

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
35-004-3

Parent Parcel Number

Property Address
ROUTE 103 WEST 0009

Neighborhood
5 COMMERCIAL EXIT 9

Property Class
851 Vacant Commercial

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

COMET LLC
84 RANGE ROAD
WINDHAM, NH 03087

Tax ID 002025

TRANSFER OF OWNERSHIP

Date		
12/01/2017	MRT INVESTMENT & DEVELOPMENT Bk/Pg: 3579, 98	\$600000
08/18/2009	R.A.W. INVESTMENT INC. Bk/Pg: 3150, 871	\$1100000

Printed 03/25/2025

Card No. 1

of 1

COMMERCIAL

VALUATION RECORD

Assessment Year	04/01/2014	04/01/2015	04/01/2015	04/01/2018	04/01/2020	04/01/2020	
Reason for Change	CU Rate Adj	2015 PRELIM	2015 Reval	CU Rate Adj	2020 Prelim	2020 Reval	Worksheet
VALUATION	L	399840	147440	147440	147440	147440	147440
Market	B	0	0	0	0	0	0
	T	399840	147440	147440	147440	147440	147440
VALUATION	L	383470	131070	131170	131170	131170	131170
Assessed/Use	B	0	0	0	0	0	0
	T	383470	131070	131170	131170	131170	131170

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-						
Frontage	Frontage	Depth	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor		Value
Zoning:	1 Undeveloped Commercial	0.9200	1.00	133260.84	133260.84	122600			122600
C1-Commercial	2 Excess Frontage	0.9200	1.00	7500.00	7500.00	6900			6900
Legal Acres:	3 EXCESS REAR	0.7600	1.00	1500.00	1500.00	1140			1140
13.8000	4 EXCESS REAR	11.2000	1.00	1500.00	1500.00	16800			16800
	5 Other Forest No Stewardship	3 11.2000	1.00	47.00	47.00	530			530

CEAS: CONSERVATION EASEMENT
CONSERVATION EASEMENT 04/22/03 BOOK 2491
PAGE492
CORRECTIVE CONSERVATION EASEMENT 8/6/03 BOOK
2547 PAGE 1295
FLD: ***FLOODPLAIN***
IS09: 2009 Invalid Sale
FORCLOSURE SALE & MULTI PARCEL W/ 35-004-1 &
35-004-2
L: LAND
CONFIRMATORY QUITCLAIM DEED BOOK 3433 PAGE 888
MCRD 3/14/14
QUITCLAIM DEED BOOK 3436 PAGE 1911 4/17/14 MCRD
PU22: 2022 PICKUP=UPDATE MAILING ADDRESS PER TAXPAYER PHONE CALL.

Supplemental Cards

MEASURED ACREAGE

13.8000

Supplemental Cards

TRUE TAX VALUE

147440

Supplemental Cards

TOTAL LAND VALUE

131170

