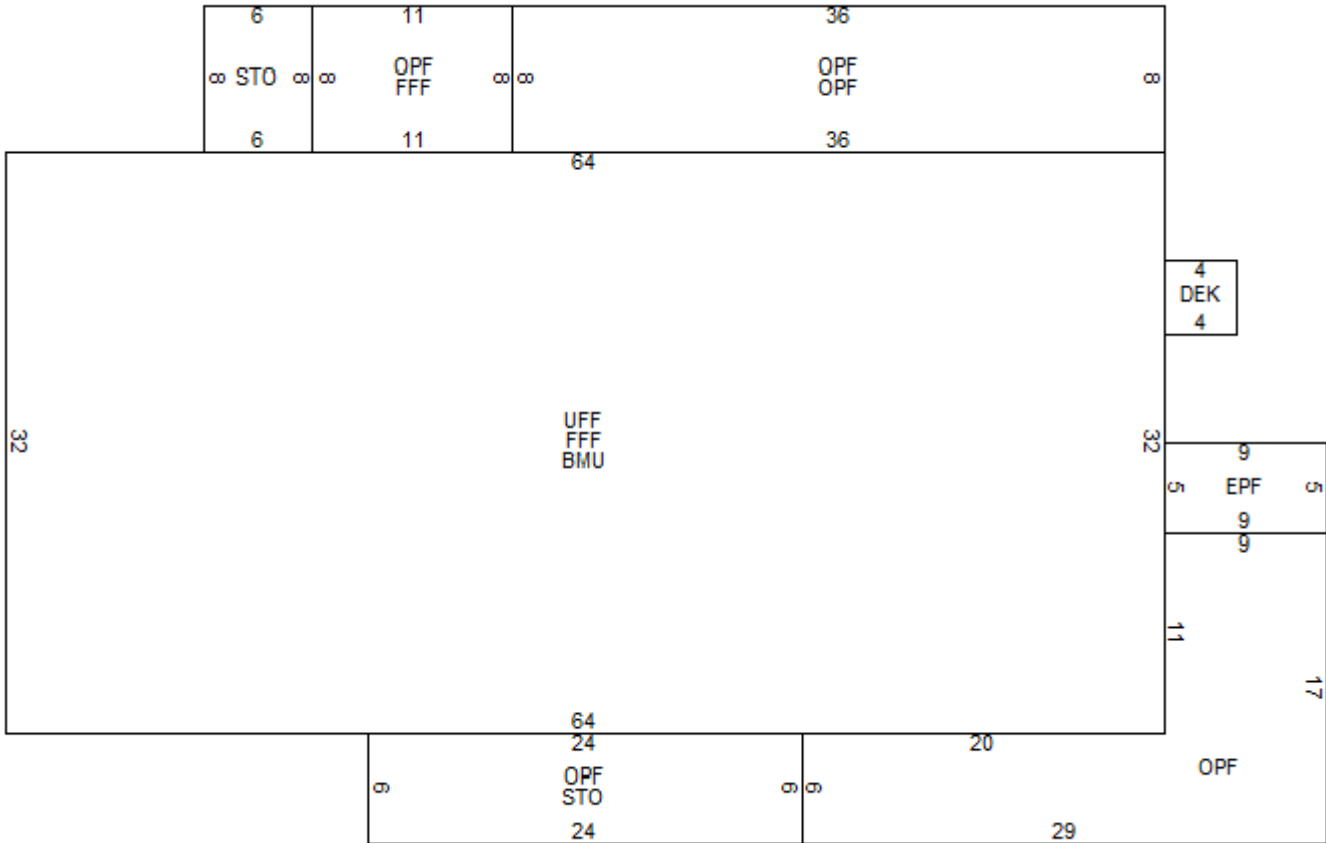


OWNER INFORMATION			SALES HISTORY					PICTURE	
DUROCHER, ERIC-REVOCABLE TRUST DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882			Date	Book	Page	Type	Price	Grantor	
			06/20/2003	2167	0332	Q I	300,000	VILLENEUVE,KEVIN&PAUL	
LISTING HISTORY			NOTES						
08/04/17	CRVM	MARKED FOR INSPECTION	"PK MOTEL" TOTAL RMS=22; 5' TO 7' OF FRNTG GIVEN TO TOWN FOR RD; APPRX 15-20 AC OF WETLANDS; RATES 1 PERSON=\$50/DBL=\$60; DNV1-NOT GOOD TIME; SEVERAL OLD MH ON LOT-NV;6/09 SHEDMETAL 56X12 & 66X12=OLD MH, YARD HEAVLY CLUTERD W/METAL; SITEPLAN BK 2862 PG 459; 5/12 APPRS MORE LONG TERM THAN TEMPORARY USE; 5/12 OFFICE LOCKED;						
04/25/17	INSP								
05/22/12	GRVM								
06/17/09	BHVM								
01/29/04	CMAM								

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770					
GARAGE-1 STY	960	24 x 40	77	30.00	60	13,306	ATT TO SHED						
SHED-METAL	672	56 x 12	84	6.00	200	6,774	#37						
SHED-METAL	792	66 x 12	80	6.00	25	950	ATT TO GAR						
