

Property Location: 5-9- 49- 27
01634 East Main St

Commercial Property Record Card - Conway, New Hampshire

Account: 24846

Map Block No: 260-1

Class: EI State Class: 903 Card 1 of 1

| Current Owner | Previous Owner History | Miscellaneous | Assessment Information | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|---|----------------------|------------------|---------|------------|--------------|--|------|--|--|------------------------|---------------|----------------|------------|------|----|-------|------------|-------|----------------------|--------|-----------------|------------------------------|------------|------------|----------------|------|---------|------|------------|--------------------------------|--|-------------------------|--|---|--|
| Town Of Conway Old Town Hall Po Box 2680 Conway NH 03818 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th>Name</th> <th>Deed</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Mudgett Perley W</td> <td>192/175</td> <td>07/11/1931</td> </tr> <tr> <td>Frye Theresa</td> <td></td> <td></td> </tr> </tbody> </table> | Name | Deed | Date | Mudgett Perley W | 192/175 | 07/11/1931 | Frye Theresa | | | Deed Info: 352/00017-05/17/1961 Zoning: VC Routing No: C04390 Neighborhd: 306 Living Units: 0 Census Trct: District: 4 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th colspan="2">Assessment Information</th> </tr> </thead> <tbody> <tr> <td>Cost Estimate:</td> <td style="text-align: right;">*</td> </tr> <tr> <td>Inc:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Land:</td> <td style="text-align: right;">141,000</td> </tr> <tr> <td>Bldg:</td> <td style="text-align: right;">292,900 Prior</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">433,900 433,900</td> </tr> <tr> <td colspan="2">Assessed Information:</td> </tr> <tr> <td>Code: 2022</td> <td style="text-align: right;">Value: 391,600</td> </tr> <tr> <td>2021</td> <td style="text-align: right;">391,600</td> </tr> <tr> <td>2020</td> <td style="text-align: right;">391,600</td> </tr> <tr> <td colspan="2">Effective DOV: 4/1/2024</td> </tr> <tr> <td colspan="2">Value Flag: COST</td> </tr> <tr> <td colspan="2">Manual Override Reason: NO OVERRIDE</td> </tr> </tbody> </table> | Assessment Information | | Cost Estimate: | * | Inc: | 0 | Land: | 141,000 | Bldg: | 292,900 Prior | Total: | 433,900 433,900 | Assessed Information: | | Code: 2022 | Value: 391,600 | 2021 | 391,600 | 2020 | 391,600 | Effective DOV: 4/1/2024 | | Value Flag: COST | | Manual Override Reason: NO OVERRIDE | |
| Name | Deed | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mudgett Perley W | 192/175 | 07/11/1931 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frye Theresa | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Information | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost Estimate: | * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Inc: | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land: | 141,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bldg: | 292,900 Prior | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total: | 433,900 433,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code: 2022 | Value: 391,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 391,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 391,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Old Town Hall unit 4&5 Smartequip- On 260-1.4&5 2556sqft Valley Vision- Exempt</td> </tr> </tbody> </table> | Notes | Old Town Hall unit 4&5 Smartequip- On 260-1.4&5 2556sqft Valley Vision- Exempt | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th colspan="6">Entrance Information</th> </tr> <tr style="background-color: #cccccc;"> <th>Date</th> <th>Time</th> <th>ID</th> <th>Actv</th> <th>Entrance Code</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>04/26/2023</td> <td></td> <td>RD</td> <td></td> <td>Entry Only</td> <td></td> </tr> <tr> <td>04/25/2023</td> <td></td> <td>JF</td> <td></td> <td>Remeasured</td> <td></td> </tr> <tr> <td>04/23/1994</td> <td></td> <td>JS</td> <td></td> <td>Entry Only</td> <td></td> </tr> </tbody> </table> | Entrance Information | | | | | | Date | Time | ID | Actv | Entrance Code | Source | 04/26/2023 | | RD | | Entry Only | | 04/25/2023 | | JF | | Remeasured | | 04/23/1994 | | JS | | Entry Only | | | | | | |
| Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Entrance Information | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 04/23/1994 | | JS | | Entry Only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Sales History | | | | |
|---------------|------|-------|------|----------|
| Book/Page | Date | Price | Type | Validity |
| | | | | |

