

# Unincorporated Places of Coos County

## RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 8/21/2014

Assessment Year: 2013

Map & Lot: MI 1623-014

Location: MILLSFIELD POND ROAD

Parcel ID: 000084

Card: 1 of 1

<b>BAYROOT LLC</b>  C/O WAGNER FOREST MANAGEMENT LTD PO BOX 160 150 ORFORD ROAD LYME, NH 03768	NICU Acres	22.9100	CU Acres	16,462.0900	Neighborhood	MILLSFIELD	Electric	
	Total Acres	16,485.0000			Property Class	Residential	Water	
	Living Area Sq. Ft.				Prime Use	Residential Outbuild	Waste	
					Zone		P/U Year	

Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	Current Use	Total Land	Improvements	Total Market Value
12/02/2003	MEADWESTVACO OXFORD CORPORAT	Q/	\$23,912,800	1061/0952	\$91,400	\$377,492	\$468,892		\$4,904,000

GENERAL - 12/2013 ADJ'D NICU ACREAGE PER LUCT ISSUED 2012.  
 OVERRIDE JUSTIFICATION - FLAT RATE - 11 LEASED SITES  
 2012 M&L RVW FOR 2013 REVAL -  
 2003 Sale - MEADWESTVACO LAND SALE  
 2007 M+L CORRECTION FOR REVAL - ADJ'D CU ACREAGE  
 2003 INFORMAL REVIEW - SEPARATED MAP 214 LEASED LOT 32 TO ITS OWN MAP AND LOT NUMBER.  
 2012 Pick-up - P360 260' MET TOWER ON OWL'S HEAD N/A LUCT / WIND TURBINES. ADDED 7 .2AC WIND TURBINE SITES @ \$100,000 EA. TURBINE #'S 16-22 & 4.91 AC OF ROAD.  
 2011 Pick-up - WIND TURBINES; SUBDIVISION - SEE MAP. LOT SUB-DIVIDED TO CREATE 1623-014.1; THEN 1623-41, 42, 43, 44 AND 45 FOR TOWERS.  
 2008 Pick-up - ADDED NEW LEASED SITE FOR ATV CLUB.

Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By
HOMESITE IMPROV	11.000			40,000			\$40,000	6/19/07	Land Only	MHN
HOMESITE IMPROV	1.400			40,000			\$40,000			
REAR ACRES	10.510			11,357			\$11,400			

Date	Land	Curr. Use	Improvements	Total
8/21/14	91,400	377,492		468,892
8/07/14	91,400	355,453		446,853
11/21/13	80,000	284,374		364,374
10/10/12	1,208,010			1,208,010
8/20/12	508,050			508,050

Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value
Hrdwd w/Stewardship	9,000.000	Average	Average	Average	3.000	30	Yes	106.20	\$229,392
Hrdwd w/Stewardship	1,384.090	Average	Average	Average	3.000	30	Yes	106.20	\$35,278
Other Forst w/Stwshp	4,678.000	Average	Average	Average	3.000	23	Yes	106.20	\$91,412
CU Unproductive	1,400.000					18	Yes	106.20	\$21,410

IRN: 290 \$377,492 Version: 140521

LL 11500

Prop. Class	Base Value	\$0
Building Style	Size Adj. Factor	0.00
Year Built 0	Building Adj.	\$0
Effective Year 0	Grade Adj. Factor	0.00
Grade/Quality	Extra Features	\$0
Condition		
# of Rooms 0	<b>Influences/Obsolescence</b>	
#of Bedrooms 0	Depreciation %	0
Color	Functional Obs %	0
Foundation	External Influ. %	0
Framing	% Unfinished	0
Insulation		
Roof Type	Location Adj.	
Roof Material		
Exterior Siding	<b>Plumbing Fixtures</b>	
Flooring	# 2-Fixture Baths	0
Interior Walls	# 3-Fixture Baths	0
Heating Fuel	# 4-Fixture Baths	0
Heating Type	# 5-Fixture Baths	0
Cooling Type	# Extra Fixtures	0
	# Kitchen Sinks	0
	# Hot Water	0

Description	#/sf	Amount	Description	#/sf	Amount

Segment	Area			Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr. %	FO % Unf.	Value
	Sketch	Living	Effective												

Total Building Segments: 0 0 0 \$198,303 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0

LL11500

# Unincorporated Places of Coos County

## RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 8/21/2014  
Assessment Year: 2013

Map & Lot: MI 1623-028

Location: WEST ROUTE 26

Parcel ID: 000098

Card: 1 of 1

<b>BAYROOT LLC</b>				NICU Acres		CU Acres		435.0000		Neighborhood		MILLSFIELD		Electric																																																					
C/O WAGNER FOREST MANAGEMENT LTD PO BOX 160 150 ORFORD ROAD LYME, NH 03768				Total Acres		435.0000		Property Class		Residential		Water																																																							
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12/02/2003		MEADWESTVACO OXFORD CORPORATIC		Q/Valid Arms Length		\$23,912,800		1061/0952		Road Surface		Paved																																																							
				NICU Land		Current Use		\$10,106		Special District																																																									
				Total Land		Improvements																																																													
				Total Market Value				\$265,600																																																											
CU MATRIX - UPDATED RATINGS ACCORDING TO MATRIX 2003 Sale - MEADWESTVACO LAND SALE 2007 M+L CORRECTION FOR REVAL - ADJ'D CU CATEGORIES. LAND - STREAM ALONG FRONTAGE- POOR ACCESS																																																																			
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#of Bedrooms 0	Depreciation %	0
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Segment	Area			Rate / Sq. Ft.	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr. %	FO % Unf.	Value
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Total Building Segments: 0 0 0 \$220,216 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0

LL 11500.01