

Property Location 527 WEST RIVER ROAD
 Vision ID 3 Account # 3637

Map ID 1/2/2/1 Bldg # 1

Bldg Name Sec # 1 of 1 Card # 1 of 3

State Use 4100
 Print Date 12/12/2023 12:18:06

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PLOURDE SAND & GRAVEL CO. PO BOX 220 SUNCOOK, NH 03106-0220		4 Rolling	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	2115 HOOKSETT, NH VISION
			6 Septic			INDUSTR.	4100	700,700	700,700	
SUPPLEMENTAL DATA						IND LAND	4100	3,207,300	3,207,300	
Alt Prcl ID 0001 0002 0002 SUB-DIV ACCOUNT 2695 WARD 2 PREC. VIL INVENTO GIS ID 3						Assoc Pid#		Total 3,908,000		3,908,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PLOURDE SAND & GRAVEL CO.		0 0	01-01-1999	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	4100	633,000	2022	4100	649,400	2021	4100	649,400
									4100	3,207,300		4100	2,533,100		4100	2,533,100
								Total		3,840,300	Total		3,182,500	Total		3,182,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

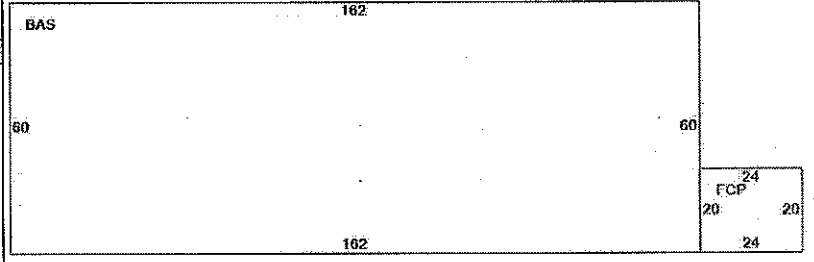
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES	
PLOURDE SAND & GRAVEL CRUSHER UNITS PP=NV 01/28/02 ADD PIT AREA DI CONCRETE BLK=TNKS ASPHALT PLANT FOR 95 SITE PLAN ON FILE RENOVATION ON	2012 ENTIRE LOT IS OPEN PER PLOURDE ASSESSED AS SUCH* 2020: INFO @DOOR-ACTIVE MINE SITE

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
15E-38	04-14-2015	EL	Electric			0		TEMPORARY SERVICE	12-18-2020	BM			09	Measure Est- Owner refus	
									08-16-2018	GL			56	Field Review	
									08-20-2015	LM			00	Measur+Listed	
									05-09-2013	SW			56	Field Review	
									05-25-2012	TH			58	Land Change	
									08-18-2008	ST			56	Field Review	
									08-24-2005	JW	01	1	15	Permit Visit	