| Permit Information | | | | |
|--------------------|----------|--------|---------|---------|
| Date | Permit # | Price | Purpose | % Comp. |
| 07/11/2002 | B2052 | 93,000 | Remodel | 100 |
| 05/01/1997 | C4550 | | Remodel | 100 |

| Land Information | | | | |
|------------------------------------|------|-------|-----------------------------|---------|
| Type | Size | Grade | Influence Factor 1, 2 and % | Value |
| Primary | A | 1.1 | 0 | 141,000 |
| Total Acres for this Parcel | | 1.1 | Total Land Value | 141,000 |

| Owner/Values: Includes all Land/Buildings/OBYs for this Parcel | | | | | |
|--|---------|---------|--------|--------|---------|
| | Current | Cost | Market | Income | Prior |
| Land: | 141,000 | 141,000 | 0 | 0 | 141,000 |
| Building: | 292,900 | 292,900 | 0 | 0 | 292,900 |
| Total: | 433,900 | 433,900 | 0 | 0 | 433,900 |



Inspection witness by: _____



Property Card: TOWN OF CONWAY

Town of Conway, NH



Parcel ID: 260-1

Owner: TOWN OF CONWAY

Co-Owner: OLD TOWN HALL

Mailing Address: PO BOX 2680
CONWAY, NH 03818

Physical Location: 01634 EAST MAIN ST

General Information

State Class: 903
Class: E1
District No.: 4
Zone: VC
Total Acres: 1.100

Assessed Value

Land: \$141,000
Use Value Land: \$0
Buildings: \$292,900
Total: \$433,900

Sale History

Book/Page: 352-00017
Deed Date: 19610517
Sale Date: 0
Sale Type: 0
Sale Price: \$0

Building Details

PPN # 8070
Series Card # 1
Living Units: 1
Style:
Year Built: 1850
Effective Year Built:
True TLA (incl. fin. bsmt):
TLA 0
Stories:
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:

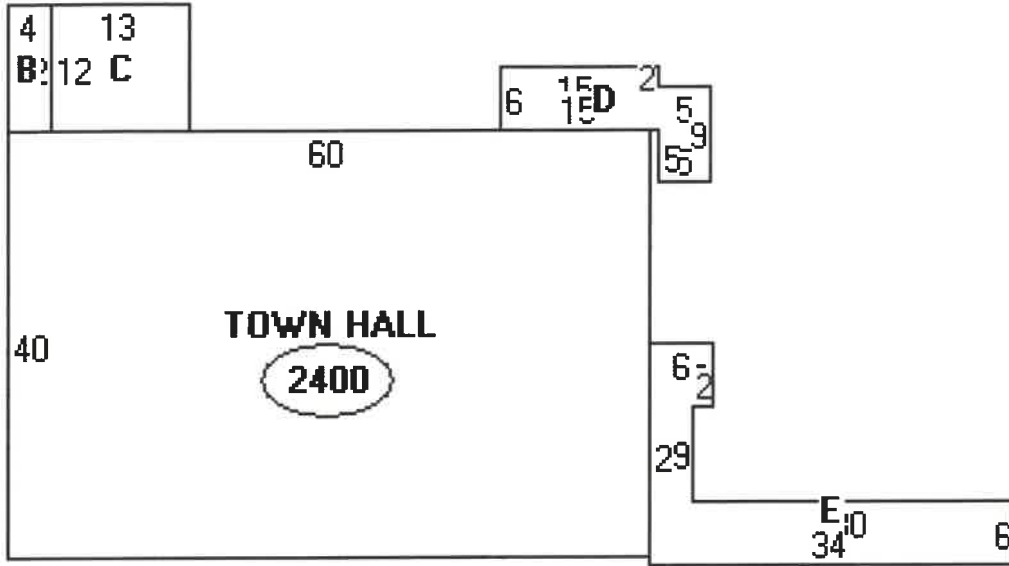
WB/FP Openings:
Heating Type:
Heating Fuel Type:
Basement:
FBLA Size: 0
Attic:
Exterior Walls:
Basement / Garage:
CDU Cond Depr Util:
Grade:



