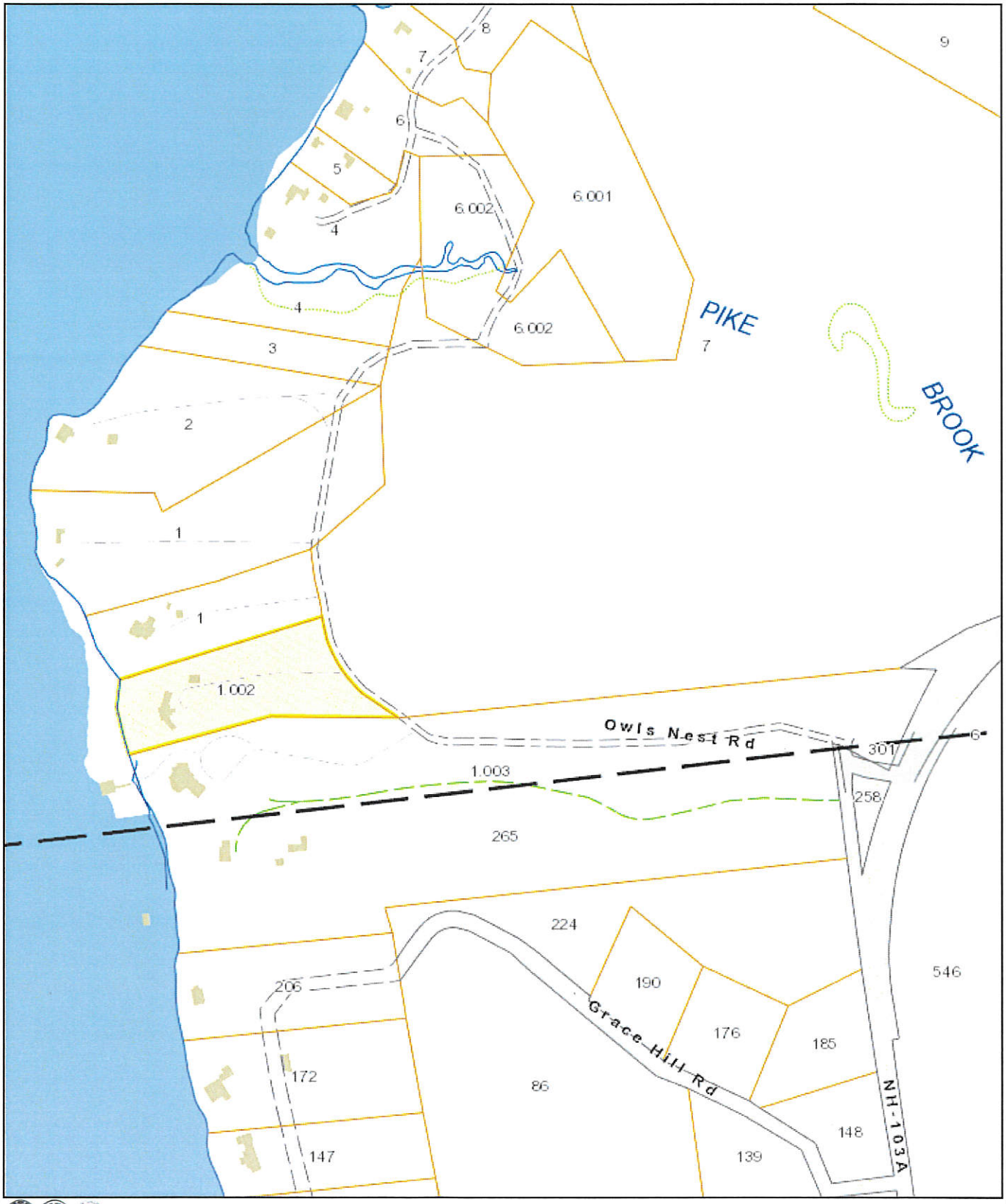

155 Owls Nest Road TM 141-001-002 Niehaus Property

Tri Town, NH

1 Inch = 400 Feet

January 25, 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

Property Location: 155 OWLS NEST ROAD | **MAP ID:** 141/ 001/ 002/ / | **Bldg Name:** | **State Use:** 1013

Vision ID: 100622 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/08/2015 11:23

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
NIEHAUS CHRISTOPHER & LORI	4 Rolling	5 Well	3 Unpaved	7 Waterfront
25 PHEASANT LANE		6 Septic		
GREENWICH, CT 06830				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Septic Infor WORK #: 200308747 BDR
ZONE	MP
UTILITY	WF 209.7
Ward	CONSERVAT
Prec.	
ROADFF	
GIS ID: 141-001-002	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1013	722,700	722,700
RES LAND	1013	1,819,200	1,819,200
RESIDNTL	1013	139,200	139,200
	Total	2,681,100	2,681,100

2119 NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
NIEHAUS CHRISTOPHER & LORI	2728/ 375	12/03/2004	Q	I	2,400,000	
JOHNSON KENNETH E	2596/1802	11/17/2003	Q	V	1,250,000	
WILLIAMS GEORGE E TRUST						

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	1013	722,700	2015	1013	721,300	2014	1013	721,300
2015	1013	1,819,200	2015	1013	1,819,200	2014	1013	1,819,200
2015	1013	139,200	2015	1013	194,700	2014	1013	194,700
	Total:	2,681,100		*Total:*	2,735,200		*Total:*	2,735,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	707,800
Appraised XF (B) Value (Bldg)	14,900
Appraised OB (L) Value (Bldg)	139,200
Appraised Land Value (Bldg)	1,819,200
Special Land Value	0
Total Appraised Parcel Value	2,681,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**2,681,100**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
4/A				

NOTES

RENOVATED IN 2005, CONFIRMED INTERIOR
4 FULL & 2 HALF BATHS PER OWNER

SUBDIVISION APRIL 15,2002
PLAN #15831 3/07 APPEARS 100 % COMPL.
4/08 P/U NEW CARR. HOUSE, 25% CHK 09
4/09 CARR HSE 100%, ADD DECK
2015: INFO AT DOOR, NOT A GOOD TIME

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
08-009	02/04/2008	3	Garage/Barn	0	04/24/2009	100	04/01/2009	Two story garage with bu
04-113	08/09/2004			0	03/14/2007	100	04/01/2007	INSTALL LANDSCAPE
04-088	06/28/2004	10	Misc	0	02/02/2005	100	02/02/2005	Insulate existing structur
04-064	06/07/2004	10	Misc	0	02/02/2005	100	02/02/2005	New foundation - after-th

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
08/10/2015			RE	M	MEASURE
10/01/2014			NB	CV	CHANGE IN VALUE (HE
08/23/2010			NB	FR	IN FIELD REVIEW
04/24/2009			KM	BP	BUILDING PERMIT
04/03/2008			KM	BP	BUILDING PERMIT

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1013	SFR WATER	R2		362		43,560	SF	1.99	1.6000	8	1.0000	0.90	PBS	13.00	TOPO		1.00	37.25	1,622,600
1	1013	SFR WATER	R2				2.52	AC	5,000.00	1.6000	8	1.0000	0.75	PBS	13.00			1.00	78,000.00	196,600

Total Card Land Units: 3.52 AC | **Parcel Total Land Area:** 3.52 AC | **Total Land Value:** 1,819,200

Property Location: 155 OWLS NEST ROAD **MAP ID:** 141/ 001/ 002/ / **Bldg Name:** **State Use:** 1013

Vision ID: 100622 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/08/2015 11:23

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Design/Appeal	10		Good +20
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	07		Gambrel
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	15		Quarry Tile
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	4		
Total Half Baths	2		
Total Xtra Fixtrs			
Total Rooms	14		
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

