

Map Block Lot Unit: 020 036 000010 00000B

Owner: GREGORY, TRACY

Address: 87 SHAW HILL RD
SANBORNTON, NH 03269

Location: 87 SHAW HILL RD

Acres: 2.000

General

Land

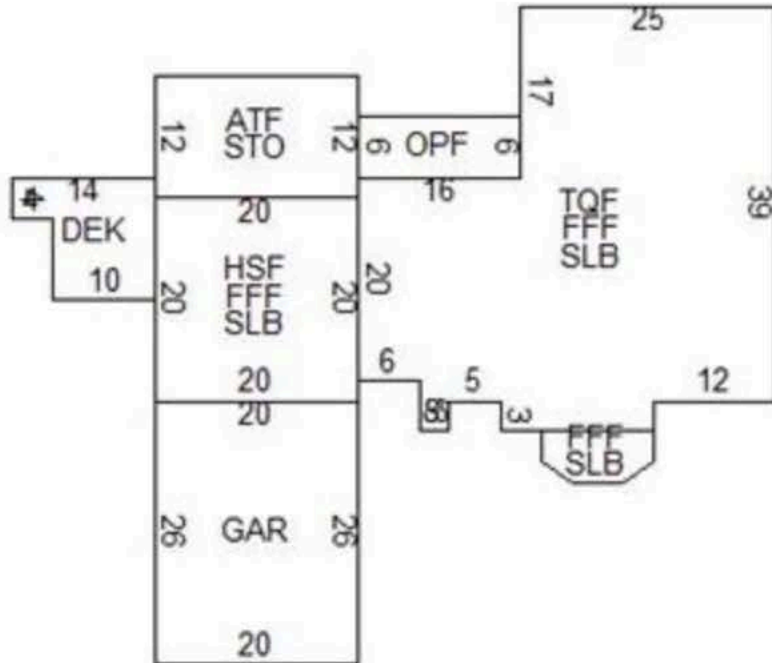
Building

Sketch

Photo

Features

Sales



Code	Description	Area	Eff Area	GL Area
SLB	SLAB	1,818	0	0
HSF	1/2 STRY FIN	400	200	200
ATF	ATTIC FINISHED	240	60	60
STO	STORAGE AREA	240	60	0
DEK	DECK	136	14	0
GAR	GARAGE ATTCHD	520	234	0
FFF	FST FLR FIN	1,818	1,818	1,818
OPF	OPEN PORCH	96	24	0
TQF	3/4 STRY FIN	1,369	1,027	1,027
Totals			3,437	3,105

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Size:	2.000 Ac.	Site:	AVERAGE	
Zone:	02 - RESIDENTIAL	Driveway:		
Neighborhood:	AVE 100%	Road:	PAVED	
Land Use:	1F RES	Taxable Value:	\$175,000	

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	175,000	E	100	100	100	100	100	ROLLING	100	175,000	0	N	175,000
														

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Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes 
XTRA KITCH	1		100	5000.00	100	\$5,000	
SHED-WOOD	100	10 x 10	220	20.00	50	\$2,200	
PATIO	120	120 x 1	193	7.00	20	\$324	
					Total:	\$7,500	

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Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page	
04/18/2018	IMPROVED	NO - DIVORCE PRTY GRNTR/E	\$239,500	NADEAU, SARAH L	3167	0061	
11/23/2015	IMPROVED	NO - DIVORCE PRTY GRNTR/E	\$0	NADEAU, ALBERT & SARAH	3011	0968	
11/21/2011	IMPROVED	YES	\$240,000	BOYNTON, ROBERT & DIAN	2740	0341	
07/13/2000	VACANT	NO - UNCLASSFYD EXCLUSION	\$0		1595	0561	

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1.5 STORY FRAME CAPE COD Built In 2001



Roof:	GABLE OR HIP ASPHALT	Bedrooms:	5	Quality:	AVERAGE +10
Exterior:	WOOD SHINGLE	Bathrooms:	3.0	Size Adj.	0.8921
Interior:	DRYWALL	Fixtures:	0	Base Rate:	140.00
Flooring:	HARDWOOD CARPET	Extra Kitchens:	0	Building Rate:	0.9909
Heat:	OIL HOT WATER	Fireplaces:	0	Sq. Foot Cost:	138.73
		Generators:	0	Effective Area:	3,437
		AC:	NO	Gross Living Area:	3,105
				Cost New:	\$476,815

Depreciation

Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
12%	0%	0%	0%	0%	12%	\$419,600

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Valuation

Building Value: \$419,600

Features: \$7,500

Taxable Land: \$175,000

Card Value: \$602,100 

Parcel Value: \$602,100

Listing History

List Date **Lister**

08/06/2020 EORM

03/09/2020 RJPU

03/13/2019 RJPU

07/16/2018 RE

09/18/2015 CC56

Notes: PU12 ADD UC % FOR UNFIN AREA; PU13 ADDIT'N IS 100% COMP, CHG'D SKETCH TO HSF; 2013 SALES REVIEW: ADD'D SHD & ADJ SKTCH, DET; 2016 ADJ OB/SKTCH; 2018 SALES REVIEW: NOH APPEARS NC; MLS & PERMIT SAYS THAT THEIR IS 1200 SQFT IN-LAW APT; SEEMS SOLD BELOW MKT VALUE; PU19- ADDED NEW 32X20 ATT GARAGE @ 50% COMP; PU20 ADJ'D GARAGE TO 100% COMP; CYC20 - ADJ'D THE ATT'D GARAGE TO 26X20 ;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$419,600	\$7,500	\$175,000	Cost Valuation	\$602,100
2022	\$250,800	\$6,600	\$95,000	Cost Valuation	\$352,400
2021	\$250,800	\$6,600	\$95,000	Cost Valuation	\$352,400