

Key: 1046

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 1.151

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|---------------------------|----|-----------|-----------|------------------|---|------------|--------------|--|
| LUND FAMILY DYNASTY TRUST OWENS RACHEL TRUSTEE 24 WILLEY CREEK RD #101 EXETER, NH 03833 | | | | 12A-8-7A | | | | 181 CHAMPLAIN RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | LUND FAMILY DYNASTY TRUST | | | | 02/22/2022 | A | 10 | 34921-294 | |
| LUND JOHN M | | | | 01/20/2011 | QS | 2,250,000 | 25196-320 | | | | | |
| A BLAKEMAN EARLY LIVING T | | | | 11/29/2004 | A | 100 | () | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 18-454 | 06/13/2018 | 3 | Renovations | 110,000 | 01/15/2019 | TCK | 100 | 100 |
| 17-832 | 11/28/2017 | 4 | Outbuildings | 200,000 | 01/30/2020 | TCK | 100 | 100 |
| 17-280 | 04/24/2017 | 3 | Renovations | 5,000 | 07/13/2018 | NF | 100 | 100 |
| 17-086 | 02/08/2017 | 1 | New Construc | 553,400 | 07/13/2018 | NF | 100 | 100 |
| 16-854 | 12/22/2016 | 5 | Demolitions | 8,000 | 04/13/2017 | NF | 100 | 100 |

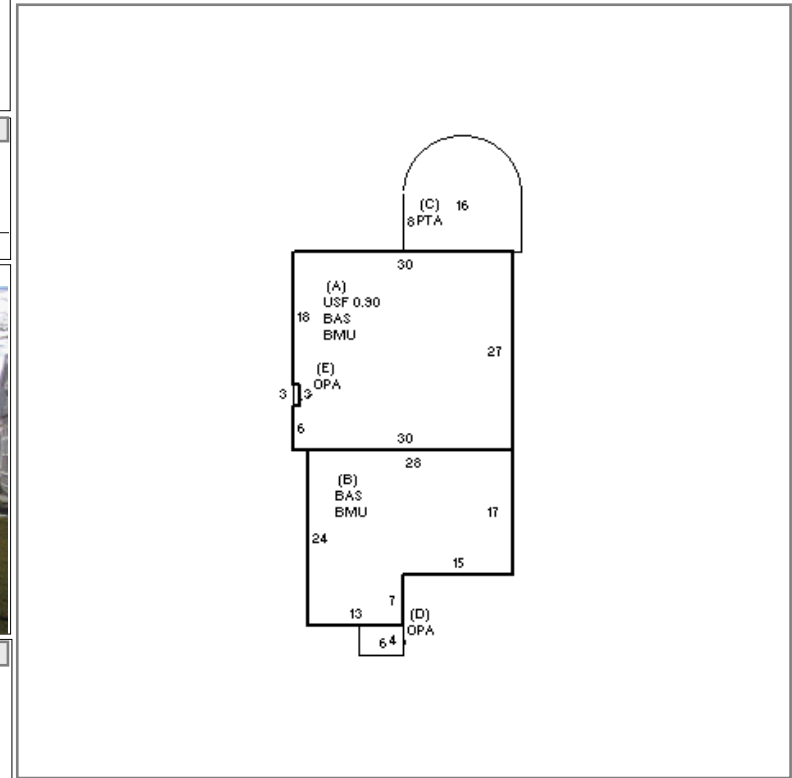
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|-------|------------|-----------|
| 100 | S | 26,098 | CH | 1.00 | 100 | 1.00 | 100 | 1.00 | CF5 | 11.00 | | 3,431,780 |

| TOTAL | 26,098 SF | ZONING | R40 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|------------------|------------------|---------|----------|-----------|-----------|
| Nbhd | CHATHAM | NOTE | | | | LAND | 3,431,800 | 2,859,700 |
| Inf1 | 100 | | BUILDING | 827,400 | 728,000 | | | |
| Inf2 | 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 331,900 | 305,300 | | | |
| TOTAL | | | 4,591,100 | 3,893,000 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/13/2018 | NF |
|----------|----|------|-----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/13/2018 | EST |
| STYLE | 18 | 1.30 | RENO'D ANTIQUE [100%] | REVIEW | 2/20/2020 | MR |
| QUALITY | + | 1.20 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|------------------------------|
| INTERIOR ESTIMATED PER PLANS |

| YEAR BLT | 1760 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 2,100 | DETAIL ADJ | 1.352 |
| \$NLA(RCN) | \$438 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| FULL BATHS | 2 | 1.00 | |
| 1/2 BATHS | 0 | 1.00 | |
| FIXTURES | 6 | \$7,788 | |
| UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 2 | WOOD SHIN | 1.01 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,374 | | 81.43 | 111,888 |
| + | BAS | L | BAS AREA | 1,374 | 1760 | 393.62 | 540,835 |
| A | USF | L | UP-STRY FIN | 726 | 1760 | 334.00 | 242,484 |
| C | PTA | N | PATIO/STOOP | 229 | | 21.48 | 4,919 |
| + | OPA | N | OPEN PORCH | 27 | | 91.33 | 2,466 |
| F11 | O | | FPL 1S 1OP | 1 | | 8,972.40 | 8,972 |

| TOTAL RCN | 919,352 |
|-------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2012 / 10 |
| COND | 10 10% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 10 % GD 90 |
| RCNLD | \$827,400 |

