

502 MANCHESTER ST

Location 502 MANCHESTER ST

Mblu 0063//0001//

Owner TURNBULL, LAUREN J

Total Market Value \$270,100

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2025	\$270,100

Owner of Record

Owner TURNBULL, LAUREN J

Sale Price \$130,000

Co-Owner

Certificate

Book & Page 7909/0926

Sale Date 10/09/2007

Instrument 37

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TURNBULL, LAUREN J	\$130,000		7909/0926	37	10/09/2007
US BANK NATIONAL ASSOCIATION	\$171,200		7811/2152	51	01/12/2007
MOSEL, MARIE	\$0		6846/1671	00	02/24/2003
MOSEL, JACK C	\$71,000		5295/1867	04	11/15/1991

Building Information

Building 1 : Section 1

Year Built: 1860

Living Area: 1,669

Replacement Cost

Less Depreciation: \$185,500

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	5022
Description	SINGLE FAM		

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

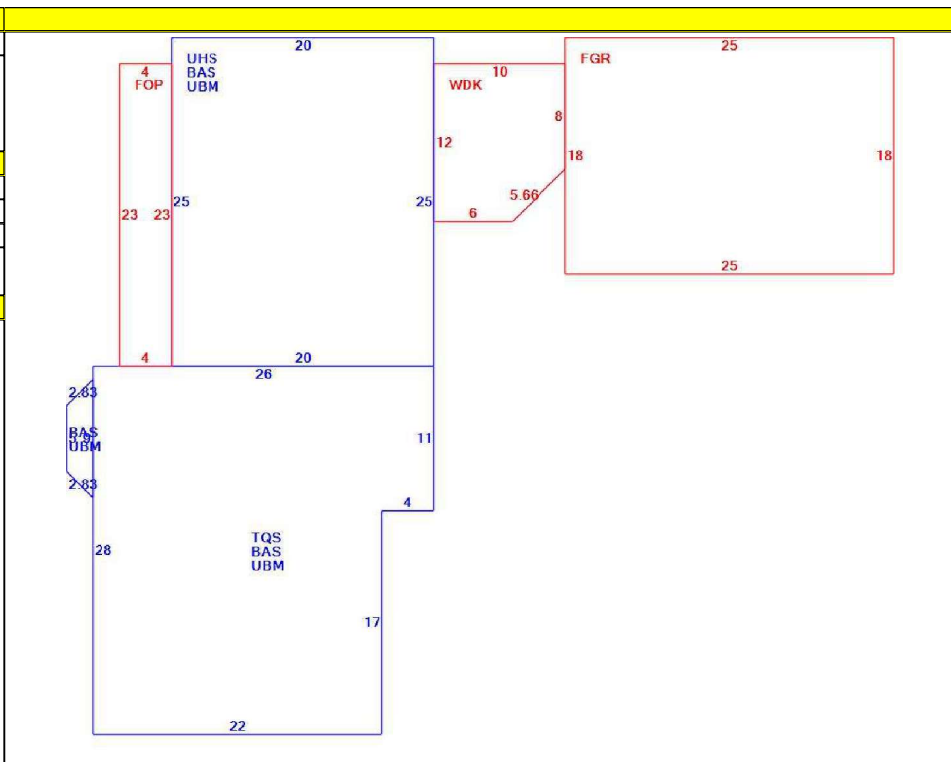
Assessment	
Valuation Year	Total
2024	\$270,100

