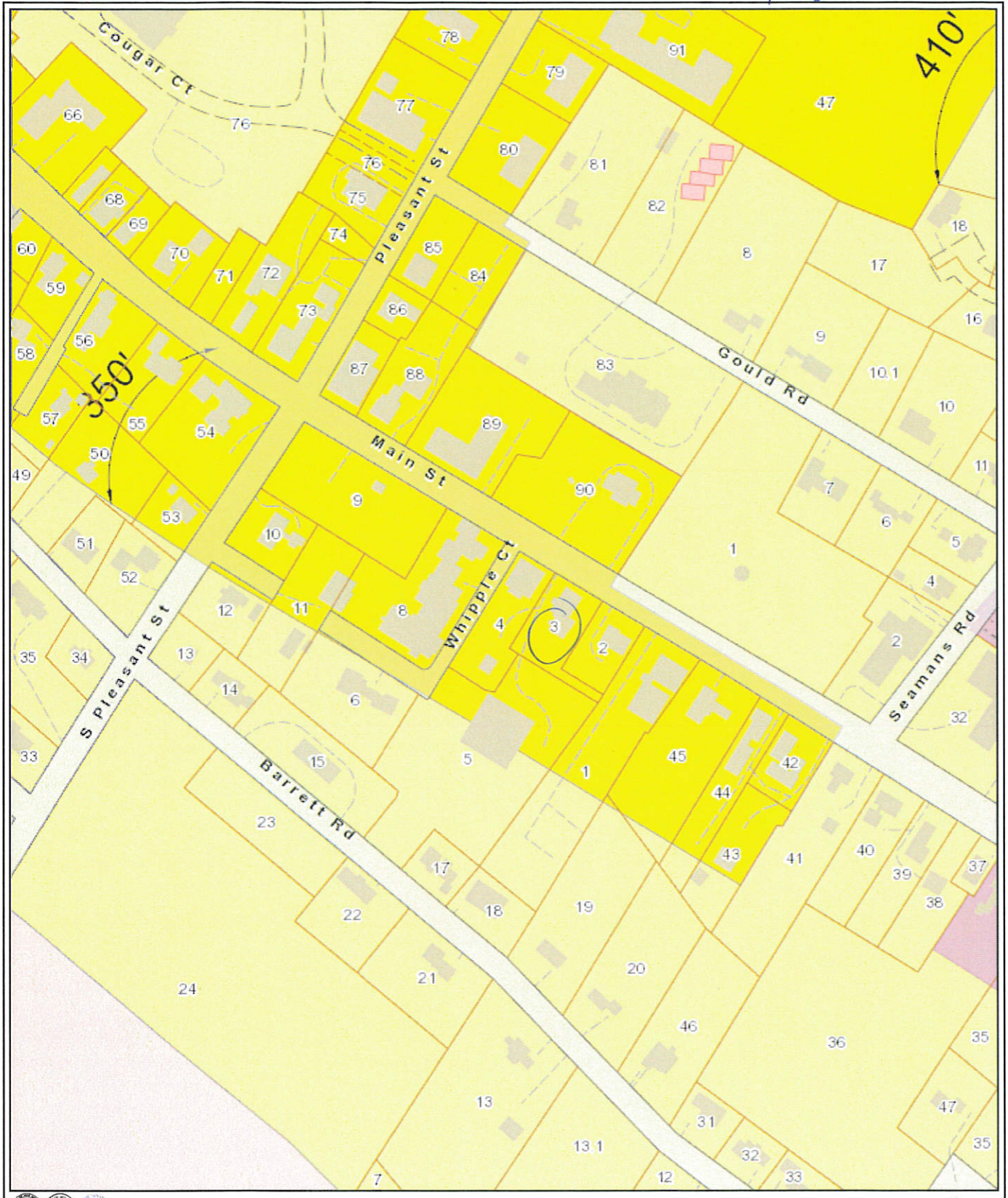
Proposed CB Colburn

Conceptual Discussion



374 Main TM 084-003-000 zoned Commercial
Tri Town, NH
1 Inch = 250 Feet
February 12, 2016

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.