						21,000							
								PARCEL TOTAL TAXABLE VALUE					
		Year	Building	Features	Land								
		2023	\$ 413,200	\$ 21,000	\$ 135,500								
		Parcel Total: \$ 569,700											
		2024	\$ 413,200	\$ 21,000	\$ 135,500								
		Parcel Total: \$ 569,700											
		2025	\$ 220,300	\$ 21,000	\$ 135,500 (c)								
		Parcel Total: \$ 569,700											
		(Card Total: \$ 376,800)											

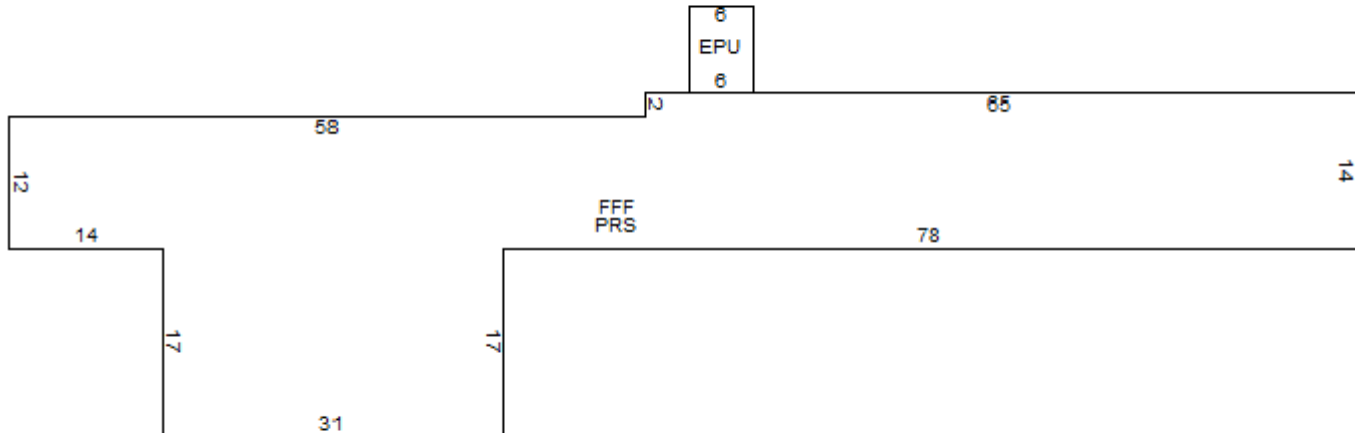
LAND VALUATION												LAST REVALUATION: 2020			
Zone: RA RURAL AGRI		Minimum Acreage: 2.00		Minimum Frontage: 200								Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	2.000 ac	62,000	E	100	95	100	95	100 -- LEVEL	150	83,900	0	N	83,900	USE	
COM/IND	22.000 ac	x 1,000	X	85				85 -- MODERATE	100	15,900	0	N	15,900		
COM/IND	20.000 ac	x 1,000	X	85				95 -- MILD	50	8,100	0	N	8,100	WET	
COM/IND	2,400.000 ff	x 10	E	100				95 -- MILD	100	22,800	0	N	22,800		
VIEW		HILLS, NARROW, TOP 25%, CLOSE/NEAR							100	4,800			4,800		
44.000 ac										135,500			135,500		