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION						
TURNBULL, LAUREN J 502 MANCHESTER ST MANCHESTER NH 03103		1 Suitable	1 All Public	1 Paved	9 Corner	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 185,500 84,600	Assessed 185,500 84,600							
		1 Level		5 Curb & Gutter	1 Urban											
				6 Sidewalk												
SUPPLEMENTAL DATA						Total 270,100 270,100										
Alt Prcl ID		RAD OR C CAD = 720														
Land Adjus NO		TIF Origina														
Voided NO		TIF Note														
Total SF 5022		Land Class R														
TIF Zone		Parcel Zip 03103-4132														
Frontage/D No		Assoc Pid#														
GIS ID 63-1																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TURNBULL, LAUREN J		7909 0926	10-09-2007	U	I	130,000	37	Year	Code	Assessed	Year	Code	Assessed			
US BANK NATIONAL ASSOCIATION		7811 2152	01-12-2007	U	I	171,200	51	2025	1010	185,500	2024	1010	185,500			
MOSEL, MARIE		6846 1671	02-24-2003	U	I	0	00		1010	84,600	2023	1010	84,600			
MOSEL, JACK C		5295 1867	11-15-1991	U		71,000	04									
MOONEY, MARGARET C		0 0				0	0									
Total								270,100	Total	270,100	Total	270,100	Total	270,100		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
390																
NOTES																
07 - DID NOT WANT ME IN																
2007 REMODELING KITCHENS AND BATHS																
REMAINDER OF HOUSE IN FAIR CONDITION																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
07-5264	11-29-2007	AD	Addition	22,200	04-28-2010	100		Remodeling kitchen and 2 bat	04-28-2010	LP	02		05	Measur/ BP Or UC		
									01-27-2010	LP	02		05	Measur/ BP Or UC		
									03-20-2009	LP	01		05	Measur/ BP Or UC		
									05-06-2008	LP	01		05	Measur/ BP Or UC		
									03-10-2005	JL			07	Meas/Info@Dr		
									05-23-2000	RG			00	Meas & Int Insp.		
									11-15-1990				01	Meas/Int Estimate		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM			5,022 SF	17.74	1.00000	1	1.00	390	0.950			1.0000	16.86	84,600
Total Card Land Units					0 AC	Parcel Total Land Area					0	Total Land Value				84,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	06	Steam			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		319,769
Year Built		1860
Effective Year Built		1979
Depreciation Code		FR
Remodel Rating		
Year Remodeled		
Depreciation %		42
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		58
RCNLD		185,500
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
BAS	First Floor	1,174	1,174	1,174	144.30	169,408
FGR	Garage	0	450	158	50.67	22,799
FOP	Porch, Open	0	92	18	28.23	2,597
TQS	Three Quarter Story	495	660	495	108.23	71,429
UBM	Basement, Unfinished	0	1,174	235	28.88	33,911
UHS	Half Story, Unfinished	0	500	125	36.08	18,038
WDK	Deck, Wood	0	112	11	14.17	1,587
Ttl Gross Liv / Lease Area		1,669	4,162	2,216		319,769



Return to:
Lauren J. Turnbull
502 Manchester Street
Manchester, NH 03103

14.41 1950
2.41 TS
16.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

****1 THOUSAND 9 HUNDRED AND 50 DOLLARS

MO.	DAY	YR.	AMOUNT
10	11	2007	\$ ****1950.00

VOID IF ALTERED

QUITCLAIM DEED

U.S. Bank National Association, as Trustee for Home Equity Loan Trust 2005-HE2, a corporation duly established under the laws of the United States of America of 205 West 4th Street, 5th Floor, Cincinnati, OH, for consideration paid grant to Lauren J. Turnbull, unmarried, of 877 Union Street, Manchester, NH, with QUITCLAIM covenants;

A certain tract or parcel of land with the buildings thereon situated in Manchester, County of Hillsborough, State of New Hampshire, known as 502 Manchester Street, bounded and described as follows:

On the west by Milton Street; on the south by Manchester Street; and on the east and north by land now or formerly of Norman D. Hayes.

Meaning and intending to describe and convey the same premises as conveyed to the within Grantor by Deed of U.S. Bank National Association, as Trustee for Home Equity Loan Trust 2005-HE2, dated January 12, 2007 and recorded in Book 7811, Page 2152 of the Hillsborough County Registry of Deeds.

502 Manchester Street, Manchester, NH 03103

BK7909PG0926

Executed this October 9, 2007.



