

Map: 000220		Lot: 000054		Sub: 000012		Card: 1 of 1		22 MILLS FALLS RD		BARRINGTON		Printed: 05/12/2026			
OWNER INFORMATION				SALES HISTORY							PICTURE				
MCGUIRE ALLEN R III TTS ALLEN R MCGUIRE III REV TRST PO BOX 1038 DOVER, NH 03821				Date	Book	Page	Type	Price	Grantor						
				03/07/2025	5248	216	Q I	1,200,000	DEAN RICHARD T &						
				10/28/2024	5222	491	U I 23		DEAN GAYLEE & RICHARD						
				08/28/2023	5133	920	Q I	1,025,000	WISSLER DWIGHT & GAYLE						
				04/10/2012	4008	249	Q I	430,000	WATTENDORF GEORGE &						
				10/18/1956	3278	374	Q V	189,000	MILLS FALLS REALTY LLC						
LISTING HISTORY				NOTES											
10/09/23	NMSR			OLD MAP/LOT #: 012-0097-000D-001OVERLOOKS ISINGLASS RIVER											
07/14/23	MWRR			2007-ADD NEW DWL (FKA-16 MILLS FALLS RD) 2012 ADJ SKTCH LABEL											
03/24/22	BHPM			BMU-BMF ADD 12X16 OPF UNDER FFF ADJ PORTION OVER GAR-UFF ONE											
11/08/21	NMPM			10FT DORMR @ EACH SIDE-FULL FLR CHNGD TQF-HSF 2013-CHNG TQF TO											
05/12/21	JHCL			HSF; 8/16- NAH LEFT CARD, ADJ SKETCH OVERALL ET AV FOR AGE ADJ											
06/15/19	MCRR			OBYS, 21- ADJ SKETCH, ADK BATH CT. 21-FUNC=SIZE. 3/22- PU A/C, ADJ											
08/24/16	CWCM			SKETCH, PU GAR/ HEATED, L/C, REMEAS.											
06/17/14	MWRR														
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR						
Feature Type		Units	Lngh x Width		Size Adj	Rate	Cond	Market Value		Notes					
PAVING 1500		1			100	1,500.00	100	1,500							
FIREPLACE GAS		2			100	1,800.00	100	3,600							
GARAGE 1.5S		1,064	28 x 38		75	40.00	125	39,900		HEATED					
									45,000						
									PARCEL TOTAL TAXABLE VALUE						
Year		Building		Features		Land									
2024		\$ 765,400		\$ 45,000		\$ 109,200									
									Parcel Total: \$ 919,600						
2025		\$ 765,400		\$ 45,000		\$ 109,200									
									Parcel Total: \$ 919,600						
2026		\$ 765,400		\$ 45,000		\$ 109,200									
									Parcel Total: \$ 919,600						
LAND VALUATION									LAST REVALUATION: 2023						
Zone: MILLS FALLS		Minimum Acreage: 2.00		Minimum Frontage: 200		Site:							Driveway: PAVED Road: PAVED		
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES		1.883 ac	99,298	1	100	100	100	100		110	109,200	0	N	109,200	ACCESS TO RIVER
		1.883 ac									109,200		109,200		

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22 MILLS FALLS RD

BARRINGTON

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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	MCGUIRE ALLEN R III TTS ALLEN R MCGUIRE III REV TRST PO BOX 1038 DOVER, NH 03821	District	Model: 1.50 STORY FRAME CAPE								
		Percentage	Roof: GABLE HIP/ASPHALT								
			Ext: VINYL SIDING								
			Int: DRYWALL								
		Floor: HARDWOOD									
		Heat: OIL/FA DUCTED									
PERMITS											
<table><tr><td>Date</td><td>Permit ID</td><td>Permit Type</td><td>Notes</td></tr><tr><td colspan="4"></td></tr></table>				Date	Permit ID	Permit Type	Notes				
Date	Permit ID	Permit Type	Notes								
		Bedrooms: 4	Baths: 3.5								
		Fixtures: 12									
		Extra Kitchens:									
		Fireplaces:									
		A/C: Yes 100.00 %									
		Generators:									
		Quality: A5 EXC+10									
		Com. Wall:									
		Size Adj: 0.8698	Base Rate: RSA 168.00								
			Bldg. Rate: 1.3082								
			Sq. Foot Cost: \$ 219.77								

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	300	1.00	300
BMU	BSMNT	448	0.15	67
BMF	BSMNT FINISHED	1216	0.30	365
DEK	DECK/ENTRANCE	640	0.10	64
FFF	FST FLR FIN	1968	1.00	1968
OPF	OPEN PORCH FIN	420	0.25	105
HSF	1/2 STRY FIN	2120	0.50	1060
STO	STORAGE AREA	160	0.10	16
GAR	GARAGE	672	0.45	302
GLA:	3,328	7,944		4,247
2023 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 933,363		
Year Built:		2006		
Condition For Age:	GOOD	8 %		
Physical:				
Functional:	SIZE	10 %		
Economic:				
Temporary:				
Total Depreciation:		18 %		
Building Value:		\$ 765,400		