

Map: 000011

Lot: 000142

Sub: 000000

Card: 1 of 1

52 MECHANIC STREET

ALSTEAD

Printed: 07/14/2026

OWNER INFORMATION				SALES HISTORY						PICTURE							
TOWN OF ALSTEAD 15 MECHANIC ST ALSTEAD, NH 03602				Date	Book	Page	Type	Price	Grantor								
				11/21/2017	3008	811	U I 23	300	ALSTEAD, TOWN OF								
				08/31/2017	2998	0744	U I 99		WILLARD, JEAN MARIE								
				11/20/2008	2542	788	U I 38		KATHLEEN WILSON								
LISTING HISTORY				NOTES													
09/19/24 KCRE POSTED 01/03/20 AFRE POSTED 02/20/17 INSP MARKED FOR INSPECTION 08/28/14 JDRM 05/11/07 EKRM 06/08/05 DJRX				***POSTED***; L/B (SERIAL #:000321) (ACCT #:000229) COLOR=WHITE. REFUSED ENTRY. FD=DEFERRED MAINTAINANCE, STO. AREA , AND OPF IN POOR COND. NO INT. OUTSIDE IN POOR. COND.2010= NOH FOR SAL. RVW;MEASURED ALL;14M&L:RMVD DEK; 2020: POSTED SENT LETTER, NO RESPONSE; 24M&L: POSTED - SENT LTR, NO RESP.													
EXTRA FEATURES VALUATION														MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes									
FIREPLACE 2-1 STAND		1		100	5,000.00	100	5,000	ALSTEAD ASSESSING OFFICE									
GARAGE		336	24 x 14	108	32.00	60	6,967										
SCREENHOUSE		198	18 x 11	141	15.00	70	2,931										
SHED/SV		1		100	200.00	100	200										
BARN /LOFT/BSMNT		648	27 x 24	85	36.00	30	5,949										
							21,000										
PARCEL TOTAL TAXABLE VALUE																	
Year	Building		Features		Land												
2024	\$ 96,500		\$ 17,300		\$ 47,700												
							Parcel Total: \$ 161,500										
2025	\$ 109,700		\$ 21,000		\$ 94,500												
							Parcel Total: \$ 225,200										
2026	\$ 109,700		\$ 21,000		\$ 94,500												
							Parcel Total: \$ 225,200										
LAND VALUATION														LAST REVALUATION: 2025			
Zone: RURAL - RESIDENTIAL		Minimum Acreage: 1.00		Minimum Frontage: 200				Site:		Driveway:		Road:					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
EXEMPT-MUNIC	1.000 ac	105,000	D	90	100	100	100		100	94,500	0	N	94,500	VILLAGE			
										94,500			94,500				

PICTURE

**OWNER**

TOWN OF ALSTEAD

15 MECHANIC ST

ALSTEAD, NH 03602

TAXABLE DISTRICTS

District	Percentage
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PERMITS

Date	Permit ID	Permit Type	Notes
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BUILDING DETAILS

Model: 1.75 STORY FRAME NEW ENGL

Roof: **GABLE HIP/ASPHALT**

Ext: **CLAP BOARD**

Int: **PLASTERED**

Floor: **HARDWOOD/PINE/SOFT WD**

Heat: OIL/FA DUCTED

Bedrooms: 3 Baths: 2.0 Fixtures: 6

Extra Kitchens:

Fireplaces:

A/C: **No**

Generators:

Quality: **A3 AVG+30**

Com. Wall:

Size Adj: 0.9536

Base Rate: **EXH 130.00**

Bldg. Rate:	1.1905
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Sq. Foot Cost: **\$ 154.76**

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
STO	STORAGE AREA	360	0.25	90
HSF	1/2 STRY FIN	375	0.50	188
FFF	FST FLR FIN	1234	1.00	1234
CRL	CRAWL SPACE	612	0.05	31
OPF	OPEN PORCH FIN	349	0.25	87
TQF	3/4 STRY FIN	576	0.75	432
BMU	BSMNT	576	0.15	86
		4,082		2,148

2025 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 332,424
Year Built:		1884
Condition For Age:	POOR	47 %
Physical:		
Functional:	SEE NOTES	20 %
Economic:		
Temporary:		
Total Depreciation:		67 %
Building Value:		\$ 109,700