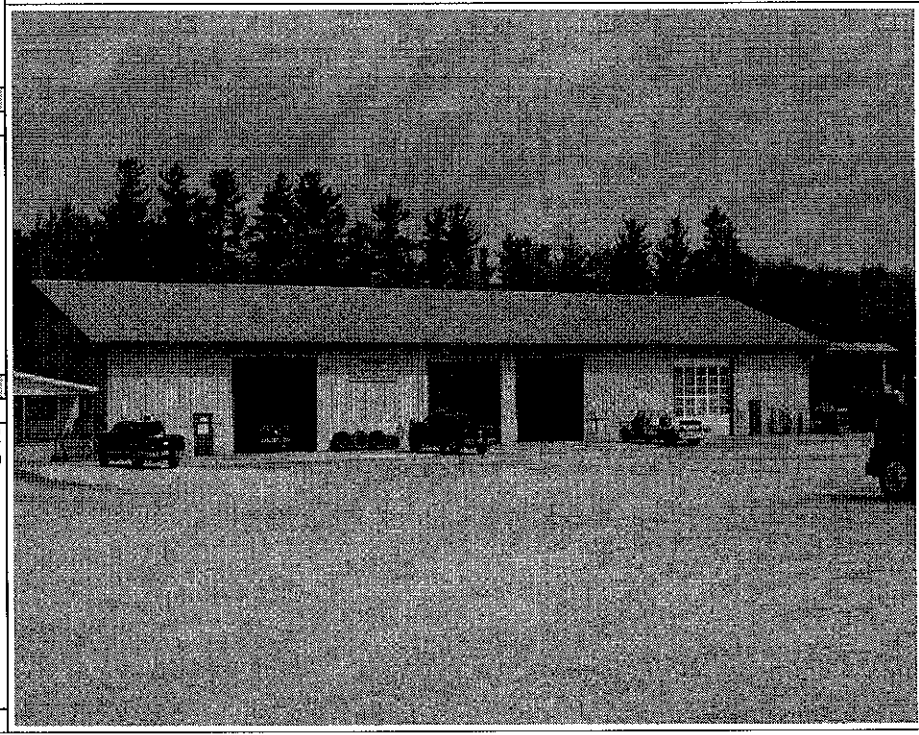
LAND LINE VALUATION SECTION																
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	4100	SAND&GRA	IND	1		8.000	AC 137,600	2.00000	D	1.00		1.000		0	275,200	2,201,600
1	4100	SAND&GRA	IND	1		56.300	AC 35,000	1.00000	0	0.50		1.000		0	17,500	985,300
1	4100	SAND&GRA				2.000	AC 10,200	1.00000	0	1.00		1.000		0	10,200	20,400
Total Card Land Units						66.30	AC	Parcel Total Land Area: 66.30						Total Land Value		3,207,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	53	Pre-Eng Warehs			
Model	96	Industrial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	04	Concr Abv Grad	RCN		304,590
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1985
Heating Type	03	Hot Air-no Duc	Effective Year Built		
AC Type	01	None	Depreciation Code		A
Bldg Use	4100	SAND&GRAVL MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %		42
Total Baths	0		Functional Obsol		0
Heat/AC	00	NONE	External Obsol		0
Frame Type	05	STEEL	Trend Factor		1
Baths/Plumbing	01	LIGHT	Condition		
Ceiling/Wall	02	CEILING ONLY	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		58
Wall Height	16.00		RCNLD		176,700
% Comn Wall	0.00		Dep % Ovr		
1st Floor Use:	4100		Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV2	PAVING-CONC	L	4,464	9.00	2003		50		0.00	20,100
MEZ1	MEZZANINE-U	B	1,260	34.00	1997		58		0.00	24,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	9,720	9,720		31.03	301,612
FCP	Carport	0	480		6.21	2,979
Ttl Gross Liv / Lease Area		9,720	10,200			304,591



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			2115 HOOKSETT, NH VISION	
PLOURDE SAND & GRAVEL CO. PO BOX 220 SUNCOOK, NH 03106-0220		4 Rolling	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised		Assessed
			6 Septic			INDUSTR. IND LAND	4100 4100	700,700 3,207,300		700,700 3,207,300
SUPPLEMENTAL DATA						Total				3,908,000 3,908,000
Alt Prcl ID 0001 0002 0002 SUB-DIV ACCOUNT 2695 WARD 2 PREC. VIL INVENTO GIS ID 3		Assoc Pid#								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PLOURDE SAND & GRAVEL CO.	0 0	01-01-1999	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
							2023	4100	633,000	2022	4100	649,400	2021	4100	649,400
								4100	3,207,300		4100	2,533,100		4100	2,533,100
Total							3,840,300		Total		3,182,500		Total		3,182,500

