

# 109 LANGFORD ROAD

**Location** 109 LANGFORD ROAD

**Mblu** 031/004 / 008 / /

**Acct#** 000529

**Owner** LANCASTER, BRIANA

**Assessment** \$333,900

**Appraisal** \$333,900

**PID** 522

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$240,300	\$93,600	\$333,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$240,300	\$93,600	\$333,900

## Owner of Record

**Owner** LANCASTER, BRIANA  
**Co-Owner** PATRICK HARRINGTON  
**Address** 109 LANGFORD ROAD  
RAYMOND, NH 03077

**Sale Price** \$298,000  
**Certificate**  
**Book & Page** 6013/1441  
**Sale Date** 06/28/2019  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANCASTER, BRIANA	\$298,000		6013/1441	00	06/28/2019
KELLEY, SEAN W.	\$253,000		5738/0851	00	07/29/2016
LANGONE, CHERYL A.	\$224,000		5225/0140	00	05/10/2011
BLUE FIN DEVELOPMENT, INC.	\$45,000		5125/0953	1S	07/06/2010
FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$177,963		5104/1880	1L	03/25/2010

## Building Information

### Building 1 : Section 1

**Year Built:** 2011

**Living Area:** 1,685  
**Replacement Cost:** \$261,178  
**Building Percent Good:** 92  
**Replacement Cost Less Depreciation:** \$240,300

**Building Attributes**

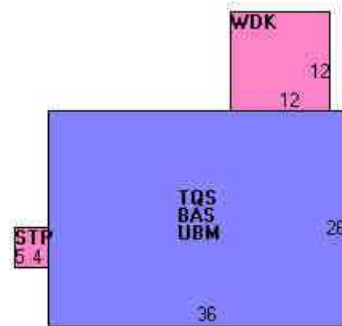
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Loc Adj	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

**Building Photo**



(<https://images.vgsi.com/photos/RaymondNHPhotos/\00\00\79\70.jpg>)

**Building Layout**



([https://images.vgsi.com/photos/RaymondNHPhotos/Sketches/522\\_522.jp](https://images.vgsi.com/photos/RaymondNHPhotos/Sketches/522_522.jp))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	936	936
TQS	Three Quarter Story	936	749
STP	Stoop	20	0
UBM	Basement, Unfinished	936	0
WDK	Deck, Wood	144	0
		2,972	1,685

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

### Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	B
Neighborhood	50
Alt Land Appr Category	No

### Land Line Valuation

Size (Acres)	0,41
Frontage	0
Depth	0
Assessed Value	\$93,600
Appraised Value	\$93,600

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

## Valuation History

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