Rouse TM 122-002-000 Zoned ARR
Tri Town, NH
1 Inch = 400 Feet
June 11, 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
CAI Technologies

Property Location: 18 SUTTON ROAD | MAP ID: 122/ 002/ 000/ / | Bldg Name: | State Use: 1010

Vision ID: 2297 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 2 | Print Date: 05/08/2015 10:53

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| ROWSE SANDRA L | 4 Rolling | 5 Well | 1 Paved | 3 Rural |
| 18 SUTTON ROAD | | 6 Septic | | |
| NEW LONDON, NH 03257 | | | | |
| Additional Owners: | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Other ID: | 00122 00010 00000 | Septic Infor | WORK #: 78553 BDRMS: |
| ZONE | | MP | |
| UTILITY | | WF | |
| Ward | | CONSERVAT | |
| Prec. | | | |
| ROADFF | | | |
| GIS ID: 122-002-000 | | ASSOC PID# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL | 1010 | 270,800 | 270,800 |
| RES LAND | 1010 | 116,075 | 116,100 |
| RESIDNTL | 1010 | 69,300 | 69,300 |
| Total | | 456,175 | 456,200 |

2119
NEW LONDON, NH

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| ROWSE SANDRA L | 3030/ 128 | 11/09/2007 | U | I | 575,000 | 1G |
| GRAF WALTER A & MARLENE M | 1616/0376 | 12/01/1986 | U | I | 585,000 | 1N |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2014 | 1010 | 270,800 | 2014 | 1010 | 344,700 | 2013 | 1010 | 344,700 |
| 2014 | 1010 | 116,100 | 2014 | 1010 | 137,800 | 2013 | 1010 | 137,800 |
| 2014 | 1010 | 69,300 | 2014 | 1010 | 69,300 | 2013 | 1010 | 69,300 |
| Total: | | 456,200 | Total: | | 551,800 | Total: | | 551,800 |

**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) | 265,800 |
| Appraised XF (B) Value (Bldg) | 5,000 |
| Appraised OB (L) Value (Bldg) | 69,300 |
| Appraised Land Value (Bldg) | 116,075 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 456,175 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 456,175 |

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 99/A | | | | |

**NOTES**

YEL/8-14 VW LESSER ACROSS FROM PUB
OB8-ATT-OB5
OB7-ATT-OB5
OBSTRUCTIONS - BEST PHOTO
1/08 - INTERIOR OF HOME MAINTAINS
ANTIQUITY-HOME IS DATED HOWEVER
STRUCTURE IN VERY GOOD CONDITION.
NEW WINDOWS THROUGHOUT
POST AND BEAM.2-IN LAW TYPE SETUPS-
ONE NOT BEING USED AS SUCH
3/14 F/S $498,000

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 02/13/2013 | | | RE | M | MEASURE |
| 09/15/2010 | | | KM | FR | IN FIELD REVIEW |
| 01/23/2008 | | | KM | SR | SALE REVIW |
| 12/05/2007 | | | AR | AC | ADMIN DATA ENTRY |
| 09/22/2003 | | | KL | CV | CHANGE IN VALUE (HE |

**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 | 1010 | Single Fam MDL-01 | ARR | 2 | 718 | | 43,560 | SF | 1.99 | 1.0000 | 4 | 1.0000 | 1.00 | | 0.00 | LESSER-ACROSS FROM PU | VW1 | | 1.25 | 1.99 | 108,375 |
| 1 | 1010 | Single Fam MDL-01 | ARR | 2 | | | 1.54 | AC | 5,000.00 | 1.0000 | 0 | 1.0000 | 1.00 | | 0.00 | | | | 1.00 | 5,000.00 | 7,700 |

Total Card Land Units: 2.54 AC | Parcel Total Land Area: 2.54 AC | Total Land Value: 116,075

*Property Location:* 18 SUTTON ROAD | *MAP ID:* 122/ 002/ 000/ / | *Bldg Name:* | *State Use:* 1010

*Vision ID:* 2297 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 2 | *Print Date:* 05/08/2015 10:53

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 63 | | Century + |
| Model | 01 | | Residential |
| Design/Appeal | 04 | | Average + |
| Stories | 2 | | 2 Stories |
| Occupancy | 1 | | |
| Exterior Wall 1 | 11 | | Clapboard |
| 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 Flr 1 | 09 | | Pine/Soft Wood |
| Interior Flr 2 | 14 | | Carpet |
| Heat Fuel | 02 | | Oil |
| Heat Type | 05 | | Hot Water |
| AC Type | 01 | | None |
| Total Bedrooms | 07 | | 7 Bedrooms |
| Total Bthrms | 6 | | |
| Total Half Baths | 1 | | |
| Total Xtra Fixtrs | | | |
| Total Rooms | 15 | | |
| Bath Style | 02 | | Average |
| Kitchen Style | 02 | | Average |

