths: 3.0 Fixtures: 10				
	Date	Project Type	Notes	Extra Kitchens: Fireplaces:			
01/07/25	RENOVATIONS (MIN	ADD BATHROOM,2 BEDROOMS,WASHER	A/C: No Generators: 1				
05/25/23	ACCESSORY DWELLI	BUILD A BEDROOM FOR THE ADU US	Quality: A5 EXC+10				
02/24/22	SEPTIC		Com. Wall:				
06/30/21	ELECTRICAL	INSTALL CONDUIT OVER SHEET ROC	Size Adj: 0.8267 Base Rate: RAD 153.00				
			Bldg. Rate: 1.1946				
			Sq. Foot Cost: \$ 182.77				

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	4470	1.00	4470
SLB	SLB	2520	0.05	126
DEK	DECK/ENTRANCE	697	0.10	70
CRL	CRAWL SPACE	144	0.05	7
BMU	BSMNT	1806	0.15	271
OPF	OPEN PORCH FIN	386	0.25	97
EPF	ENCLSD PORCH	100	0.70	70
CTH	CATHEDRAL	638	0.10	64
TQF	3/4 STRY FIN	1948	0.75	1461
GLA:	5,931	12,709		6,636
2023 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 1,212,862		
Year Built:		2000		
Condition For Age:	VERY GOOD	7 %		
Physical:				
Functional:	SIZE	10 %		
Economic:				
Temporary:				
Total Depreciation:		17 %		
Building Value:		\$ 1,006,700		