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH



Descriptor/Area

A: TOWN HALL
2400 sqft

B: OFF
48 sqft

C: HALL
156 sqft

D: HALL
135 sqft

E: CANOPY
276 sqft



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Conway, NH : Commercial Property Record Card

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Search For Properties

| Map Block Lot | Name | Street # | Street Name |
|----------------------|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

| Parcel ID# | Card | Map-Block-Lot | Location | Zoning | State Class | Acres |
|--------------|----------|---------------|--------------------|--------|----------------------|-------|
| 24846 | 1 | 260-1 | 01634 EAST MAIN ST | VC | 903 - MUNICIPALITIES | 1.100 |
| Living Units | District | | | | | |
| 0 | 4 | | | | | |

Owner Information

Town Of Conway Old Town Hall
 Po Box 2680
 Conway NH 03818

Property Picture



Deed Information

Book/Page: 352/00017
Deed Date: 1961/05/17

Building Information

Building No: 1
Year Built: 1850
No of Units: 1
Structure Type: Courthouse / Town Hall
Grade: C+
Identical Units: 1

Valuation

Land: \$141,000
Building: \$292,900
Total: \$433,900
Net Assessment: \$433,900

Sales History

| Book/Page | Date | Price | Type | Validity |
|-----------|------|-------|------|----------|
|-----------|------|-------|------|----------|

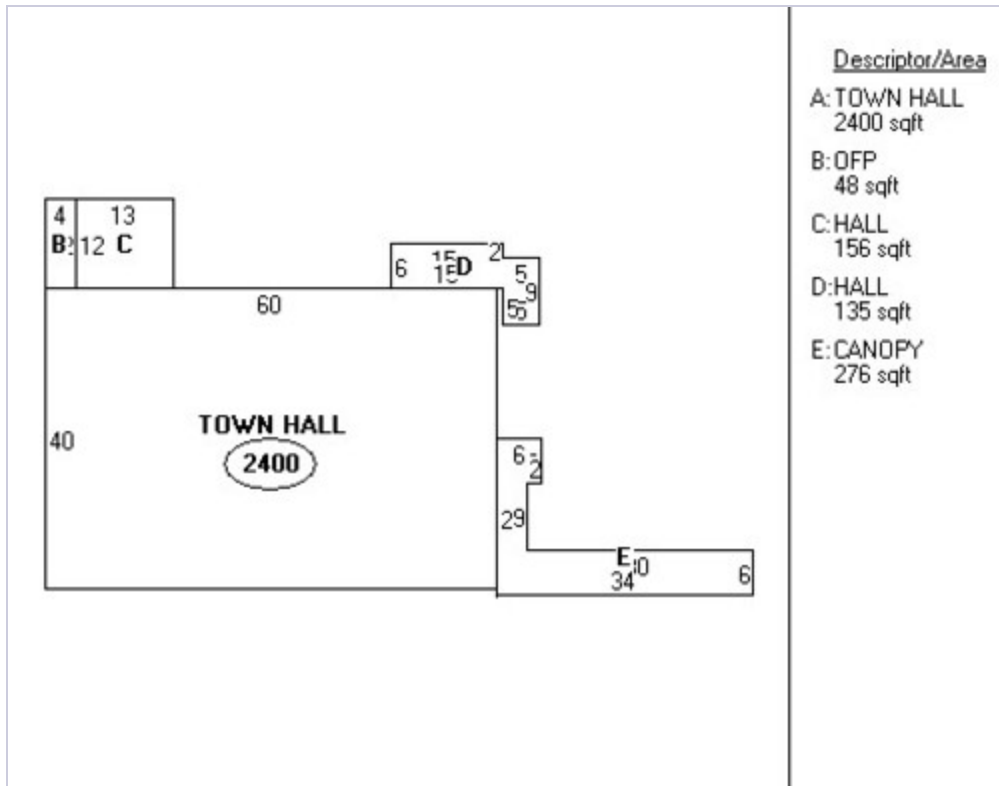
Out Building Information

| Structure Code | Width | Lgth/SqFt | Year | RCNLD |
|-----------------|-------|-----------|------|---------|
| Asphalt Parking | 0 | 3200 | 1984 | \$3,340 |

