

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07-039

Parent Parcel Number

Property Address
Route 103 East

Neighborhood
17 NEIGHBORHOOD #17

Property Class
100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH

Area 219

Routing Number 2015

OWNERSHIP

Peacock Hill Road LLC
C/O Fitzgerald
145 Old Town Road
Weare, NH 03281

Tax ID 000976

TRANSFER OF OWNERSHIP

Date

06/29/2023

03/19/2021

ANTHONY JOSEPH L
Bk/Pg: 3829, 2512
LARSON, W. JED & JANET A
Bk/Pg: 3729, 1057

\$135000

\$106000

Printed 04/14/2025

Card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2018	04/01/2019	04/01/2020	04/01/2020	
Reason for Change	2015 PRELIM	2015 Reval	CU Rate Adj	CU Rate Adj	2020 Prelim	2020 Reval	Worksheet
VALUATION	L	97450	97450	97450	97450	99580	99580
Market	B	0	0	0	0	0	0
	T	97450	97450	97450	97450	99580	99580
VALUATION	L	4880	4780	5470	5430	5430	5430
Assessed/Use	B	0	0	0	0	0	0
	T	4880	4780	5470	5430	5430	5430

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
R2-Med Density Res

Legal Acres:
34.6000

Rating
Soil ID
-or-
Actual
Frontage

Measured
Acreage
-or-
Effective
Frontage

Table
Effective
Depth

Prod. Factor
-or-
Depth Factor
-or-
Square Feet

Base
Rate

Adjusted
Rate

Extended
Value

Influence
Factor

Value

Land Type	1 Homesite Vacant	4	2.0000	1.00	25000.03	25000.03	50000	50000
	2 Pine No Stewardship	4	2.0000	1.00	157.00	157.00	310	310
	3 Excess Frontage	4	6.0000	1.00	2500.00	2500.00	15000	15000
	4 Pine No Stewardship	4	6.0000	1.00	157.00	157.00	940	940
	5 EXCESS REAR	4	21.2800	1.00	1500.00	1500.00	31920	31920
	6 Pine No Stewardship	4	21.2800	1.00	157.00	157.00	3340	3340
	7 EXCESS WASTE	4	5.3200	1.00	500.00	500.00	2660	2660
	8 Pine No Stewardship	4	5.3200	1.00	157.00	157.00	840	840