

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2233 SANDOWN, NH							
SANDOWN, TOWN OF		1 Level		1 Paved	3 Rural	Description	Code	Assessed	Assessed								
PO BOX 1756						EXM LAND	9035	70,700	70,700	VISION							
SANDOWN NH 03873																	
SUPPLEMENTAL DATA																	
Alt Prcl ID		Sub-Div		Photo		Ward		Prec.									
GIS ID		Assoc Pid#				Total		70,700	70,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SANDOWN, TOWN OF		2396 0843	08-27-1981			0		Year	Code	Assessed	Year	Code	Assessed				
								2019	9035	70,700	2018	9035	106,100				
								Total		70700	Total		106100				
								Total		70700	Total		106100				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
11																	
NOTES																	
PURCHASED AT TAX SALE			8/19-NO DEEDED ACCESS														
07/14/79 OLD LOT #19																	
VAC-LOT																	
ADD OLD LOT 17 4/15/91																	
09-09 N/C																	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
									08-07-2019	MP			45	Change Value Chang			
									11-30-2016	DS			71	Quarterly ext			
									06-07-2013	NL			15	Res Field Review			
									09-28-2009	MP			71	Quarterly ext			
									08-26-2008	KL			15	Res Field Review			
									06-10-2008	JG			00	Measur+Listed			
									11-01-2006	GC			01	Measur+1/Visit			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V	TOWN-PROP M	R			15,000 SF	4.71	1.00000	5	1.00		1.000			1.0000	4.71	70,700
Total Card Land Units						0.344 SF	Parcel Total Land Area						0.3444	Total Land Value			70,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MH Park										
			CONDO DATA							
Parcel Id		C	Ownr	0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Building Value New			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %			0							
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0							

No Sketch

Property Card: ARUDA RD

Town of Sandown, NH



Parcel Information	
Parcel ID: 25-31-A Vision ID: 1597 Owner: SANDOWN, TOWN OF Co-Owner: Mailing Address: PO BOX 1756 SANDOWN, NH 03873	Map: 25 Lot: 31-A Use Description: TOWN-PROP MDL-00 Zone: R Land Area in Acres: 0.34
Sale History	Assessed Value
Book/Page: 2396 / 0843 Sale Date: 8/27/1981 Sale Price: \$0	Land: \$70,700 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: (\$70,700) Total: \$70,700

Building Details: Building # 1		
NO PHOTO AVAILABLE	Model: Vacant	Int Wall Desc 1:
	Living Area: 0	Int Wall Desc 2:
	Appr. Year Built: 0	Ext Wall Desc 1:
	Style:	Ext Wall Desc 2:
	Stories:	Roof Cover:
	Occupancy:	Roof Structure:
	No. Total Rooms:	Heat Type:
	No. Bedrooms:	Heat Fuel:
	No. Baths:	A/C Type:
No. Half Baths:		



www.cai-tech.com

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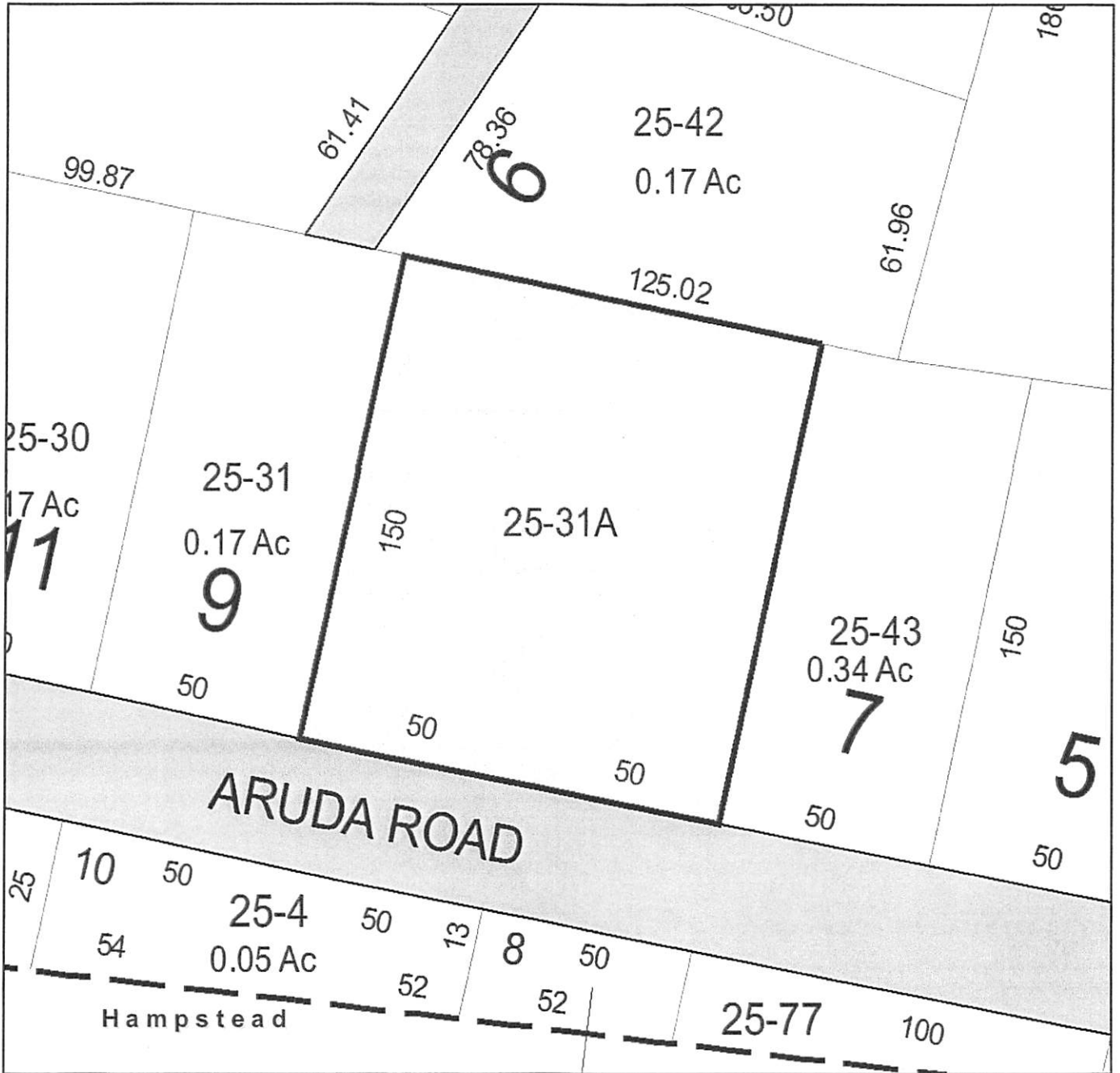
Sandown, NH