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																																													
	DUROCHER, ERIC-REVOCABLE TRU DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882	<table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>	District	Percentage			Model: 2.00 STORY FRAME CONVENTNL Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: OIL/FA DUCTED																																									
		District	Percentage																																													
PERMITS																																																
<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td colspan="4"></td></tr></table>	Date	Permit ID	Permit Type	Notes					Bedrooms: 14 Baths: 12.0 Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 0.8142 Base Rate: CHM 70.00 Bldg. Rate: 0.7468 Sq. Foot Cost: \$ 52.28																																							
Date	Permit ID	Permit Type	Notes																																													
			BUILDING SUB AREA DETAILS																																													
			<table><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>OPF</td><td>OPEN PORCH</td><td>1081</td><td>0.25</td><td>270</td></tr><tr><td>STO</td><td>STORAGE AREA</td><td>192</td><td>0.25</td><td>48</td></tr><tr><td>EPF</td><td>ENCLOSED</td><td>45</td><td>0.70</td><td>32</td></tr><tr><td>DEK</td><td>DECK/ENTRANCE</td><td>16</td><td>0.10</td><td>2</td></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>2136</td><td>1.00</td><td>2136</td></tr><tr><td>BMU</td><td>BSMNT</td><td>2048</td><td>0.15</td><td>307</td></tr><tr><td>UFF</td><td>UPPER FLR FIN</td><td>2048</td><td>1.00</td><td>2048</td></tr><tr><td>GLA:</td><td>4,184</td><td>7,566</td><td></td><td>4,843</td></tr></table>	ID	Description	Area	Adj.	Effect.	OPF	OPEN PORCH	1081	0.25	270	STO	STORAGE AREA	192	0.25	48	EPF	ENCLOSED	45	0.70	32	DEK	DECK/ENTRANCE	16	0.10	2	FFF	FST FLR FIN	2136	1.00	2136	BMU	BSMNT	2048	0.15	307	UFF	UPPER FLR FIN	2048	1.00	2048	GLA:	4,184	7,566		4,843
			ID	Description	Area	Adj.	Effect.																																									
			OPF	OPEN PORCH	1081	0.25	270																																									
			STO	STORAGE AREA	192	0.25	48																																									
EPF	ENCLOSED	45	0.70	32																																												
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FFF	FST FLR FIN	2136	1.00	2136																																												
BMU	BSMNT	2048	0.15	307																																												
UFF	UPPER FLR FIN	2048	1.00	2048																																												
GLA:	4,184	7,566		4,843																																												
2020 BASE YEAR BUILDING VALUATION																																																
Market Cost New: \$ 253,192																																																
Year Built: 1994																																																
Condition For Age:	AVERAGE 13 %																																															
Physical:																																																
Functional:																																																
Economic:																																																
Temporary:																																																
Total Depreciation: 13 %																																																
Building Value: \$ 220,300																																																

OWNER INFORMATION			SALES HISTORY					PICTURE	
DUROCHER, ERIC-REVOCABLE TRUST DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882			Date	Book	Page	Type	Price	Grantor	
LISTING HISTORY			NOTES						
08/04/17	CRVM		MH CONVERTED INTO MOTEL ROOMS; ROOF LEAKS;6/09 UNIT 12, 13, 14;						
04/25/17	INSP	MARKED FOR INSPECTION							
05/22/12	GRVM								
06/17/09	BHVM								