Exterior/Interior Information

| Levels | Size | Use Type | Ext. Walls | Const. Type | Partitions | Heating | A/C | Plumbing | Condition | Func. Utility | Unadj. RCNLD |
|--------|--------|---------------------|------------|-------------|------------|----------|---------|----------|-----------|---------------|--------------|
| B1-B1 | 1x2400 | Unfinished Res Bsmt | | Wood Joist | Normal | None | None | None | Fair | Poor | 12860 |
| 01-01 | 1x2700 | Multi-Use Office | Frame | Wood Joist | Normal | Hw/Steam | Central | Normal | Normal | Normal | 105890 |
| 02-02 | 1x2565 | Multi-Use Office | Frame | Wood Joist | Normal | Hw/Steam | Central | Normal | Renovated | Good | 143720 |
| 03-03 | 1x156 | Support Area | Frame | Wood Joist | Normal | None | None | None | Normal | Poor | 3070 |
| A1-A1 | 1x2400 | Support Area | Frame | Wood Joist | Normal | None | None | None | Poor | Poor | 2540 |

Building Sketch



Notice

Tax Year 2023 Final Values

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Conway, NH.

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Comments regarding this service should be directed to: chilton@conwaynh.org.

(The following is not part of the within deed and is not to be recorded)

EXTRACT FROM CHAPTER 178, SECTION 5, LAWS OF 1951

A deed in substance following the form appended to this section shall, when duly executed and delivered, have the force and effect of a deed in fee simple to the grantee, heirs, successors and assigns, to his or their own use, with covenant on the part of the grantor, for himself, his heirs, executors and administrators, that, at the time of the delivery of such deed, he was lawfully seized in fee simple of the granted premises, that the said premises were free from all incumbrances, except as stated, that he had good right to sell and convey the same to the grantee, his heirs, successors and assigns, and that he will, and his heirs, executors, and administrators shall, warrant and defend the same to the grantee and his heirs, successors and assigns, against the lawful claims and demands of all persons.

STATUTORY FORM
DEED OF WARRANTY

Parley W. Muggett
TO

The Town of Conway

Carroll County REGISTRY

Received May 17, 9 A.M., 19 61

Recorded in Vol. 342, Page 17

Attest:

Registrar

See Page

From the Office of
Armond C. Shea
Attorney at Law
North Conway, N. H.

SENTINEL PRINTING CO., INC.
KEENE, N. H.
Form No. 1

260-1

BK 352
PG 17

Town Hall Preservation Covenant

(Standard deed language to be added here, followed by the reservation of rights for the Town. The Town will be the Grantor; and the buyer will be the Grantee.)

This conveyance is made subject to an express perpetual historic preservation restriction for the purpose of restricting alterations and development of the conveyed property that would alter the historic character of the property.

The historic preservation restriction shall run with the land and shall bind the Grantee and its successors and assigns in perpetuity.

Grantee, its successors and assigns, agree that it will not alter, erect, or maintain any building, structure, or other improvement, upon the property that will significantly alter the property's historically significant features, specifically including the existing structure's historically significant features.

By way of clarification, the herein described materials and features are expressly and specifically identified as those which hold significant cultural, historical, and architectural value to the Town of Conway.

1. Dimensional design. The dimensions and layout of the structure which is southern facing and visible from the right-of-way to include the tower, roof pitch and layout, canopies and overhangs, as well as dormers are considered significant features. The entirety of the tower structure shall also be preserved along the front façade and measuring approximately twelve feet north from the main entrance.
2. Materials. The façade treatments such as siding, roof, and trim shall only be replaced with colonial style materials which shall provide a color and design conveying the structure's historic quality.
3. Fenestration. The existing doors and windows shall maintain the historic nature of the structure in color and material. Modifications to window and door locations and sizing shall not significantly alter the existing design. Preservation of design shall be maintained in the bonneted dormer and muntin window style.
4. Finial. Decorative roof ornaments which are visible from the right-of-way shall be maintained.

