5 Gould Road Canary Systems 084-080-000
Tri Town, NH
1 Inch = 150 Feet
April 21, 2015

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com

Property Location: 5 GOULD ROAD | MAP ID: 084/ 080/ 000/ / | Bldg Name: | State Use: 3220

Vision ID: 1484 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/08/2015 12:12

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| CANARY SYSTEMS INC. | 4 Rolling | 2 Public Water | 1 Paved | 4 Bus. District |
| PO BOX 2155 | | 3 Public Sewer | | |
| NEW LONDON, NH 03257 | | | | |

Additional Owners:

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Other ID: | 00084 00002 00000 | Septic Infor | |
| ZONE | | MP | |
| UTILITY | | WF | |
| Ward | | CONSERVAT | |
| Prec. | | | |
| ROADFF | | | |
| GIS ID: 084-080-000 | | ASSOC PID# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| COMMERC. | 3220 | 161,700 | 161,700 |
| COM LAND | 3220 | 181,500 | 181,500 |
| COMMERC. | 3220 | 6,000 | 6,000 |
| | Total | 349,200 | 349,200 |

2119
NEW LONDON, NH

# VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| CANARY SYSTEMS INC. | 3313/1063 | 05/08/2012 | Q | I | 269,000 | 00 |
| VALLEY LAND CORPORATION | | | | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2014 | 3220 | 161,700 | 2013 | 3220 | 179,000 | 2013 | 3220 | 179,000 |
| 2014 | 3220 | 181,500 | 2013 | 3220 | 199,600 | 2013 | 3220 | 199,600 |
| 2014 | 3220 | 6,000 | 2013 | 3220 | 6,000 | 2013 | 3220 | 6,000 |
| | Total: | 349,200 | | Total: | 384,600 | | Total: | 384,600 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total: | |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | 0 | 0 |
| | | | 0 | 0 |
| | | | 0 | 0 |
| | | | 0 | 0 |

*This signature acknowledges a visit by a Data Collector or Assessor*

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD NAME | STREET INDEX NAME | TRACING | BATCH |
|---|---|---|---|---|
| 76/A | | | | |

**NOTES**

5/13- CANARY SYSTEMS INC.
MAINLY OFFICE SPACE, SMALL
SHIPPING AREA

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 161,700 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 6,000 |
| Appraised Land Value (Bldg) | 181,500 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 349,200 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **349,200** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 12-084 | 08/20/2012 | 11 | Commercial | 0 | 05/01/2013 | 100 | 04/01/2013 | interior renovations |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 05/01/2013 | | | KM | BP | BUILDING PERMIT |
| 05/24/2012 | | | AR | AC | ADMIN DATA ENTRY |
| 04/04/2012 | | | KM | FR | IN FIELD REVIEW |
| 03/26/2003 | | | MG | M | MEASURE |
| 01/02/2003 | | | DG | ML | MEASURE & LIST |

**LAND LINE VALUATION SECTION**

| B # | Use Code | Use Description | Zone | Frontage | Depth | Units | | Unit Price | I. Factor | S A | Acre Disc | C. Factor | ST. Idx | S.I. Adj. | Notes- Adj | Rec Y/N | CU Cond | Special Pricing | | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3221 | STORE/SHOP MDL-96 | C | 335 | | 28,314 | SF | 2.85 | 1.0000 | 4 | 1.0000 | 0.90 | 76 | 2.50 | REMOVED FROM TOV | N | 0.000 | | | 6.41 | 181,500 |

Total Card Land Units: 0.65 AC | Parcel Total Land Area: 0.65 AC | Total Land Value: 181,500