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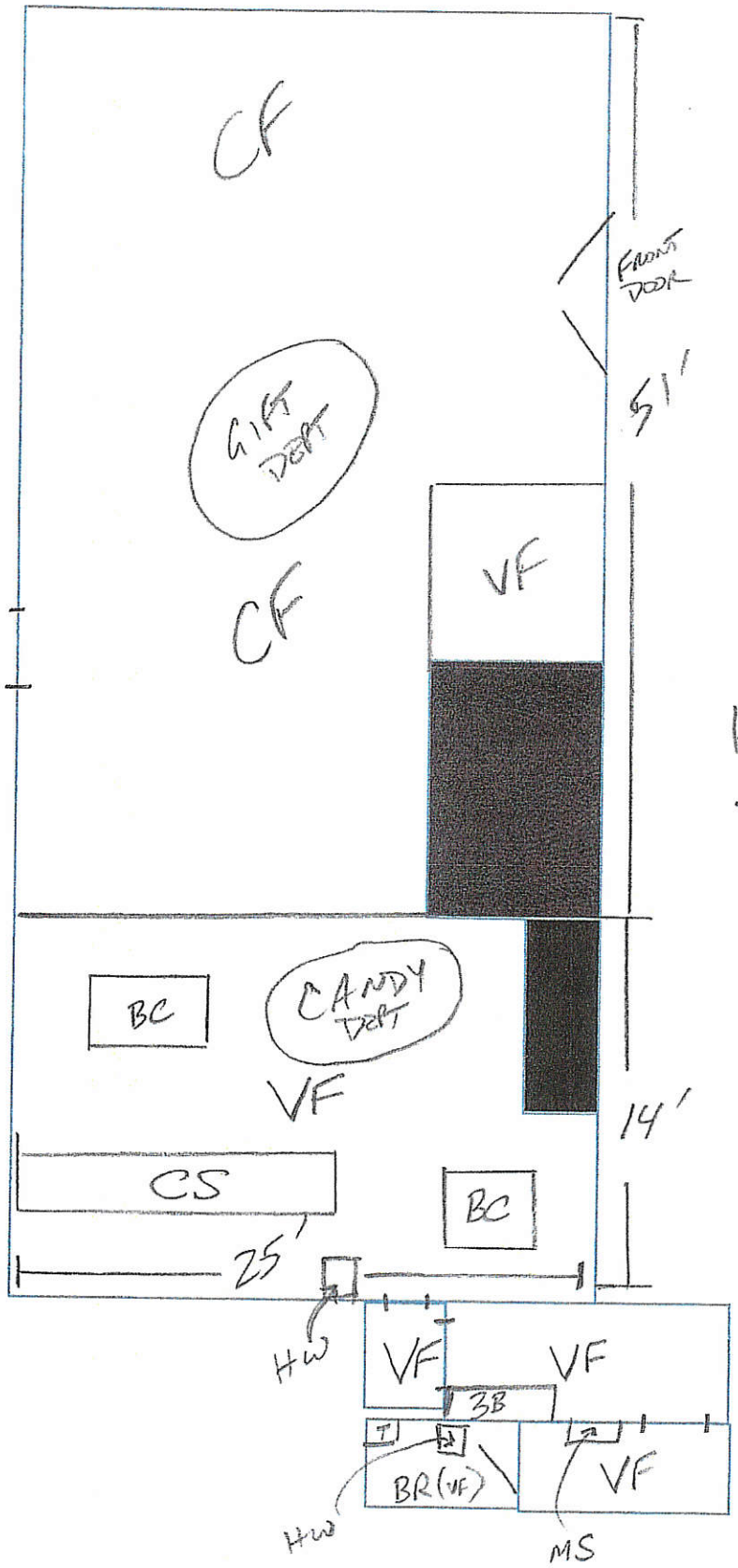
CAI Technologies

TM 084-003-000

CB Coburn Fine Gifts & Candy, 374 Main Street, New London, NH 03257



Legend:

HW = Handwash Sink

BR = Bathroom

VF = Vinyl Floor

CS = Candy Showcase

BC = Bulk Candy in Jars

3B = 3 Bay Sink

MS = Mop Sink

CF = Carpeted Floor

= OPEN DOORWAY

= DOOR

T = TOILET

TM 084-003-000

CB Coburn Fine Gifts & Candy

CB Coburn will be retail gift store that will sell various categories like:

Candles
Gift Baskets
Tabletop
Cookware
Home Décor
Packaged foods (Example – Stonewall Kitchen jams and mustards)

Candy – boxed chocolates, penny candies in glass jars to be scooped by the customers, and premium chocolates sold from a showcase that will be boxed by store staff on site

Property Location: 374 MAIN STREET | MAP ID: 084/ 003/ 000/ / | Bldg Name: | State Use: 0322

Vision ID: 1495 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 2 | Print Date: 01/25/2016 14:31

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CONWAY MATTHEW LLC	4 Rolling	2 Public Water	1 Paved	4 Bus. District
756 SEAMANS ROAD		3 Public Sewer		
NEW LONDON, NH 03257				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	00084 00012 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 084-003-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	0322	331,900	331,900
COM LAND	0322	220,100	220,100
Total		552,000	552,000

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CONWAY MATTHEW LLC	2496/1611	05/01/2003	Q	I	482,500	00
ASH C & AM HERNANDEZ F &	1662/0219	07/01/1987	Q	I	303,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	0322	331,900	2015	0322	331,900	2014	0322	331,900
2015	0322	220,100	2015	0322	220,100	2014	0322	220,100
Total:		552,000	Total:		552,000	Total:		552,000

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	329,700
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	220,100
Special Land Value	0
Total Appraised Parcel Value	552,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**552,000**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

NOTES

C B COBURN CO OB1 = BRKN
2 BOILRS SM ORP CLGS
4 RETAIL 3 APTS UPPR FLS

CB COBURN GIFTS
IS 1ST FL. TENANT.