October 13, 2022

1 inch = 34 Feet

www.cai-tech.com



Large Scale	ROAD
CAI Town Line	Right of Ways
PL_MAPS	
PL_SURVEY	

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SELECTMEN:

TOWN OF SANDOWN

25-31-A

I HAVE BEEN WORKING ON ARUDA ROAD TO CORRECT A MYRIAD OF PROBLEMS THAT EXIST

THE ORIGINAL MAP #43 IS ON THE MAP IN THE WRONG SPOT. #43 SHOULD BE ON THE OLD LOT 15. THIS LOT IS OWNED BY MR FAWCETT. HIS DEED SHOWS ONLY OLD LOT #15 WITH 7,000 SF WHICH IS CORRECT.

THE TOWN ONLY PICKED ONE 7,500 SF AREA AND DID NOT PICK UP THE ENTIRE LOT, WHICH IS 100X150 I MEASURED IT THIS DATE 03-22-90

THUS I WOULD RECOMMEND THAT THE TOWN CORRECT THE AC ON THE DEED TO SHOW .34 AC. THIS IS THE ACTUAL SIZE OF THIS LOT 15,000 SF. OR .34 AC.

(IN PROPERTY FILE)

R. DAVIS

SEE FOLLOWING DEEDS FOR WILLIAM + GLORIA FAWCETT THAT DESCRIBES LOT #15?

NOT SURE IF THIS IS PROOF OF OWNERSHIP.

1475-036

Book 1475 Page 0036

1475 036

QUITCLAIM DEED

IT, HOMETOWN FACTORS, INC., a Massachusetts corporation having an usual place of business in BOSTON SUFFOLK COMMONWEALTH OF MASSACHUSETTS County, ~~SUFFOLK~~

~~XXXXXXXXXXXX~~ for consideration paid, grant to WILLIAM F. FAWCETT and GLORIA P. FAWCETT, as joint tenants with the right of survivorship and not as tenants in common,

of LAWRENCE ESSEX County, ~~SUFFOLK~~

COMMONWEALTH OF MASSACHUSETTS, with QUITCLAIM covenants, the following described premises:-

(Description and incumbrances, if any)

A certain tract or parcel of land, situated in Sandown, County of Rockingham, State of New Hampshire, being Lot #15 on a plan of land, dated 1934 by William E. Lancaster, C. E., bounded and described as follows:-

Northeast by land now or formerly of Pillsbury 50 feet; Southeast by Lot #13 as shown on plan 139 feet, more or less; Southwest by land shown as Right of way 50 feet, and Northwest by Lot #17 as shown on plan 141 feet, more or less.

Together with the right of way in, on and over the usual travelled way leading to the Lane and over the land to the County Road.

Being the first parcel conveyed to Hometown Factors, Inc, by Foreclosure Deed, dated October 2, 1957, recorded in Rockingham Records, Book 1447, Page 98.

This conveyance is subject to the 1958 real estate taxes which the Grantees agree to assume and pay.



~~XX~~

WITNESS its hand and seal this 10th day of July 1958.

Witness: Manuel J. Lehman

BY Seymour B. Levin
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS
~~XX~~
SUFFOLK, ss.

July 10, 1958.

Hometown Factors, Inc., by Seymour B. Levin, its President and Treasurer, thereunto duly authorized, Personally appeared and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me,

Manuel J. Lehman
Justice of the Peace
Notary Public.

Received and recorded
Aug. 4, 3 P.M. 1958

My Commission Expires
SEPT. 19. 1958

Del.
C.D.S. +
McC. Donald

U.S. Rev.
Stamp
\$ 5.50