

Unincorporated Places of Coos County

RESIDENTIAL PROPERTY ASSESSMENT RECORD

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

Map & Lot: DI 1626-009

Location: WEST ROUTE 26

Parcel ID: 000040

Card: 1 of 1

BAYROOT LLC C/O WAGNER FOREST MANAGEMENT LTD PO BOX 160 150 ORFORD ROAD LYME, NH 03768					NICU Acres	18.0000	Neighborhood DIXVILLE Property Class Residential Prime Use Leased Land - Unimpr Zone Topography Road Surface Special District	Electric Water Waste P/U Year
					CU Acres	20,987.0000		
					Total Acres	21,005.0000		
					Living Area Sq. Ft.			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$40,000		
12/02/2003	MEADWESTVACO OXFORD CORPORATIC	Q/ Valid Arms Length	\$23,912,800	1061/0952	Current Use	\$387,311		
					Total Land	\$427,311		
					Improvements			
					Total Market Value	\$4,904,300		

CU MATRIX - UPDATED RATINGS ACCORDING TO MATRIX
 2003 Sale - MEADWESTVACO LAND SALE
 2007 M+L CORRECTION FOR REVAL - ADJ'D CU ACREAGE
 LAND - BACKLAND; 18 LEASED LOTS: 1626-013, 014, 020 (\$6,000 EA), 1626-021-030 & 1627-001 THRU 004 (\$8,000 EA).
 GENERAL - P347 & P347 - TEMP METEO TOWERS 6/21/10. LAH

Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By		
HOMESITE IMPROV	18.000			40,000			\$40,000	11/30/12	Land Only	JMH		
\$40,000												
								Date	Land	Curr. Use	Improvements	Total
								8/21/14	40,000	387,311		427,311
								8/08/14	40,000	364,699		404,699
								8/07/14	40,000	448,597		488,597
								11/21/13	40,000	357,788		397,788
								8/20/12	678,720			678,720

Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value
Hrdwd w/Stewardship	13,018.000	Poor	Poor	Poor		24	Yes	106.20	\$265,443
Other Forst w/Stwshp	5,353.000	Poor	Poor	Poor		18	Yes	106.20	\$81,862
CU Unproductive	2,616.000					18	Yes	106.20	\$40,006

General Information		Building Computation	
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		Replacement Cost	\$0
# of Rooms	0	Influences/Obsolescence	
# of Bedrooms	0	Depreciation %	0
Color		Functional Obs %	0
Foundation		External Influ. %	0
Framing		% Unfinished	0
Insulation		Depreciated Value	\$0
Roof Type		Location Adj.	
Roof Material		Building Status	\$0
Exterior Siding		Plumbing Fixtures	
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

Building Adj.			Building Factor		
Description	#/sf	Amount	Description	#/sf	Amount

Building Segments						
Segment	Area		Rate / Sq. Ft.	Base Value	% Unf	
	Sketch	Living Effective				

Outbuildings										
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr. %	FO % Unf.	Value		

Total Building Segments: 0 0 0 \$197,509 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0

LL11001