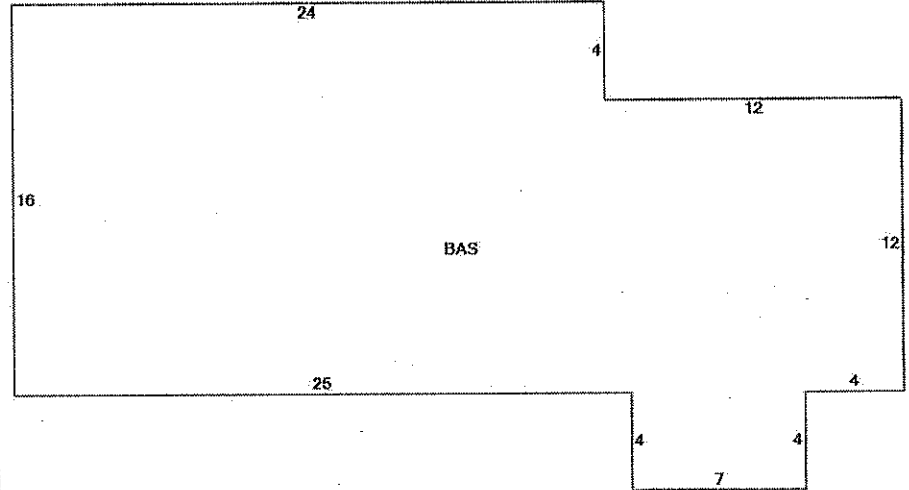
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total			0.00						

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch	
0001					
NOTES					
OFFICE/SCALEHOUSE SHD2=CONCRETE BLOCK					
Total Appraised Parcel Value				3,908,000	
Valuation Method				C	
Total Appraised Parcel Value				3,908,000	

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

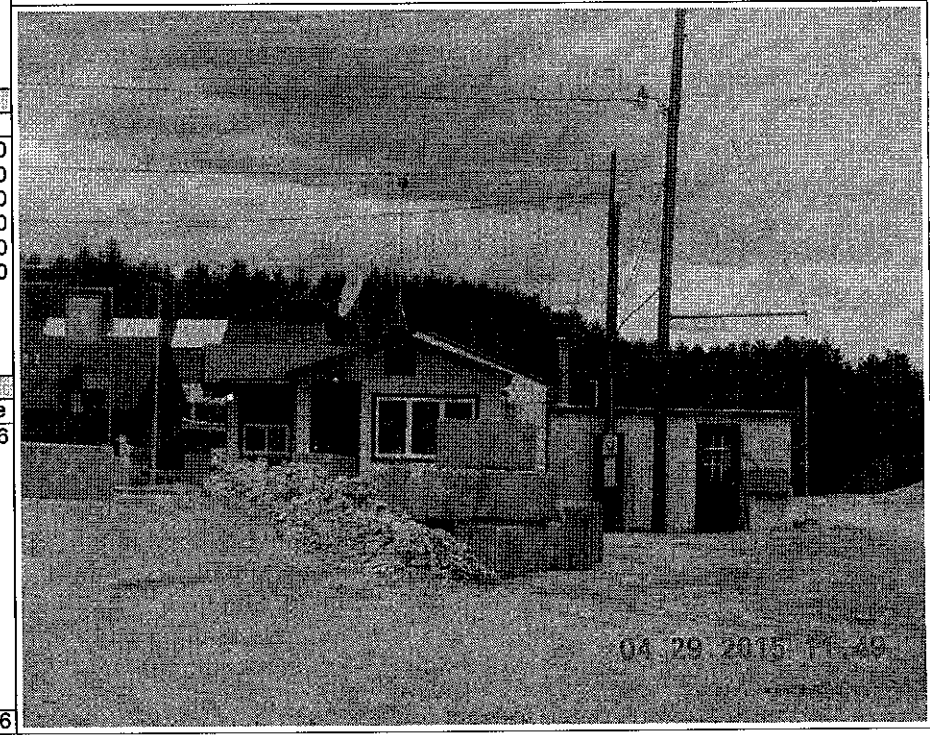
LAND LINE VALUATION SECTION																
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
2	4100	SAND&GRA	IND			0.000 AC	0	1.00000	0	1.00		1.000			0	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	96	Industrial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	06	Inlaid Sht Gds	RCN		75,516
Interior Floor 2					
Heating Fuel	04	Electric	Year Built		1985
Heating Type	07	Electr Basebrd	Effective Year Built		
AC Type	01	None	Depreciation Code		F
Bldg Use	4100	SAND&GRAVL MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms			Depreciation %		48
Total Baths			Functional Obsol		0
Heat/AC	00	NONE	External Obsol		0
Frame Type	02	WOOD FRAME	Trend Factor		1
Baths/Plumbing	02	AVERAGE	Condition		
Ceiling/Wall	05	SUS-CEIL & WL	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		52
Wall Height	8.00		RCNLD		35,500
% Comn Wall	0.00		Dep % Ovr		
1st Floor Use:			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SCL2	SCALES-ELEC	L	120	1196.00	1988		50		0.00	71,800
FN6	W/O TOP RL-4'	L	4,200	18.00	1988		50		0.00	37,800
SHD2	W/LIGHTS ETC	L	120	27.00	1988		50		0.00	1,600
SHD3	METAL	L	880	13.00	2003		50		0.00	5,700
KSK1	KIOSK-SERV S	L	160	162.50	2003		50		0.00	13,000
SCL2	SCALES-ELEC	L	100	1196.00	2014		100		0.00	119,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	556	556		135.82	75,516	
Ttl Gross Liv / Lease Area		556	556			75,516	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			2115 HOOKSETT, NH VISION	
PLOURDE SAND & GRAVEL CO. PO BOX 220 SUNCOOK, NH 03106-0220		4 Rolling	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised		Assessed
			6 Septic			INDUSTR. IND LAND	4100 4100	700,700 3,207,300		700,700 3,207,300
SUPPLEMENTAL DATA						Total				3,908,000
Alt Prcl ID 0001 0002 0002 SUB-DIV ACCOUNT 2695 WARD 2 PREC. VIL INVENTO GIS ID 3						Assoc Pid#			3,908,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PLOURDE SAND & GRAVEL CO.		0 0	01-01-1999	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	4100	633,000	2022	4100	649,400	2021	4100	649,400
									4100	3,207,300		4100	2,533,100		4100	2,533,100
								Total			Total			Total		
								3,840,300			3,182,500			3,182,500		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	406,300
Appraised Xf (B) Value (Bldg)	24,800
Appraised Ob (B) Value (Bldg)	269,600
Appraised Land Value (Bldg)	3,207,300
Special Land Value	0
Total Appraised Parcel Value	3,908,000
Valuation Method	C
Total Appraised Parcel Value	3,908,000

