

55 THE FLUME

Location 55 THE FLUME

Mblu 011/ 012/ 022/ /

Acct# 6783

Owner LOCKITT JAMES D

Assessment \$814,400

PID 4461

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$544,800	\$269,600	\$814,400

Owner of Record

Owner LOCKITT JAMES D
Co-Owner LOCKITT ALISON B
Address 55 THE FLUME
AMHERST, NH 03031

Sale Price \$815,000
Certificate
Book & Page 7835/0422
Sale Date 04/17/2007
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOCKITT JAMES D	\$815,000		7835/0422	00	04/17/2007
CARTUS FINANCIAL CORP	\$815,000		7835/0418	RE	04/17/2007
GRADY KENNETH A	\$840,000		7495/2605	00	07/05/2005
SCAMURRA ANTHONY J	\$0		5999/1907	00	

Building Information

Building 1 : Section 1

Year Built: 1998
Living Area: 3,716
Replacement Cost: \$612,435
Building Percent Good: 87
Replacement Cost
Less Depreciation: \$532,800

Building Attributes

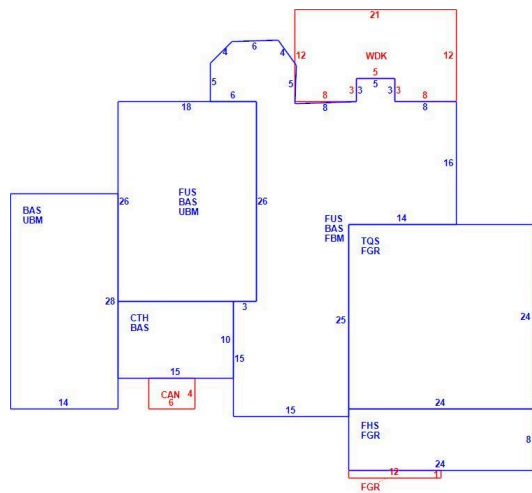
Field	Description
Style:	Colonial
Model	Residential
Grade:	Good + 20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Typical
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MH PARK	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/AmherstNHPhotos//default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4461&bid=4461)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,865	1,865
FUS	Upper Story, Finished	1,323	1,323
TQS	Three Quarter Story	576	432
FHS	Half Story, Finished	192	96
CAN	Canopy	24	0
CTH	Cathedral Ceiling	150	0
FBM	Basement, Finished	855	0
FGR	Garage, Framed	780	0
UBM	Basement, Unfinished	860	0
WDK	Deck, Wood	237	0
		6,862	3,716

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$5,700	1

Land**Land Use**

Use Code 1010
Description SINGLE FAM MDL-01
Zone NR
Neighborhood 80
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 5.63
Frontage 76
Depth
Assessed Value \$269,600

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	PATIO-AVG			392.00 S.F.	\$1,500	1
SHD1	SHED FRAME			320.00 S.F.	\$4,800	1
PAV5	DRV RESI PVD LG			1.00 UNITS	\$0	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$544,800	\$269,600	\$814,400
2024	\$544,800	\$269,600	\$814,400
2023	\$544,800	\$269,600	\$814,400