

7 FOX RUN RD UNIT 06

Location	7 FOX RUN RD UNIT 06	Mblu	003/ 067/ 001/006 /
Acct#	6372	Owner	AUSTIN KAREN M
Assessment	\$588,100	PID	4185
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$588,100	\$0	\$588,100

Owner of Record

Owner	AUSTIN KAREN M	Sale Price	\$467,000
Co-Owner	AUSTIN ROBERT D	Certificate	
Address	7 FOX RUN RD UNIT 06 AMHERST, NH 03031	Book & Page	9675/2620
		Sale Date	12/29/2022
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AUSTIN KAREN M	\$467,000		9675/2620	00	12/29/2022
MANOLOGAN TRUSTEE KENNETH S	\$0		9486/0845	1N	06/21/2021
MANLOGON KENNETH S	\$295,000		7278/2841	00	07/15/2004
MILLER AMBER M	\$204,000		6449/1121	00	07/02/2001

Building Information

Building 1 : Section 1	
Year Built:	2001
Living Area:	1,866
Replacement Cost:	\$652,824
Building Percent Good:	89
Replacement Cost	
Less Depreciation:	\$581,000
Building Attributes	

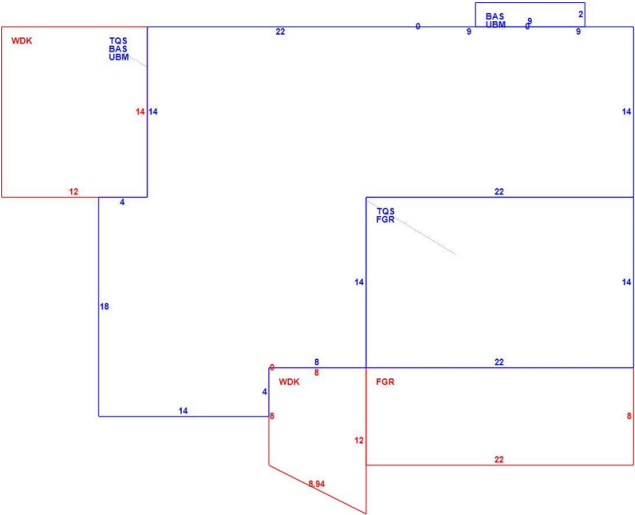
Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1 3/4 Stories
Grade	Good
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Typical
Kitchen Style:	Modern
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +10
Stories:	1.75
Residential Units:	12
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Building Photo



(https://images.vgsi.com/photos/AmherstNHPhotos/\00\00\94\38.jpg)

Building Layout



(ParcelSketch.ashx?pid=4185&bid=4185)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	942	942
TQS	Three Quarter Story	1,232	924
FGR	Garage, Framed	484	0
UBM	Basement, Unfinished	942	0
WDK	Deck, Wood	248	0
		3,848	1,866

Cmrcl Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$7,100	1

Land

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0
Description	CONDO MDL-05	Frontage	
Zone	RR11	Depth	
Neighborhood		Assessed Value	\$0
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV3	DRV RESI PVD SML			1.00 UNITS	\$0	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$386,200	\$0	\$386,200
2024	\$386,200	\$0	\$386,200
2023	\$382,300	\$0	\$382,300

