

OWNER INFORMATION	SALES HISTORY	PICTURE																								
KAHR, RENE A KAHR, KRISTINE J 46 MOHARIMET DR MADBURY, NH 03823	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>10/09/1992</td> <td>1638</td> <td>0023</td> <td>Q I</td> <td>155,000</td> <td>LEHMAN</td> </tr> <tr> <td>08/04/1986</td> <td>1251</td> <td>0002</td> <td>Q I</td> <td>180,000</td> <td>X</td> </tr> <tr> <td>08/23/1977</td> <td>1002</td> <td>0247</td> <td>Q I</td> <td>87,600</td> <td>X</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	10/09/1992	1638	0023	Q I	155,000	LEHMAN	08/04/1986	1251	0002	Q I	180,000	X	08/23/1977	1002	0247	Q I	87,600	X	
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LISTING HISTORY	NOTES
10/13/17 CRVM 08/10/15 CRHC 03/20/13 JBVM 08/16/10 LMHC 07/27/06 DMVL	BLUE: 03/13 NOH; PU PAT FIX SHED MEAS: 8/15; DNPU SHED OVERHANG AS LTO - NV; ADJ PAT MEAS;

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																															
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	MADBURY ASSESSING OFFICE																															
FIREPLACE 2-STAND	1		100	5,000.00	100	5,000																																	
SHED-WOOD	192	12 x 16	143	7.00	100	1,922	RED	PARCEL TOTAL TAXABLE VALUE <table border="1" style="width: 100%;"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$ 213,200</td> <td>\$ 9,400</td> <td>\$ 134,200</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 356,800</td> </tr> <tr> <td>2018</td> <td>\$ 213,200</td> <td>\$ 9,400</td> <td>\$ 134,200</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 356,800</td> </tr> <tr> <td>2019</td> <td>\$ 213,200</td> <td>\$ 9,400</td> <td>\$ 134,200</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 356,800</td> </tr> </tbody> </table>				Year	Building	Features	Land	2017	\$ 213,200	\$ 9,400	\$ 134,200	Parcel Total: \$ 356,800				2018	\$ 213,200	\$ 9,400	\$ 134,200	Parcel Total: \$ 356,800				2019	\$ 213,200	\$ 9,400	\$ 134,200	Parcel Total: \$ 356,800			
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LEAN-TO	39	3 x 13	400	4.00	0	0	ATT 10X16 - OVERHANG																																
SHED-WOOD	160	10 x 16	160	7.00	80	1,434																																	
PATIO	56	8 x 7	346	7.00	80	1,085	EST, SNOW																																
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LAND VALUATION														
Zone: RA RESIDENTIAL AGRI Minimum Acreage: 1.83 Minimum Frontage: 200										Site: AVERAGE Driveway: PAVED Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.830 ac	122,000	F	110	100	100	100	100 -- LEVEL	100	134,200	0	N	134,200	
										1.830 ac			134,200	

PICTURE



OWNER

KAHR, RENE A
 KAHR, KRISTINE J
 46 MOHARIMET DR
 MADBURY, NH 03823
 Account Number: 183

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

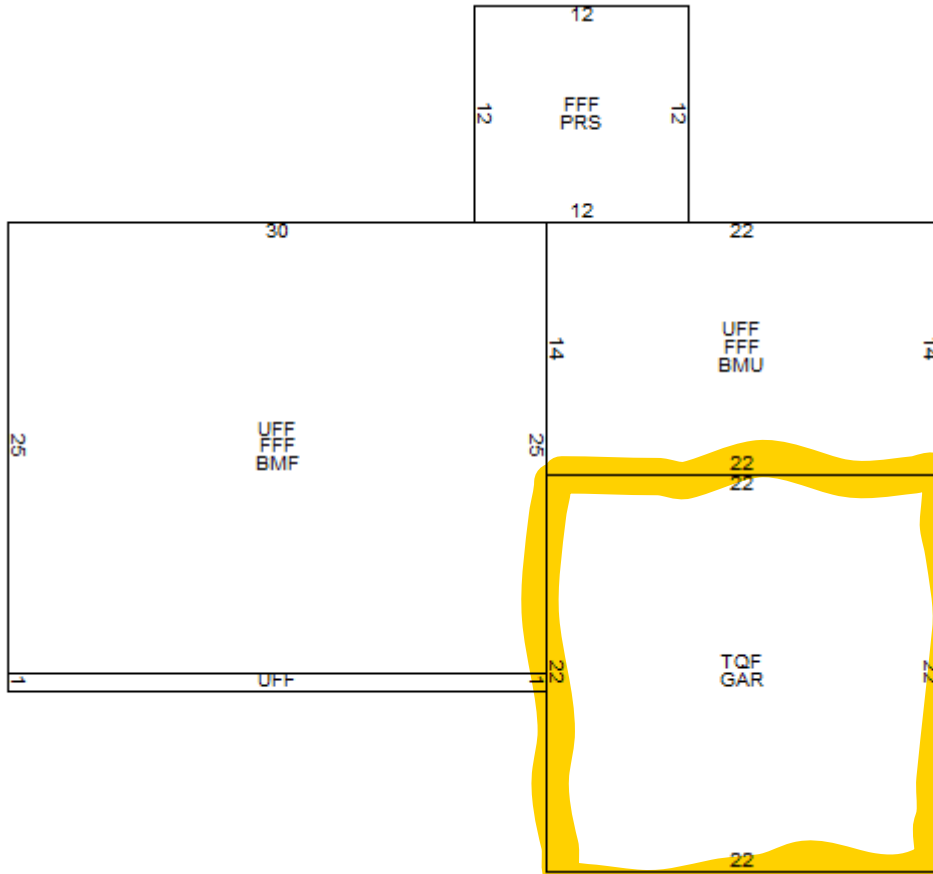
Model: **2.00 STORY FRAME COLONIAL**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **WOOD SHINGLE**
 Int: **DRYWALL**
 Floor: **HARDWOOD/PINE/SOFT WD**
 Heat: **OIL/HOT WATER**
 Bedrooms: **4** Baths: **2.5** Fixtures: **8**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A1 AVG+10**
 Com. Wall:
 Size Adj: **0.9573** Base Rate: **RSA 78.00**
 Bldg. Rate: **0.9907**
 Sq. Foot Cost: **\$ 77.27**

PERMITS

Date	Project Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1088	1.00	1088
BMU	BSMNT	308	0.15	46
GAR	GARAGE	484	0.45	218
PRS	PIER	144	-0.05	-7
BMF	BSMNT FINISHED	750	0.30	225
TQF	3/4 STRY FIN	484	0.75	363
FFF	FST FLR FIN	1202	1.00	1202
GLA:	2,653	4,460		3,135



2015 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 242,241**
 Year Built: **1976**
 Condition For Age: **GOOD** **12 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **12 %**
 Building Value: **\$ 213,200**