3-UPPER RESIDENTIAL APTS.
3 APTS-1BR,2BR,2BR PER OWNER

SFB=OWNERS OFFICE.
4/08 DNPU WDK APT ENTRIES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
07-075	07/16/2007	11	Commercial	0	04/23/2008	100	04/01/2008	various minor alterations

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/23/2008			KM	BP	BUILDING PERMIT
09/29/2005			DF	FR	IN FIELD REVIEW
03/26/2003			MG	M	MEASURE
01/07/2003			DG	ML	MEASURE & LIST
04/30/1990			TB	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	0322	STORE/SHOP MDL-94	C	102		18,295	SF	4.22	1.0000	4	1.0000	0.95	77	3.00	(ROW)	N	0.000			12.03	220,100

Total Card Land Units: 0.42 AC | Parcel Total Land Area: 0.42 AC | Total Land Value: 220,100

Property Location: 374 MAIN STREET **MAP ID: 084/ 003/ 000/ /** **Bldg Name:** **State Use: 0322**

Vision ID: 1495 **Account #** **Bldg #: 1 of 1** **Sec #: 1 of 1** **Card 1 of 2** **Print Date: 01/25/2016 14:31**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	80		Stores/Apt Com
Model	94		Commercial
Grade	06		Above Avg
Stories	2		
Occupancy			
Exterior Wall 1	26		Aluminum Sidng
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2	05		Drywall/Sheet
Interior Floor 1	14		Carpet
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	0322		STORE/SHOP MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	06		CEIL & WALLS
Rooms/Prtns	02		AVERAGE
Wall Height	9		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

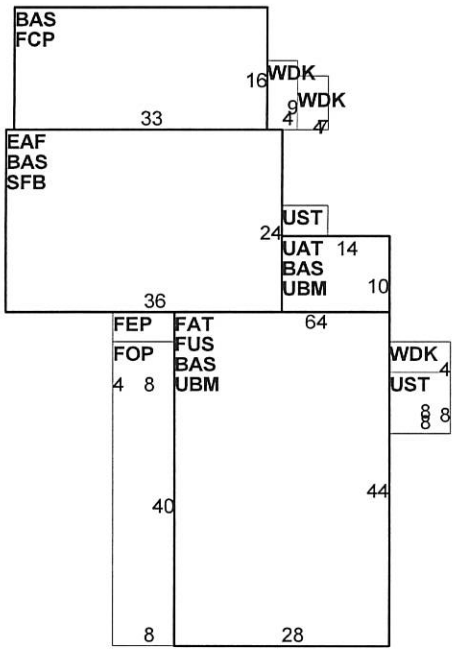
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0322	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	98.67
	588,773
Net Other Adj:	0.00
Replace Cost	588,773
AYB	1880
EYB	1992
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	44
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	56
Apprais Val	329,700
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
FPL3	2 STORY CHIM			B	1	4,000.00	1992		2		100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,764	2,764	2,764		272,728
EAF	Attic, Expansion, Finished	864	864	346		34,140
FAT	Attic, Finished	1,232	1,232	308		30,391
FCP	Carport	0	528	132		13,025
FEP	Enclosed Porch	0	32	21		2,072
FOP	Open Porch	0	320	80		7,894
FUS	Upper Story, Finished	1,232	1,232	1,232		121,563
SFB	Finish Walkout Bsmt	864	864	691		68,182
UAT	Attic, Unfinished	0	140	14		1,381
UBM	Unfinished Basement	0	1,372	343		33,844
	Ttl. Gross Liv/Lease Area:	6,956	9,348	5,931		588,773

Property Location: 374 MAIN STREET | MAP ID: 084/ 003/ 000/ / | Bldg Name: | State Use: 0322
Vision ID: 1495 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 2 of 2 | Print Date: 01/25/2016 14:31

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756 SEAMANS ROAD				
NEW LONDON, NH 03257				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 00084 00012 00000

GIS ID: 084-003-000 | ASSOC PID#

CURRENT ASSESSMENT

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Total		552,000	552,000

2119
NEW LONDON, NH

VISION

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Total:			Total:			Total:		

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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77/A				

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Element	Cd.	Ch.	Description

CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
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COST/MARKET VALUATION

Cost Trend Factor

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
UST	Utility, Storage, Unfinished	0	88	26		2,565
WDK	Deck	0	96	10		987
	Ttl. Gross Liv/Lease Area:	0	184	36		588,773

No Photo On Record