NOTES							
NEW DBL WIDE OFFICE TRAILER 5/8/15 NO BUILDING PERMIT ISSUED.							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
3	4100	SAND&GRA				0.000 AC	0	1.00000	0	1.00		1.000			0	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	96	Industrial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	06	Inlaid Sht Gds	RCN		236,734
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc	Year Built		2014
AC Type	01	None	Effective Year Built		
Bldg Use	4100	SAND&GRAVL MDL-96	Depreciation Code		A
Total Rooms	6		Remodel Rating		
Total Bedrms			Year Remodeled		
Total Baths	1		Depreciation %		18
Heat/AC	01	HEAT/AC PKGS	Functional Obsol		
Frame Type	07	SPECIAL	External Obsol		
Baths/Plumbing	02	AVERAGE	Trend Factor		1
Ceiling/Wall	02	CEILING ONLY	Condition		
Rooms/Prtns	02	AVERAGE	Condition %		
Wall Height	0.00		Percent Good		82
% Comn Wall			RCNLD		194,100
1st Floor Use:			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

Code	Description	Percentage
4100	SAND&GRAVL MDL-96	100
		0
		0

COST / MARKET VALUATION		
RCN		236,734
Year Built		2014
Effective Year Built		
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		82
RCNLD		194,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560		147.77	230,527
FOP	Porch, Open, Finished	0	208		29.84	6,207
Ttl Gross Liv / Lease Area		1,560	1,768			236,734