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LEGAL

| | | | | | | | | | | | | |
|---------------------------|--|--|--|------------------|--|--|--|------------------|---|------------|--------------|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
| LUND FAMILY DYNASTY TRUST | | | | 12A-8-7A | | | | 181 CHAMPLAIN RD | | | | |
| OWENS RACHEL TRUSTEE | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| 24 WILLEY CREEK RD #101 | | | | | | | | | | | | |
| EXETER, NH 03833 | | | | | | | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

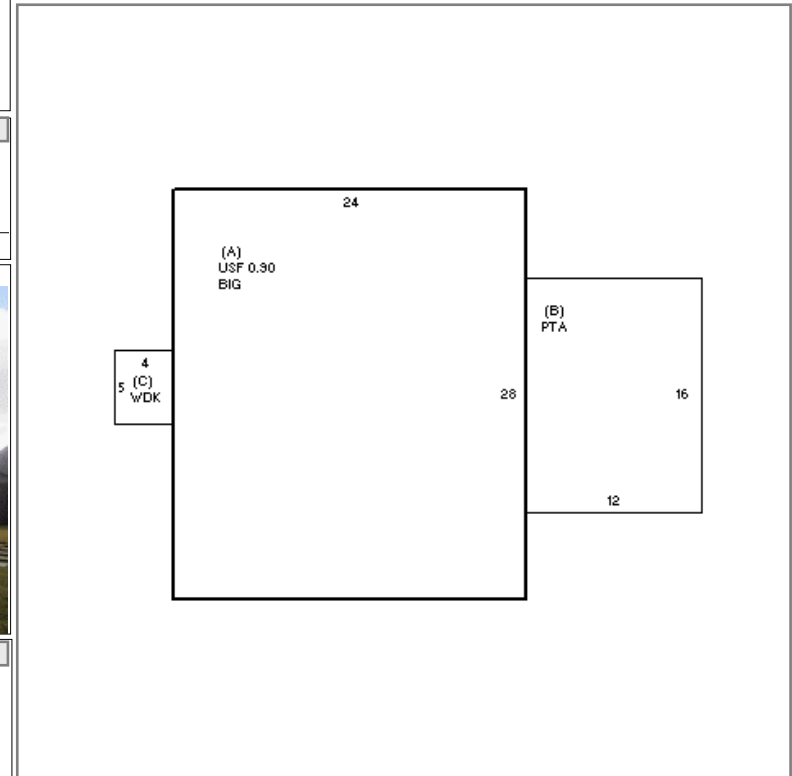
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 331,900 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 01/30/2020 |
| | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/13/2018 | NF | BLDG COMMENTS |
|----------|----|------|-------------------|---------|-----------|----|---------------|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/13/2018 | NF | NO KITCHEN |
| STYLE | 17 | 0.95 | GAR/APT [100%] | REVIEW | 2/20/2020 | MR | |
| QUALITY | G | 1.55 | GOOD [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

G

| YEAR BLT | 2017 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 349,381 | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|-------|----------|---|---------|---|-------|-----------|------|---|-------|---|
| NET AREA | 605 | DETAIL ADJ | 0.937 | FOUNDATION | 2 | SLAB | 0.95 | A | BIG | N | BUILT-IN GARAGE | 672 | | 117.86 | 79,202 | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$577 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 605 | 2017 | 423.31 | 256,105 | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | PTA | N | PATIO/STOOP | 192 | | 27.75 | 5,327 | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 2 | WOOD SHIN | 1.01 | C | WDK | N | WOOD DECK | 20 | | 90.52 | 1,810 | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | ODS | O | OUT DOOR SHWR-A | 1 | | 2,289.40 | 2,289 | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | A | INTERIOR | A | KITCHEN | A | BATHS | A | HEAT | A | ELECT | A |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td>2017 / 5</td> </tr> <tr> <th>COND</th> <td>5 5 %</td> </tr> <tr> <th>FUNC</th> <td>0</td> </tr> <tr> <th>ECON</th> <td>0</td> </tr> <tr> <th>DEPR</th> <td>5 % GD 95</td> </tr> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2017 / 5 | COND | 5 5 % | FUNC | 0 | ECON | 0 | DEPR | 5 % GD 95 | | | | |
| EFF.YR/AGE | 2017 / 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 5 5 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 5 % GD 95 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>RCNLD</th> <td>\$331,900</td> </tr> </table> | | | | | | | | | | | | | | RCNLD | \$331,900 | | | | | | | | | | | | |
| RCNLD | \$331,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |