
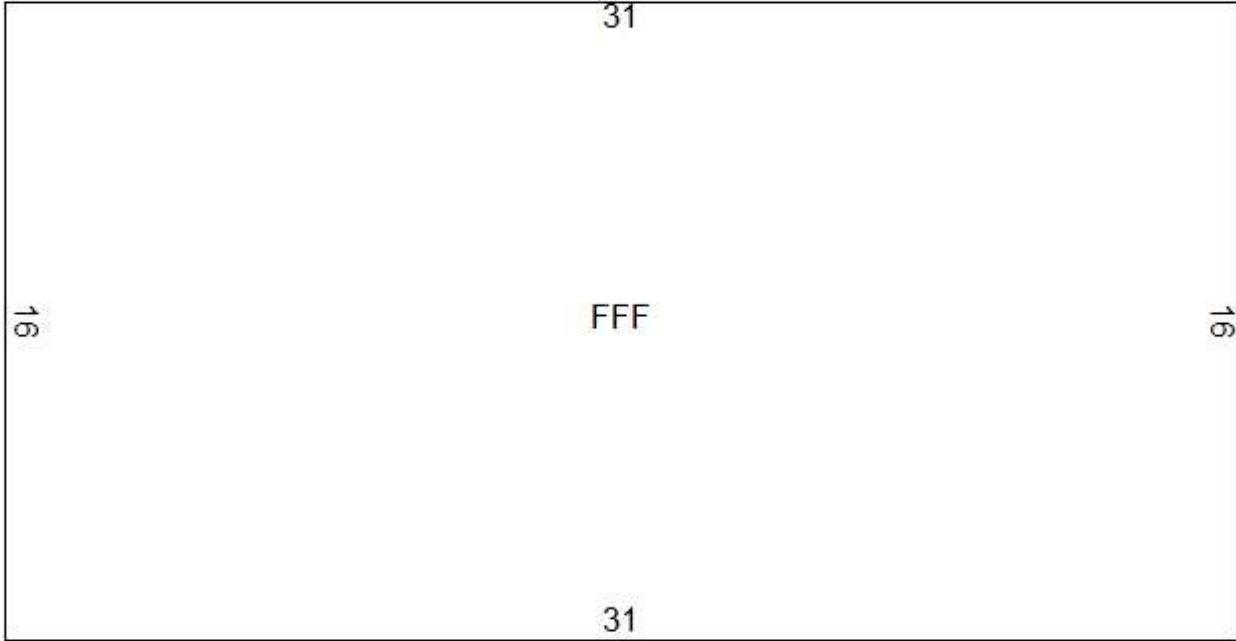


OWNER INFORMATION		SALES HISTORY					PICTURE	
BRADSHER MALCOLM R M TRUSTEE		Date	Book	Page	Type	Price	Grantor	
181 EXETER ROAD REALTY TRUST		10/21/2010	3873	0840	U I 99	400,000	AGGREGATE INDUSTRIES L	
181 EXETER ROAD		09/12/2002	2577	689	Q I		COASTAL MATERIALS CORP	
EPPING, NH 03042		07/17/1979	1035	475	Q I		MANCHESTER SAND	
LISTING HISTORY		NOTES						
11/30/11	DJRM	ROCHESTER PREV LEASED - EXCAV SITE PERMIT ISSUES, INCL'D R14-013, R03-006 & R14-012 B: BUILDING CARD #1 -GENERAL OFFICE WITH MIN INTERIOR FINISH, HEATED CARD #2 - SERVICE GARAGE, WITH NO INTERIOR FINISH AND MIN HEAT;						
10/07/03	DCRL							


EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>FARMINGTON ASSESSING OFFICE</i>			
SCALE 40 TON	1		100	43,000.00	100	43,000					
43,000											
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2021	\$ 82,100	\$ 43,000	\$ 399,700
								Parcel Total: \$ 524,800			
								2022	\$ 82,100	\$ 43,000	\$ 399,700
								Parcel Total: \$ 524,800			
								2023	\$ 36,700	\$ 43,000	\$ 399,700(c)
								Parcel Total: \$ 524,800			
(Card Total: \$ 479,400)											

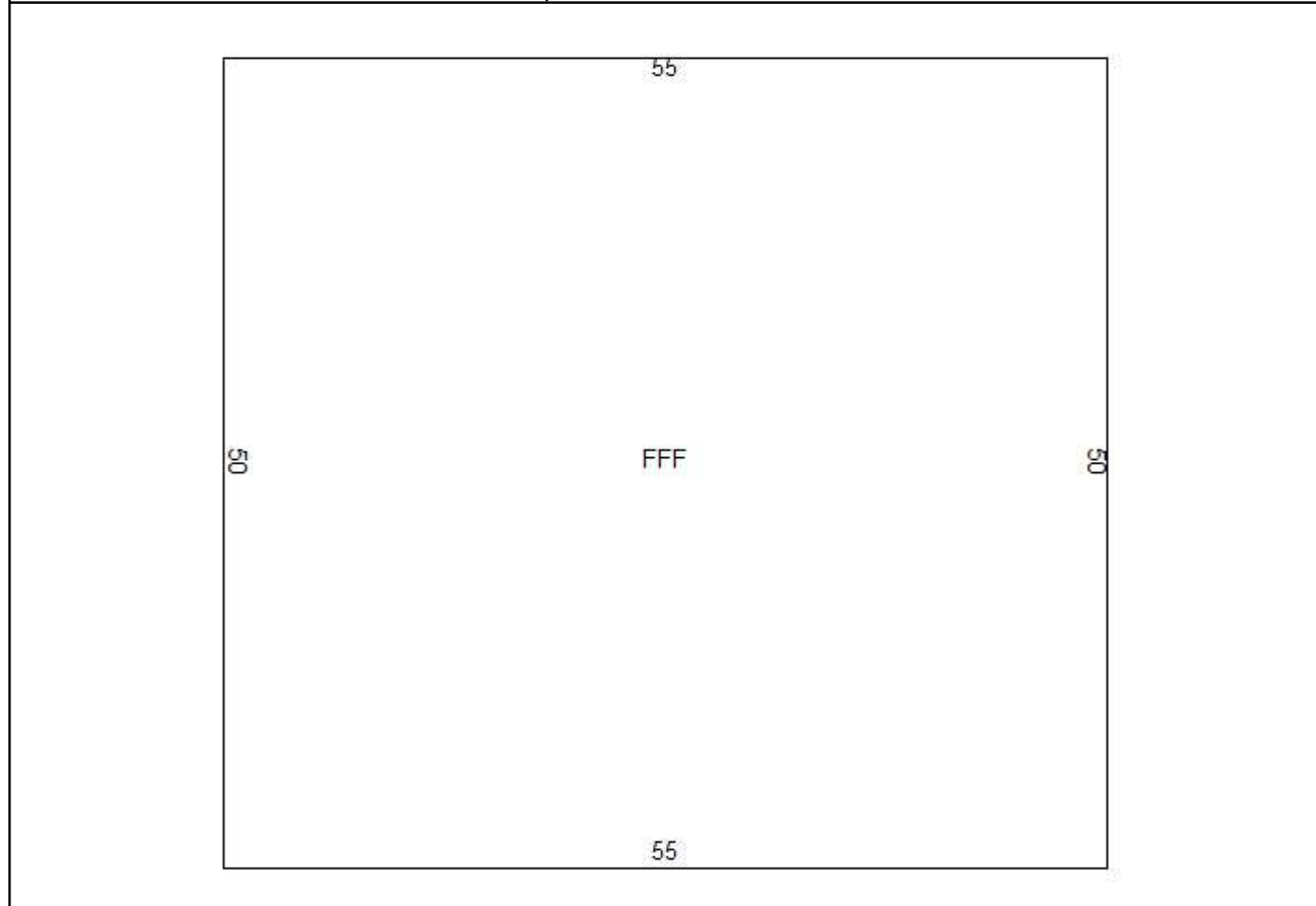
LAND VALUATION													LAST REVALUATION: 2019			
Zone: CB COMM BUSINESS			Minimum Acreage: 2.00			Minimum Frontage: 275			Site: AVERAGE				Driveway: DIRT/GRAVEL		Road: PAVED	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
COM/IND	2.000 ac	66,000	E	100	100	100	95	100 -- LEVEL	300	188,100	0	N	188,100	GRAVEL PIT		
COM/IND	30.000 ac	x 2,000	X	78				95 -- MILD	300	133,400	0	N	133,400	GRAVEL PIT		
COM/IND	51.100 ac	x 2,000	X	78				95 -- MILD	100	75,700	0	N	75,700			
COCHECO RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF COCHECO WF		
83.100 ac										399,700		399,700				

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS				
	BRADSHER MALCOLM R M TRUSTE 181 EXETER ROAD REALTY TRUST 181 EXETER ROAD EPPING, NH 03042	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: 1.00 STORY FRAME OTHER Roof: SHED/ASPHALT Ext: CNCRT OR BLK Int: MINIMUM Floor: CONCRETE Heat: WOOD/COAL/NONE	
	District	Percentage						
PERMITS		Bedrooms: Baths: Fixtures:						
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Project Type	Notes				Extra Kitchens: Fireplaces:	
Date	Project Type	Notes						
A/C: No Generators:		Quality: B2 AVG-20						
Com. Wall: MASONRY, 8 FT. 1.1000		Size Adj: 2.8169 Base Rate: COF 78.00						
Bldg. Rate: 1.0909		Sq. Foot Cost: \$ 93.60						

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	496	1.00	496
GLA: 496		496		496
				
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 46,426		
Year Built:		1950		
Condition For Age:	AVERAGE	21 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		21 %		
Building Value:		\$ 36,700		

OWNER INFORMATION		SALES HISTORY				PICTURE					
BRADSHER MALCOLM R M TRUSTEE 181 EXETER ROAD REALTY TRUST 181 EXETER ROAD EPPING, NH 03042		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>				
LISTING HISTORY		NOTES									
11/30/11 DJRM 03/15/06 SMRM 10/07/03 DCRL		CARD #2 - SERVICE GARAGE, WITH NO INTERIOR FINISH AND MIN HEAT									
EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR					
<u>Feature Type</u>	<u>Units</u>	<u>Lngh x Width</u>	<u>Size Adj</u>	<u>Rate</u>	<u>Cond</u>	<u>Market Value</u>	<u>Notes</u>	<i>FARMINGTON ASSESSING OFFICE</i>			
								PARCEL TOTAL TAXABLE VALUE			
		<u>Year</u>	<u>Building</u>	<u>Features</u>	<u>Land</u>						
		2023	\$ 45,400	\$ 0	\$ 0(c)	Parcel Total: \$ 524,800					
								(Card Total: \$ 45,400)			
LAND VALUATION						LAST REVALUATION: 2019					
<u>Zone:</u>	<u>Minimum Acreage:</u>	<u>Minimum Frontage:</u>				<u>Site:</u>	<u>Driveway:</u>	<u>Road:</u>			
<u>Land Type</u>	COM/IND	<u>Neighborhood:</u>				<u>Cond</u>	<u>Ad Valorem</u>	<u>SPI R</u>	<u>Tax Value</u>	<u>Notes</u>	
		0 ac									

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p>BRADSHER MALCOLM R M TRUSTE 181 EXETER ROAD REALTY TRUST 181 EXETER ROAD EPPING, NH 03042</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.00 STORY FRAME SERV GARAG Roof: SHED/METAL/TIN Ext: CNCRT OR BLK Int: MINIMUM Floor: CONCRETE Heat: WOOD/COAL/NONE</p> <p>Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:</p> <p>Quality: A0 AVG</p> <p>Com. Wall: MASONRY, 14 FT. 1.1462 Size Adj: 1.0818 Base Rate: CSG 38.00 Bldg. Rate: 0.5126 Sq. Foot Cost: \$ 22.32</p>		
District	Percentage								
PERMITS									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Project Type	Notes			
Date	Project Type	Notes							



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2750	1.00	2750
GLA:	2,750	2,750		2,750
2019 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 61,380		
Year Built:		1950		
Condition For Age:	AVERAGE	26 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		26 %		
Building Value:		\$ 45,400		