**Property Location: 5 GOULD ROAD** | **MAP ID: 084/ 080/ 000/ /** | **Bldg Name:** | **State Use: 3220**

**Vision ID: 1484** | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 01/08/2015 12:12**

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 96 | | Office/Warehs |
| Model | 96 | | Industrial |
| Grade | 03 | | Average |
| Stories | 1 | | |
| Occupancy | | | |
| Exterior Wall 1 | 20 | | Brick/Masonry |
| Exterior Wall 2 | | | |
| Roof Structure | 03 | | Gable/Hip |
| Roof Cover | 03 | | Asph/F Gls/Cmp |
| Interior Wall 1 | 01 | | Minim/Masonry |
| Interior Wall 2 | 05 | | Drywall/Sheet |
| Interior Floor 1 | 05 | | Vinyl/Asphalt |
| Interior Floor 2 | 14 | | Carpet |
| Heating Fuel | 02 | | Oil |
| Heating Type | 05 | | Hot Water |
| AC Type | 03 | | Central |
| Bldg Use | 322I | | STORE/SHOP MDL-96 |
| Total Rooms | | | |
| Total Bedrms | 00 | | |
| Total Baths | 0 | | |
| Heat/AC | 02 | | HEAT/AC SPLIT |
| Frame Type | 03 | | MASONRY |
| Baths/Plumbing | 01 | | LIGHT |
| Ceiling/Wall | 03 | | SUS-CEIL/MN WL |
| Rooms/Prtns | 02 | | AVERAGE |
| Wall Height | 14 | | |
| % Comn Wall | 0 | | |

## CONSTRUCTION DETAIL (CONTINUED)

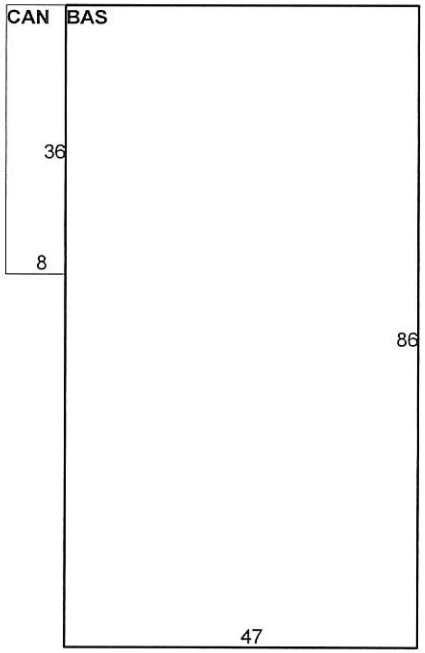
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| | | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 322I | STORE/SHOP MDL-96 | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 70.43 |
| | 288,763 |
| Net Other Adj: | 0.00 |
| Replace Cost | 288,763 |
| AYB | 1971 |
| EYB | 1992 |
| Dep Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 44 |
| Functional Obslnc | 0 |
| External Obslnc | 0 |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 56 |
| Apprais Val | 161,700 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |




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

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PAV1 | PAVING-ASPH | | | L | 8,000 | 1.50 | 2003 | | 0 | | 50 | 6,000 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 4,042 | 4,042 | 4,042 | | 284,678 |
| CAN | Canopy | 0 | 288 | 58 | | 4,085 |
| | Ttl. Gross Liv/Lease Area: | 4,042 | 4,330 | 4,100 | | 288,763 |

084-080-000

# TOWN OF
# NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

## *NOTICE OF DECISION*
***New London Planning Board***

RE: ALEX NEUWIRT/CANARY SYSTEMS APRIL 24, 2012

MAP 084, LOT 080-000

You are hereby notified that on this date the New London Planning Board reviewed a request by Alex Neuwirt of Canary Systems for approval of a Site Plan Review for a Change of Use to permit a Light Manufacturing Use at the former Post Office site.

After hearing testimony regarding the proposed use, **by unanimous vote, the New London Planning Board APPROVED the applicant's Site Plan Review request to change the use at the site to a Light Manufacturing Use with the following Conditions:**

1. **That the New London Zoning Board of Adjustment approve a Special Exception to permit the Light Manufacturing Use.**
2. **That the proposed Use will comply with all state and local Fire Codes.**
3. **That the parking lot striping be repainted to ensure proper layout, consistent with the approved plan.**

Jeff Hollinger, Vice-Chairman