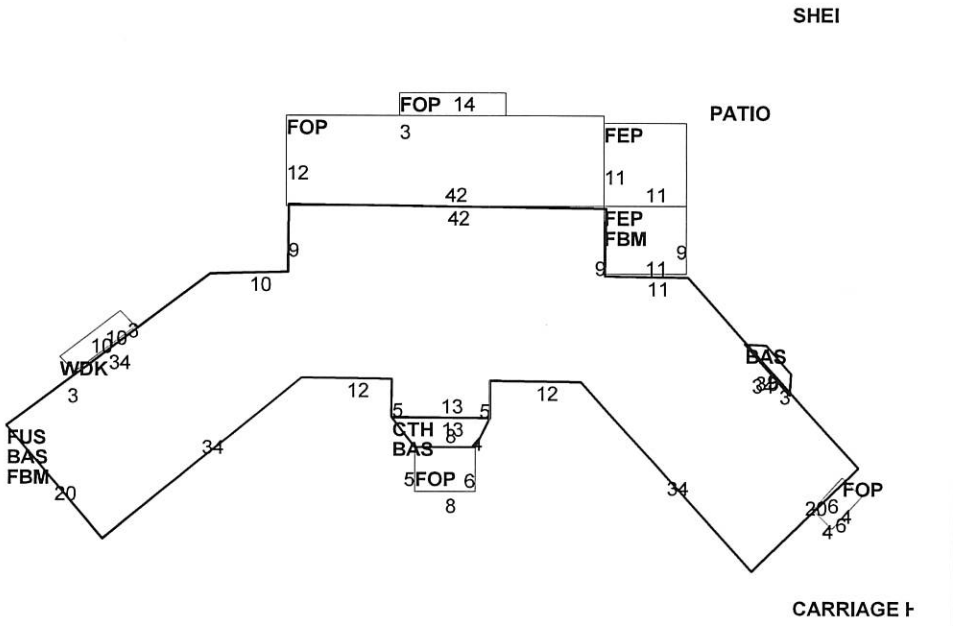
Element	Cd.	Ch.	Description

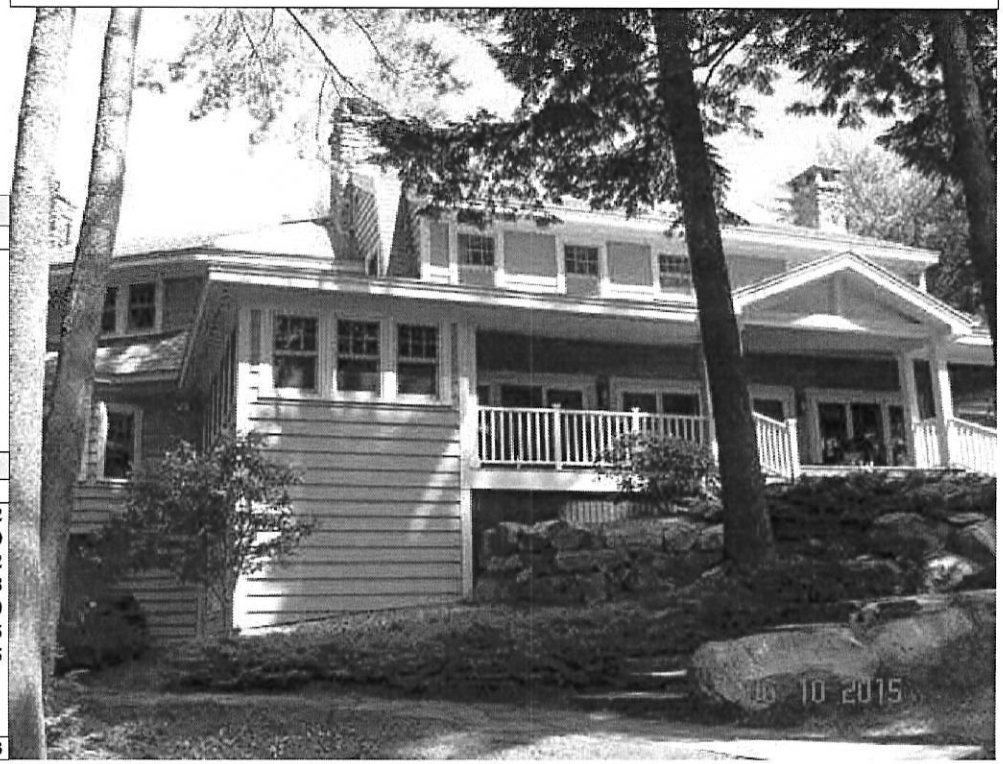
MIXED USE

Code	Description	Percentage
1013	SFR WATER	100

COST/MARKET VALUATION

Adj. Base Rate:	165.12
	995,343
Net Other Adj:	1,600.00
Replace Cost	996,943
AYB	1923
EYB	1985
Dep Code	VG
Remodel Rating	
Year Remodeled	2005
Dep %	29
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	71
Apprais Val	707,800
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	Comment	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
DCK1	DOCKS-RES T	6X40	L	240	75.00	2003		0		100	18,000
SHD1	SHED FRAME	10X9	L	90	20.00	2003		0		100	1,800
PAT1	PATIO-AVG	IRREG. SHAPE	L	412	5.00	2003		0		50	1,000
CH2	CARRIAGE HS	26 X 36	L	936	125.00	2008		0		100	117,000
WDK	WOOD DECK	10X11	L	110	13.00	2008		0		100	1,400
FPL3	2 STORY CHIM		B	3	4,000.00	1985		1		100	8,500
FPL3	2 STORY CHIM		B	2	4,000.00	1985		1		100	5,700
HRTH	HEARTH		B	1	1,000.00	1985		1		100	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,518	2,518	2,518		415,772
CTH	Cathedral ceiling	0	42	0		0
FBM	Basement, Finished	0	2,561	768		126,812
FEP	Enclosed Porch	0	220	154		25,428
FOP	Open Porch	0	615	123		20,310
FUS	Upper Story, Finished	2,462	2,462	2,462		406,525
WDK	Deck	0	28	3		495
	Ttl. Gross Liv/Lease Area:	4,980	8,446	6,028		996,943