1609 OCEAN BOULEVARD

Location	1609 OCEAN BOULEVARD	**Mblu**	013/ 028/ / /
Acct#	002031	**Owner**	MERRIGAN, GALE TTEE
PBN		**Total Market Value**	$1,205,000
Appraisal	$1,205,000	**PID**	2031
Building Count	1	**Utility**	Public Water,Septic
Street/Road	Paved		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$147,800	$1,057,200	$1,205,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$147,800	$1,057,200	$1,205,000

Owner of Record

Owner	MERRIGAN, GALE TTEE	**Sale Price**	$0
Co-Owner	GALE MERRIGAN REVOCABLE TRUST	**Certificate**	
Address	1609 OCEAN BOULEVARD	**Book & Page**	6688/0657
	RYE, NH 03870	**Sale Date**	03/03/2026
		Instrument	38

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MERRIGAN, GALE TTEE	$0		6688/0657	38	03/03/2026
MERRIGAN JOHN	$150,000		3177/2009	81	09/23/1996

Building Information

Building 1 : Section 1

Year Built: 1950

Living Area:	1,166
Replacement Cost:	$195,945
Building Percent Good:	75
Replacement Cost Less Depreciation:	$147,000

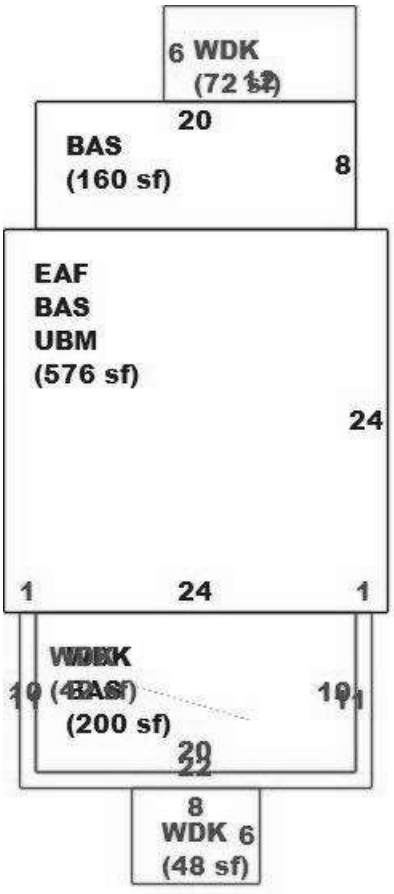
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 1/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K Pine/Wood
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/ryenhPhotos/\0006\P9260014[1]_6535.JP

Building Layout



(ParcelSketch.ashx?pid=2031&bid=2031)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	936	936
EAF	Attic, Expansion, Finished	576	230
UBM	Basement, Unfinished	576	0
WDK	Deck, Wood/Vinyl	362	0

		2,450	1,166

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
SS	OUTDOOR SHWR STL	1.00 UNITS	$800	1

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	GRES
Neighborhood	100
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.18
Frontage	
Depth	
Total Market Land	$1,057,200
Appraised Value	$1,057,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
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Assessment			
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