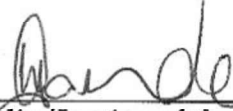
U.S. Bank National Association, as Trustee for Home Equity Loan Trust 2005-HE2, by Saxon Mortgage Services, Inc., its Attorney-in-Fact

Ximena Wolf
Asst Vice-Pres

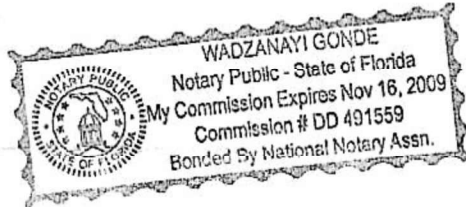
STATE OF FL

County of Broward SS

The foregoing was acknowledged before me this October 9, 2007 by U.S. Bank National Association, as Trustee for Home Equity Loan Trust 2005-HE2, by Ximena Wolf, its AVP of Saxon Mortgage Services, Inc., its Attorney-in-Fact.



Notary Public/Justice of the Peace
My commission expires:



BK7909PG0927

Buyer Initials:

Ximena Wolf
Asst Vice-Pres

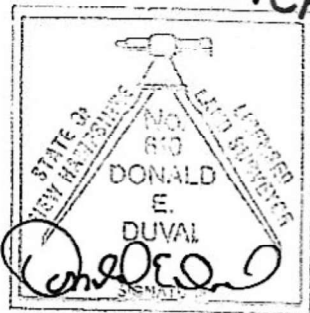
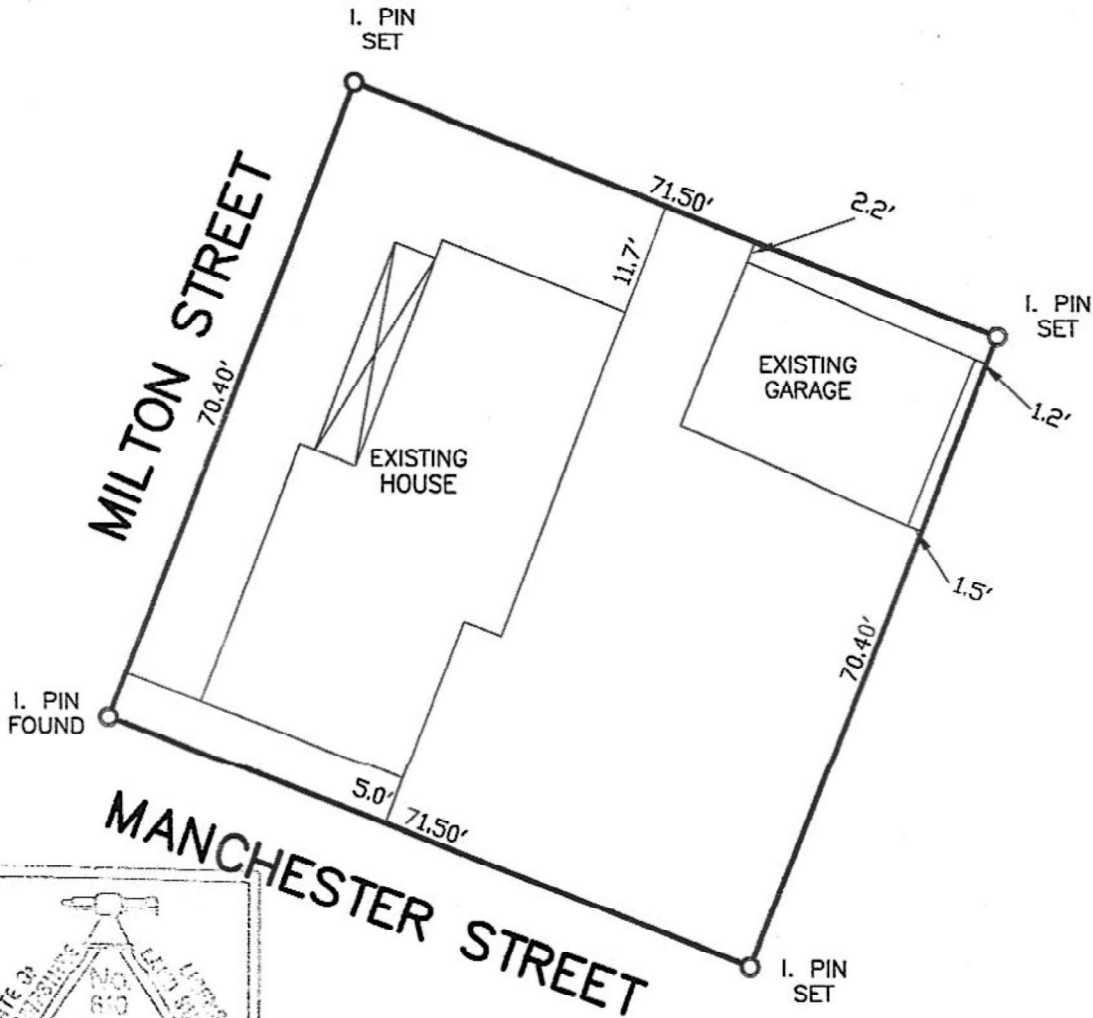
RECEIVED AND RECORDED
HILLSBOROUGH COUNTY REGISTRY OF DEEDS
Judith A. MacDonald
JUDITH A. MACDONALD, CPO, REGISTRAR

