

OWNER INFORMATION		SALES HISTORY					PICTURE	
BEACH, BRYANT S & LISA M 201 WALKER BUNGALOW ROAD PORTSMOUTH, NH 03801		Date	Book	Page	Type	Price	Grantor	
		12/15/2014	3179	250	U I 44	250,000	LORD, MARK PICKERING	
		05/18/1994	1574	368	U I 38		A LORD--FAMILY	
LISTING HISTORY		NOTES						
08/11/23	BJLD	BRN, 10/01 NOH ADD DOCKS & SHED, CHNG RCP TO RSA (OLDPID:000066 000028 000000) 8/13 NOH BJL 6/18 NOH BJL 8/23 SPOKE W/O DNVI BJL						
06/29/18	BJLX							
08/05/13	BJLX							
10/05/01	BEN							
07/21/89	EST							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE			
DOCKS PRIVATE	80	4 x 20	260	10.00	25	520					
SHED-WOOD	64	8 x 8	310	8.00	20	317					
DECK DETACHED	80	8 x 10	260	10.00	60	1,248					
						2,100					
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2024	\$ 145,100	\$ 2,100	\$ 596,800					Parcel Total: \$ 744,000			
2025	\$ 145,100	\$ 2,100	\$ 596,800					Parcel Total: \$ 744,000			
2026	\$ 145,100	\$ 2,100	\$ 596,800					Parcel Total: \$ 744,000			

LAND VALUATION													LAST REVALUATION: 2023			
Zone: R2PPP PINE RIVER PO Minimum Acreage: 1.00 Minimum Frontage: 150											Site: FAIR Driveway: DIRT Road: DIRT					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
IF RES WTRFRNT	0.270 ac	58,333	S	140	100	100	100	85 -- 6 WF AVERAG	100	69,400	0	N	69,400			
IF RES WTRFRNT	100.000 wf	x 7,300	X	100				85 -- 6 WF AVERAG	85	527,400	0	N	527,400	WF/TOPO		
										596,800			596,800			



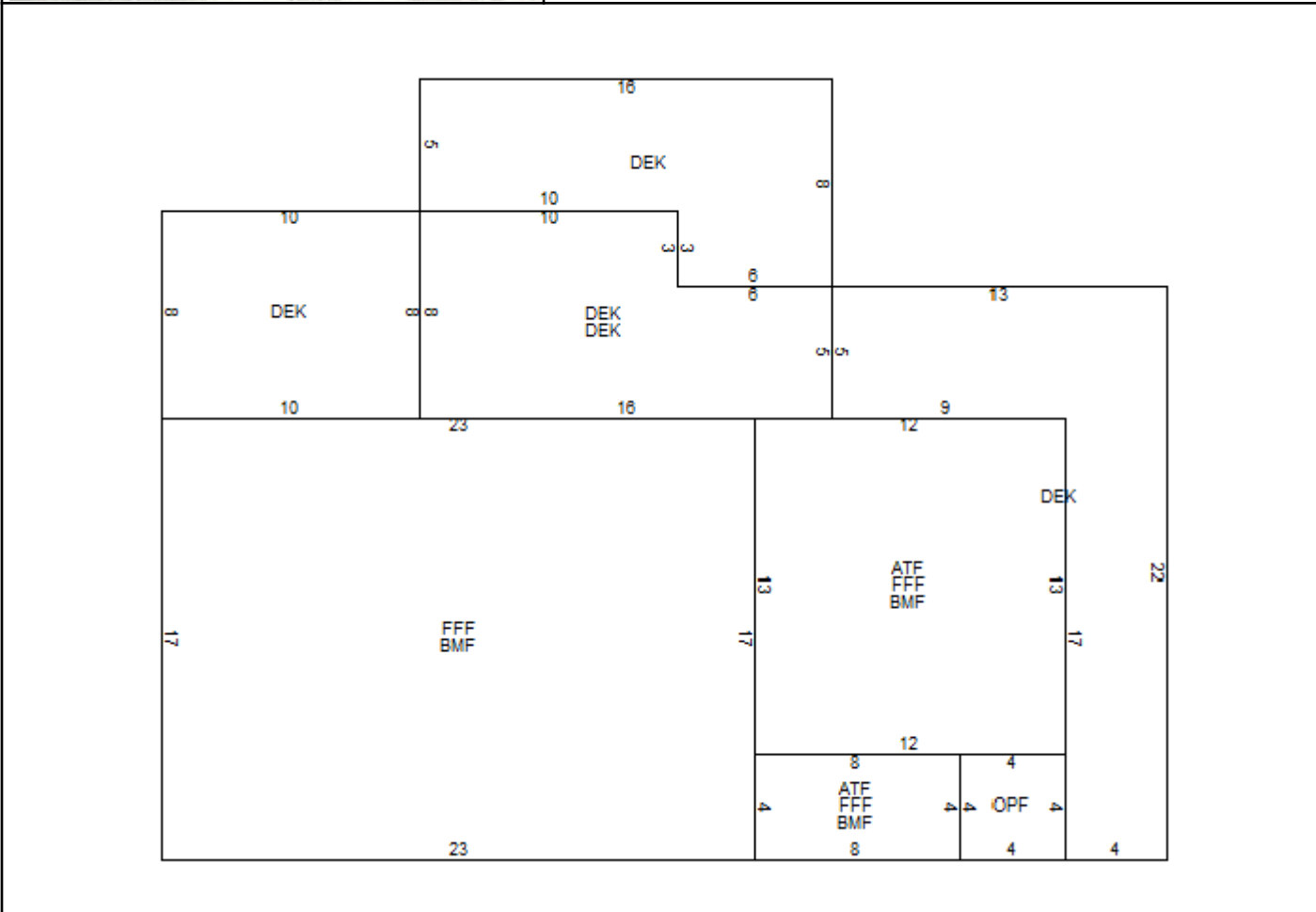
OWNER
BEACH, BRYANT S & LISA M
 201 WALKER BUNGALOW ROAD
 PORTSMOUTH , NH 03801

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS
 Model: **1.00 STORY FRAME CAMP**
 Roof: **GABLE HIP/PREFAB METALS**
 Ext: **BOARD/BATTEN**
 Int: **CUSTOM WOOD**
 Floor: **MIN PLYWD**
 Heat: **ELECTRIC/RAD ELECT**
 Bedrooms: **2** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A0 AVG**
 Com. Wall:
 Size Adj: **1.1223** Base Rate: **RSA 195.00**
 Bldg. Rate: **1.0213**
 Sq. Foot Cost: **\$ 199.15**

PERMITS

Date	Project Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	531	0.10	53
FFF	FST FLR FIN	579	1.00	579
BMF	BSMNT FINISHED	579	0.30	174
ATF	ATTIC FINISHED	188	0.25	47
OPF	OPEN PORCH FIN	16	0.25	4
GLA:	626	1,893		857

2023 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 170,672**
 Year Built: **1986**
 Condition For Age: **AVERAGE** **15 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **15 %**
 Building Value: **\$ 145,100**