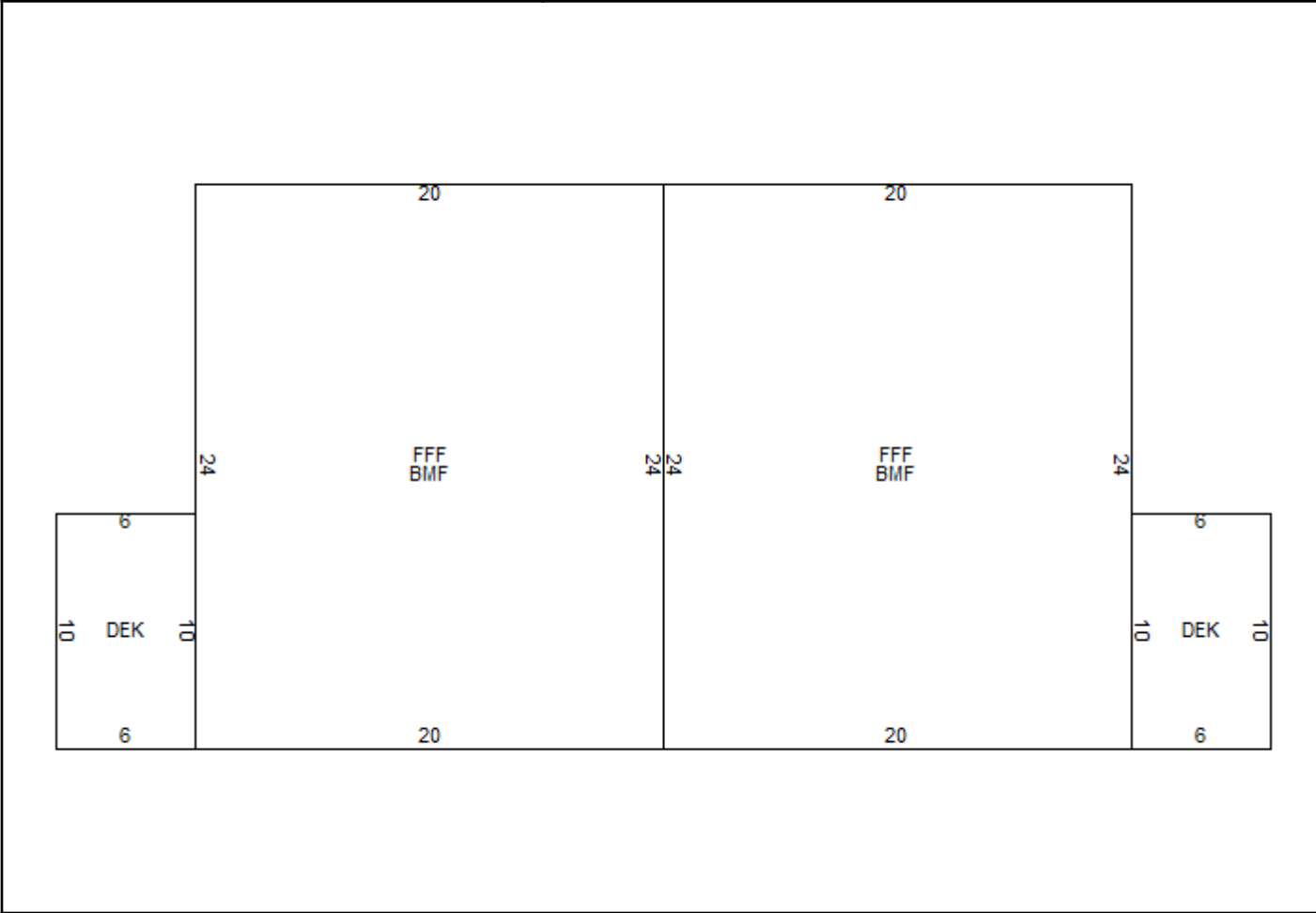
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770			
								PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land					
2025		\$ 99,700		\$ 0		\$ 0(c)					
								Parcel Total: \$ 569,700			
								(Card Total: \$ 99,700)			

