



**Property Card: 40 RESERVOIR RD**  
Town of Plymouth, NH



**Parcel ID:** 107-066-000-000  
**PID:** 1070660000000000000

**Owner:** PLYMOUTH TOWN OF  
**Co-Owner:**  
**Mailing Address:** 6 POST OFFICE SQUARE  
PLYMOUTH, NH 03264

**General Information**

**Assessed Value**

**Map:** 107066  
**Lot:** 000000  
**Sub:** 000000

**Land Use:** 1F RES  
**Zone:** SINGLE FAMILY RES  
**Land Area in Acres:** 1.8  
**Current Use:** N  
**Neighborhood:** N-D  
**Frontage:** 0  
**Waterfront:** 0  
**View Factor:** N

**Land:** \$97,000  
**Buildings:** \$148,700  
**Extra Features:** \$3,900  
**Total:** \$249,600

**Sale History**

**Book/Page:** 4957-0631  
**Sale Date:** 8/25/2025  
**Sale Price:** 0

**Building Details**

**Model Description:** NEW ENGLND  
**Total Gross Area:** 0  
**Year Built:** 1895  
**Building Grade:** AVG-10  
**Stories:** 1.75 STORY FRAME

**Condition:** FAIR  
**Depreciation:** 0  
**No. Bedrooms:** 3  
**No. Baths:** 2  
**Adj Bas:** 0



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



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	3124
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	0007
Prior Id # 2:	0004
Prior Id # 3:	0019
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		RESERVOIR RD, PLYMOUTH

**OWNERSHIP**

Owner 1:	TOLMAN FRANK W JR
Owner 2:	
Owner 3:	
Street 1:	97 BLAKE MOUNTAIN RD
Street 2:	
Twn/City:	THORNTON
St/Prov:	NH
Postal:	03285

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a NEW ENGLND Building built about 1895, having primarily VINYL Exterior and 1706 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	SFR	Single family	100	water	3	WATER
o				Sewer	2	SEWER
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	W	Water		Topo	4	ROLLNG
s				Street	1	PAVED
t				Gas:	2	LIGHT

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	% Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM	1.0	43560		SITE SF	SITE	1.0	0	1.7	1.00	MA	1.00					74,052					74,100	
101	ONE FAM	1.0	0.8		ACRES	EXCESS		0	4,000.	1.00	MA	1.00					3,200					3,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	137,700	4,100	77,300	219,100
<b>Total Card</b>	1.800	137,700	4,100	77,300	219,100
<b>Total Parcel</b>	1.800	137,700	4,100	77,300	219,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		128.46	/Parcel: 128.46

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	101	FV	137,700	4100	1.8	77,300	219,100	219,100	Final Values Ye	11/15/2024
2024	101	EX	137,700	4100	1.8	77,300	219,100		Year End Roll	4/5/2024
2023	101	FV	137,700	4100	1.8	77,300	219,100		Year End Rollov	12/6/2023
2022	101	FV	91,500	3600	1.8	38,600	133,700		Year End Roll	10/12/2022
2021	101	FV	91,500	3600	1.8	38,600	133,700		Year End Roll	10/6/2021
2020	101	FV	91,500	3600	1.8	38,600	133,700		Year End Roll	12/3/2020
2019	101	FV	91,500	3600	1.8	38,600	133,700		Year End Roll	9/3/2019
2019	101	PTCH	91,600	7900	1.8	38,600	138,100		patch	4/18/2019

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASKING	2199/0281		5/30/1996		54,900	No	Yes		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2019		536	G. FOURNIER
10/12/2017	MEASURED	536	G. FOURNIER
8/7/2012	MEASURED	530	J Devarenne
10/23/2007	MEASURED	523	SHAWN MAIN
4/19/2006	REVIEWED	519	D. WILEY
1/28/2004	EXTERIOR INS	509	JOEY SMITH
6/7/1999	EXTERIOR INS	501	BARB RAMSAY
7/30/1998	EXTERIOR INS	505	STEVE GRIFFI
5/12/1997	INSPECTED	501	BARB RAMSAY

Sign: \_\_\_\_\_