Notwithstanding the foregoing, Grantee, its successors and assigns may, with the written consent of the Grantor, which consent shall not be unreasonably withheld, complete alterations or improvements to the historically significant features provided that the Grantee, its successors and assigns provide the Grantor with (1) the reason(s) for the alteration or improvement, and (2) specifications as to the color, design, and efforts to most faithfully maintain the historic character of the structure.

Pursuant to NH RSA 477:3-b, II(b)(2), Grantee retains for itself its successors and assigns a *right of reentry* whereby if Grantee, its successors and/or assigns, ever violates Grantor's ROW, then the Grantee's, including its successors and/or assigns, estate in fee *shall terminate upon entry by the Grantor*.

Town Hall Fire Pond Restrictive Covenant

(Standard deed language to be added here, followed by the reservation of rights for the Town. The Town will be the Grantor; and the buyer will be the Grantee.)

The Grantor hereby reserves a permanent, limited right of way and right of access (“ROW”) over the driveway, parking, and existing pond retention area (the “ROW Area”) on the Property for the limited purposes set forth herein.

The ROW shall provide the Grantor, by and through its firefighting officials and employees or such other firefighting personnel responding to an emergency, including firefighting officials, employees, and personnel from municipalities other than the Town of Conway in any circumstance of mutual aid, the right to pass and repass the ROW Area for the purposes of accessing and using the pond generally located on the Northwesterly corner of the Property, along with any appurtenant fire safety systems and equipment located at or near the pond, for the limited purposes of the extinguishment of fires and the mitigation of other emergencies or for nonemergency fire and life safety related activities including, but not limited to, maintenance, inspection, and training purposes. In exercising the ROW, the Grantee, its successors and assigns, and any current resident(s) or tenant(s) shall be notified 48 hours prior to such nonemergency access over the ROW Area. In addition, Grantor’s firefighting officials and employees or such other authorized firefighting personnel may enter the ROW Area with such equipment, materials, and machinery as is necessary and consistent with the limited purposes of this ROW.

Grantor shall not use the ROW for any purpose not identified in this ROW. Grantor expressly retains the right to maintain the pond in such manner that adequate firefighting capacity is preserved.

Grantee, its successors and assigns, agree that it will not alter, erect, or maintain any building, structure, or other improvement, upon or within the ROW Area that may interfere with or endanger the herein granted rights. Notwithstanding the foregoing, Grantee, its successors and assigns may, with the consent of the Grantor, which consent shall not be unreasonably withheld, alter the location of the access way to the aforementioned pond, provided that (1) the Grantee, its successors and assigns provide suitable alternative access to the aforementioned pond that—given the purpose of the ROW—does not result in any increased risk to the Grantor or to the public, and (2) the altered access way is reflected in a recorded document.

The Grantee, its successors and assigns, shall make all reasonable efforts to ensure that the fire pond is reasonably accessible during all hours and at all times of the year. The Grantee, its successors and assigns, shall not intentionally engage in any conduct with any purpose of reducing the pond capacity, increasing water loss from the pond, or otherwise impairing the ability of Grantor to access and utilize the pond for firefighting and/or emergency mitigation purposes or any purpose stated in this ROW.

Excepting only willful conduct by Grantee, its successors and assigns in violation of the purposes of this easement, the Grantor shall hold the Grantee, its successors and assigns harmless

from any liability whatsoever that might occur in the ROW Area and on the Property arising out of the use of the ROW Area by the Grantee, its officials and employees, or any other third party using the ROW Area in accordance with the ROW.

This ROW shall run with the land and shall be binding upon the Grantor and Grantee and their successors and assigns.

The Grantor's rights under this ROW shall continue indefinitely for so long as Grantor its successor and assigns shall continue, in any way, to provide fire extinguishment and emergency services in the Town of Conway, New Hampshire. Grantor shall have the limited right to assign its ROW to any entity that exists primarily to serve the public by providing fire extinguishment and emergency mitigations services.

Pursuant to NH RSA 477:3-b, II(b)(2), Grantee retains for itself its successors and assigns a *right of reentry* whereby if Grantee, its successors and/or assigns, ever violates Grantor's ROW, then the Grantee's, including its successors and/or assigns, estate in fee *shall terminate upon entry by the Grantor.*