LAND VALUATION										LAST REVALUATION: 2020				
Zone:	Minimum Acreage:	Minimum Frontage:				Site:				Driveway:		Road:		
Land Type	COM/IND	Neighborhood:				Cond	Ad Valorem	SPI	R	Tax Value	Notes			
		0 ac												

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																									
	DUROCHER, ERIC-REVOCABLE TRU DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882	<table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>	District	Percentage			Model: 1.00 STORY FRAME CONTMPRARY Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: OIL/FA DUCTED																					
		District	Percentage																									
		PERMITS		Bedrooms: 3 Baths: 3.0 Fixtures:																								
<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td colspan="4"></td></tr></table>	Date	Permit ID	Permit Type	Notes					Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B2 AVG-20 Com. Wall: Size Adj: 1.0392 Base Rate: CHM 70.00 Bldg. Rate: 0.8397 Sq. Foot Cost: \$ 58.78																			
Date	Permit ID	Permit Type	Notes																									
			BUILDING SUB AREA DETAILS																									
			<table><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>2133</td><td>1.00</td><td>2133</td></tr><tr><td>PRS</td><td>PIER</td><td>2133</td><td>-0.05</td><td>-107</td></tr><tr><td>EPU</td><td>COVERED BSMNT</td><td>48</td><td>0.35</td><td>17</td></tr><tr><td>GLA:</td><td>2,133</td><td>4,314</td><td></td><td>2,043</td></tr></table>	ID	Description	Area	Adj.	Effect.	FFF	FST FLR FIN	2133	1.00	2133	PRS	PIER	2133	-0.05	-107	EPU	COVERED BSMNT	48	0.35	17	GLA:	2,133	4,314		2,043
			ID	Description	Area	Adj.	Effect.																					
			FFF	FST FLR FIN	2133	1.00	2133																					
			PRS	PIER	2133	-0.05	-107																					
EPU	COVERED BSMNT	48	0.35	17																								
GLA:	2,133	4,314		2,043																								
2020 BASE YEAR BUILDING VALUATION																												
Market Cost New: \$ 120,088																												
Year Built: 1975																												
Condition For Age: AVERAGE 17 %																												
Physical:																												
Functional:																												
Economic:																												
Temporary:																												
Total Depreciation: 17 %																												
Building Value: \$ 99,700																												

OWNER INFORMATION				SALES HISTORY				PICTURE					
DUROCHER, ERIC-REVOCABLE TRUST DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882				DateBookPageTypePriceGrantor									
LISTING HISTORY				NOTES									
08/04/17CRVM 04/25/17INSPMARKED FOR INSPECTION 05/22/12GRVM 06/17/09BHVM				WHITE; 6/09 UNITS 21 THRU 24; 4-UNITS= 2 IN FFF, 2 IN BMF;									
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770				
									PARCEL TOTAL TAXABLE VALUE				
									Year	Building	Features	Land	
									2025	\$ 93,200	\$ 0	\$ 0(c)	
									Parcel Total: \$ 569,700				
									(Card Total: \$ 93,200)				
LAND VALUATION								LAST REVALUATION: 2020					
Zone:	Minimum Acreage:	Minimum Frontage:						Site:	Driveway:	Road:			
Land Type	COM/IND	Neighborhood:						Cond	Ad Valorem	SPI	R	Tax Value	Notes
0 ac													

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	DUROCHER, ERIC-REVOCABLE TRU DUROCHER, ERIC-TRUSTEE 171 PINE RIVER RD EFFINGHAM, NH 03882	District	Model: 1.00 STORY FRAME MOTEL
		Percentage	Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: GAS/FA DUCTED
	PERMITS		Bedrooms: 4 Baths: 4.0 Fixtures:
			Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 1.2811 Base Rate: CHM 70.00 Bldg. Rate: 1.1876 Sq. Foot Cost: \$ 83.13



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	960	0.30	288
FFF	FST FLR FIN	960	1.00	960
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	1,248	2,040		1,260