PICTURE

OWNER

DORR, TIMOTHY K & LAUREN P TT
DORR FAMILY TRUST
40 PEASE ROAD

MEREDITH, NH 03253

TAXABLE DISTRICTS

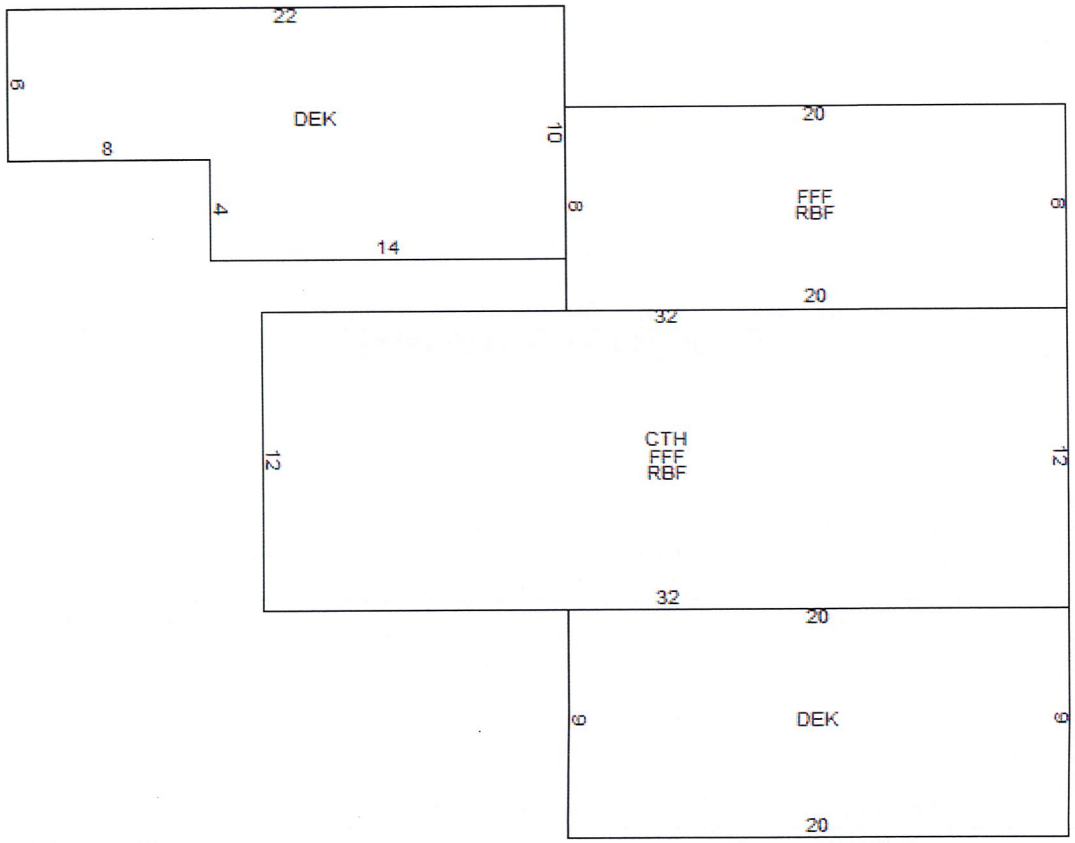
District	Percentage
Waterville Estates	% 100

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **1.00 STORY FRAME CONTEMP**
Roof: **IRREGULAR/ASPHALT**
Ext: **WOOD ON SHEATH/CEDAR/REDWD**
Int: **DRYWALL/KNOTTY PINE**
Floor: **LAMINATE/HARD TILE**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **3** Baths: **1.0** Fixtures: **4**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.2690** Base Rate: **RSA 140.00**
Bldg. Rate: **1.3819**
Sq. Foot Cost: **$ 193.47**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	384	0.10	38
FFF	FST FLR FIN	544	1.00	544
RBF	RAISED BSMNT	544	0.50	272
DEK	DECK/ENTRANCE	368	0.10	37
GLA:	**544**	**1,840**		**891**

2024 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 172,382**
Year Built:		**1977**
Condition For Age:	AVERAGE	**17 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**17 %**
Building Value:		**$ 143,100**

OWNER INFORMATION

DORR, TIMOTHY K & LAUREN P TTEES
DORR FAMILY TRUST
40 PEASE ROAD

MEREDITH, NH 03253

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/21/2025	4920	435	U I 38	1	DORR, TIMOTHY & LAUREN
04/22/2024	4861	752	Q I	326,000	THOMAS, MATTHEW
08/26/2022	4753	411	Q I	232,533	GLAZ, RON C
11/16/2010	3749	484	Q I	123,000	MARUNOWSKI, JOHN E & J
11/29/2004	3079	874	U I 99	143,000	MCKAY, ROBERT J

PICTURE

LISTING HISTORY

02/23/24	KCSR	
02/23/21	KCRE	
01/03/17	JBRM	
02/05/15	PB	14 RVWS
02/21/11	JB01	MEASUR+1VISIT
02/19/09	JB00	MEASUR+LISTED
10/31/06	JB01	MEASUR+1VISIT
08/04/04	ND01	MEASUR+1VISIT

NOTES

COLOR: BROWN. QUESTIONABLE SALE 2007: ADJ'D WDK, SHED SIZE & EAF TO CTH 09 INT: ADJ'D LISTING, YR BUILT & FPL TO HEARTH. 11 M&L: ADJ'D WDK SIZE. 14 RVWS ADJ'D LAND FOR TOPO 16 M&L: RMV'D SHED & ADJ'D DEK SIZE; 21M&L: ADJD SIDING AND ADDED SHED; SR24: ADJD FLRS

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
HEARTH *	1		100	500.00	100	500	
SHED - AVG	100	10 x 10	100	17.00	100	1,700	
DIRECT VENT HEATER	1		100	1,500.00	100	1,500	
						3,700	

MUNICIPAL SOFTWARE BY AVITAR

CAMPTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	$ 143,100	$ 3,700	$ 139,700
		Parcel Total:	$ 286,500
2025	$ 143,100	$ 3,700	$ 139,700
		Parcel Total:	$ 286,500
2026	**$ 143,100**	**$ 3,700**	**$ 139,700**
		Parcel Total:	**$ 286,500**

LAND VALUATION

LAST REVALUATION: 2024

Zone: WATERVILLE ESTATES **Minimum Acreage:** 1.00 **Minimum Frontage:** 1 **Site:** WATERVILLE **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.240 ac	147,000	E	100	100	100	100	100 -- HIGH	95	139,700	0	N	139,700	TOPO / STEEP
	0.240 ac									139,700			**139,700**	