


Parcel ID: 018 030 000000 000000 (CARD 1 of 1)
 Owner: SANBORNTON, TOWN OF
 BOARD OF SELECTMEN
 Location: 369 PHILBROOK RD #1
 Acres: 0.750

General

Valuation

Building Value: \$300
Features: \$1,100
Taxable Land: \$44,900

Card Value: \$46,300 
Parcel Value: \$46,300

Listing History

List Date **Lister**
 03/30/2022 EOPM
 03/16/2021 BLAR
 07/28/2020 EORM
 04/07/2015 CC56
 02/07/2011 CC56

Notes: BROWN; 2013 ADJ DEP/OB; 2015: NO CHG = HOUSE IN DISREPAIR ; CYC20 - REMOVED 1 SHED AND NO CHANGES MADE TO DWL; DRA 2020 ASSMNT REVIEW - ADJ'D PORCH AND SHED SIZE.

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2021	\$300	\$1,100	\$44,900	Cost Valuation	\$46,300
2020	\$300	\$2,500	\$44,900	Cost Valuation	\$47,700
2019	\$300	\$2,500	\$44,900	Cost Valuation	\$47,700
2018	\$300	\$2,500	\$44,900	Cost Valuation	\$47,700
2008	\$31,400	\$2,100	\$47,500	Cost Valuation	\$81,000
2005	\$43,700	\$2,900	\$41,700	Cost Valuation	\$88,300
2004	\$31,000	\$2,900	\$29,400	Cost Valuation	\$63,300
2002	\$15,000	\$0	\$21,700	Cost Valuation	\$36,700

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
06/21/2010	IMPROVED	NO - FORECLOSURE	\$0	NEMETZ, DAVID	2647	0647
02/26/1985	VACANT	NO - UNCLASSFYD EXCLUSION	\$0		0895	0034

Land

Size: 0.750 Ac. **Site:** UND. RURAL
Zone: 05 - FOREST CONS **Driveway:**
Neighborhood: AVE-10 90% **Road:** GRAVEL/DIRT
Land Use: EXEMPT-MUNIC **Taxable Value:** \$44,900

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.750 AC	105,000	C	90	50	95	100	100	ROLLING	100	44,900	0	N	44,900

Building

2.00 STORY FRAME CAMP Built In 1940

Roof:	GABLE OR HIP ASPHALT	Bedrooms:	2	Quality:	MINIMUM
Exterior:	CLAP BOARD	Bathrooms:	1.0	Size Adj.	1.3069
Interior:	MINIMUM DRYWALL	Fixtures:	0	Base Rate:	48.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	0.7492
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	35.96
		Generators:	0	Effective Area:	853
		AC:	NO	Gross Living Area:	832
				Cost New:	\$30,674

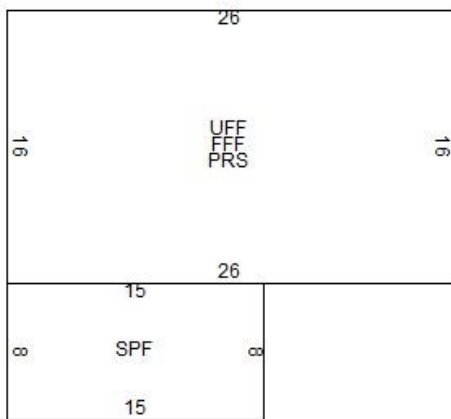
Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY POOR 39%	DEF MAINT 60%	0%	0%	0%	99%	\$300

Features							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	320	16 x 20	110	12.00	25	\$1,056	
Total:						\$1,100	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	416	416	416
FFF	FST FLR FIN	416	416	416
PRS	PIERS/SAUNA TUBES	416	-21	0
SPF	SCREEN PORCH FRAMED	120	42	0
Totals			853	832

Know all Men by these Presents

Barbara R. Luther

That I, Jane Goss Tax Collector for the Town of Sanbornton, in the County of Belknap and the State of New Hampshire, for the year 2007 by the authority in me vested by the laws of the State and in consideration of One Thousand Two Hundred Fifty Dollars and 21/100 cents to me paid by the Town of Sanbornton do hereby sell and convey to the said Town of Sanbornton successors/heirs and assigns, a certain tract or parcel of building and land situated in the Town of Sanbornton, NH aforesaid. Taxes by the Selectmen/Assessors in 2007 to.

Nemetz, David

Located at and described in the Warrant Book as:
Land and Building 369 Philbrook Rd #1 Tax Map 18 Lot 30

This deed is the result of the Tax Lien execution held at the Town Office in the Town of Sanbornton, New Hampshire on the Ninth Day of June 2008, To have and to hold the said premises, with the appurtenances, to the said Town of Sanbornton, successors/heirs and assigns forever. And I hereby covenant the said Town of Sanbornton that in making conveyance, I have in all things complied with the law and I have good right, so far as that right may depend upon the regularity of my own proceedings, to see and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the June 24, in the year of our Lord Two Thousand and Ten.

Signed, Sealed and Delivered in the presence of:

Jane Goss
Jane Goss
Tax Collector

State of New Hampshire, Belknap County SS.

Personally appearing Jane Goss and acknowledged the Forgoing instrument to be his voluntary act and deed, before me

[Signature]
Justice of the Peace/Notary Public
My Commission Expires
March 24, 2015