DUVAL SURVEY, INC.

LAND SURVEYOR

14 DARTMOUTH STREET
HOOKSETT, N.H. 03106

(603) 668-2125

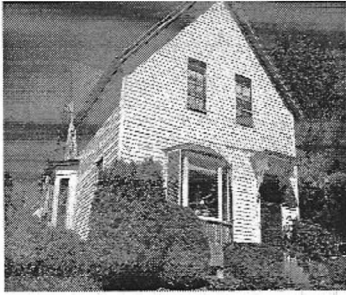


"I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS LOCATED AS INDICATED WITH RESPECT TO THE PROPERTY LINES AS SHOWN."

Donald E. Duval

11/15/07

CERTIFIED PLOT PLAN
LAUREN TURNBULL
502 MANCHESTER STREET
MANCHESTER, NH
1"=20' 11/15/2007
JN 4512



MBLU : 0063 / 0001 /
 Location: 502 MANCHESTER ST
 Owner Name: US BANK NATIONAL ASSOCIATION
 Account Number:

Parcel Value
 Assessed Value
 237,500

Owner of Record

Roof - will do roof.
 Elect. - knock tube out - (CB)
 Plumb - doing now
 HVAC - 2007 new

US BANK NATIONAL ASSOCIATION

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
US BANK NATIONAL ASSOCIATION	7811/2152	1/12/2007	171,200
MOSEL, MARIE	6846/1671	2/24/2003	0
MOSEL, JACK C	5295/1867	11/15/1991	71,000
MOONEY, MARGARET C			0

Land Use

Land Use Code	Land Use Description
1010	SINGLE FAM

Land Information

Size
 0.12 AC

Construction Detail

Building # 1	Stories: 1 3/4 Stories	Occupancy 1
STYLE Conventional	Roof Structure: Gable/Hip	Roof Cover Asphalt
Exterior Wall 1 Vinyl Siding	Interior Flr 1 Pine/Soft Wood	Heat Fuel Gas
Interior Wall 1 Plastered	AC Type: None	Total Bedrooms: 04
Heat Type: Steam	Total Half Baths: 1	Total Rooms: 8
Total Bthrms: 1	Kitchen Style: Average	
Bath Style: Average		

Building Information

Living Area: 1,919 square feet Year Built: 1860 Building Value: 149,600

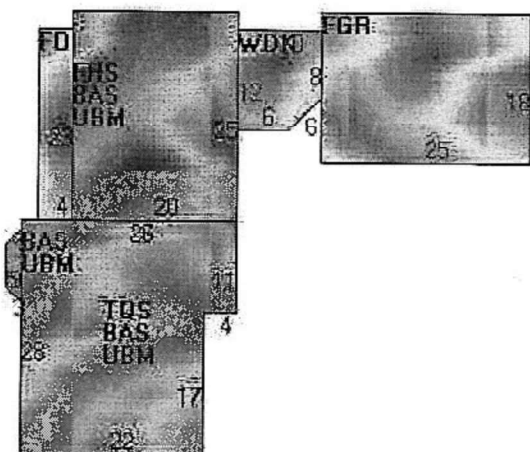
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1174	1174
FGR	Garage	450	0
FHS	Half Story, Finished	500	250
FOP	Porch, Open	92	0
TQS	Three Quarter Story	660	495
UBM	Basement, Unfinished	1174	0
WDK	Deck, Wood	112	0