## CONSTRUCTION DETAIL (CONTINUED)

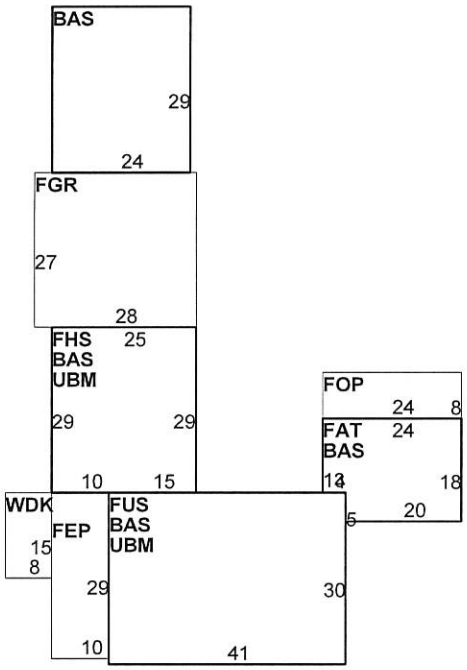
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| | | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1010 | Single Fam MDL-01 | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 82.57 |
| | 466,284 |
| Net Other Adj: | 0.00 |
| Replace Cost | 466,284 |
| AYB | 1792 |
| EYB | 1981 |
| Dep Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 33 |
| Functional Obslnc | 10 |
| External Obslnc | 0 |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 57 |
| Apprais Val | 265,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RPV2 | RES PAV MED | | L | 1 | 2,000.00 | 2003 | | 0 | | 100 | 2,000 |
| FGR4 | W/LOFT-AVG | 42 X 60 | L | 2,520 | 30.00 | 2003 | | 0 | | 50 | 37,800 |
| FGR4 | W/LOFT-AVG | 28 X 36 | L | 1,008 | 30.00 | 2003 | | 0 | | 50 | 15,100 |
| SHD1 | SHED FRAME | 49 X 11 | L | 539 | 20.00 | 2003 | | 0 | | 50 | 5,400 |
| SHD1 | SHED FRAME | 32 X 16 | L | 512 | 20.00 | 2003 | | 0 | | 50 | 5,100 |
| GAZ | GAZEBO | | L | 49 | 30.00 | 1980 | | 0 | | 75 | 1,100 |
| SHD1 | SHED FRAME | 23 X 12 | L | 276 | 20.00 | 2003 | | 0 | | 50 | 2,800 |
| FPL3 | 2 STORY CHIM | | B | 1 | 4,000.00 | 1981 | | 1 | | 100 | 2,300 |
| FPO | EXTRA FPL O | | B | 1 | 1,000.00 | 1981 | | 1 | | 100 | 600 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 3,063 | 3,063 | 3,063 | | 252,918 |
| FAT | Attic, Finished | 82 | 412 | 82 | | 6,771 |
| FEP | Enclosed Porch | 0 | 290 | 203 | | 16,762 |
| FGR | Attached Garage | 0 | 756 | 265 | | 21,882 |
| FHS | Half Story, Finished | 363 | 725 | 363 | | 29,974 |
| FOP | Open Porch | 0 | 192 | 38 | | 3,138 |
| FUS | Upper Story, Finished | 1,230 | 1,230 | 1,230 | | 101,564 |
| UBM | Unfinished Basement | 0 | 1,955 | 391 | | 32,286 |
| WDK | Deck | 0 | 120 | 12 | | 991 |
| | *Ttl. Gross Liv/Lease Area:* | 4,738 | 8,743 | 5,647 | | 466,284 |

Property Location: 18 SUTTON ROAD | MAP ID: 122/ 002/ 000/ / | Bldg Name: | State Use: 1010

Vision ID: 2297 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 2 of 2 | Print Date: 05/08/2015 10:53

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| ROWSE SANDRA L | | | | |
| 18 SUTTON ROAD | | | | |
| NEW LONDON, NH 03257 | | | | |
| Additional Owners: | | | | |

**SUPPLEMENTAL DATA**

Other ID: 00122 00010 00000

GIS ID: 122-002-000 | ASSOC PID#

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| Total | | 456,175 | 456,200 |

2119
NEW LONDON, NH

# VISION

**RECORD OF OWNERSHIP**

| BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|
| | | | | | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| Total: | | | Total: | | | Total: | | |

**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*

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 99/A | | | | |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 265,800 |
| Appraised XF (B) Value (Bldg) | 5,000 |
| Appraised OB (L) Value (Bldg) | 69,300 |
| Appraised Land Value (Bldg) | 116,075 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 456,175 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **456,175** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| | | | | | |

**LAND LINE VALUATION SECTION**

| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 2.54 AC | Total Land Value: 0

### CONSTRUCTION DETAIL

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

### CONSTRUCTION DETAIL (CONTINUED)

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

### MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1010 | Single Fam MDL-01 | 100 |

### COST/MARKET VALUATION

Cost Trend Factor

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| KITH | KITCHEN | | B | 2 | 1,800.00 | 1981 | | 1 | | 100 | 2,100 |

### BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| | *Ttl. Gross Liv/Lease Area:* | 0 | 0 | 0 | | 466,284 |

No Photo On Record

Book 3030 Page 0128
Doc# 695140
Book: 3030
Pages: 128 - 131
e-Filed & e-Recorded
11/09/2007 10:53:57 AM
KATHI L. GUAY, CPO, REGISTER
MERRIMACK COUNTY REGISTRY OF DEEDS

| | | |
|---|---|---|
| RECORDING | $ | 22.00 |
| SURCHARGE | $ | 2.00 |
| TRANSFER TAX | $ | 11,625.00 |

MERRIMACK COUNTY RECORDS Kathi L. Guay, CPO, Register

Return to:
Feeney Law Offices
P.O. Box 389
Newport, NH 03773

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
900000162
REAL ESTATE TRANSFER TAX
E-FILE
VOID IF ALTERED

Map/Lot # 122-002 + 123-029
Sale $ 775,000
☐ Entered in Computer
☐ Posted to Assess Card
☐ Corrected Blotter
☐ Verify - Audit List
12-5-07

$11,625- WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, WALTER A. GRAF and MARLENE M. GRAF, husband and wife, of Newbury, County of Merrimack and State of New Hampshire, for consideration paid, grant to SANDRA L. ROWSE, of Springfield, County of Sullivan and State of New Hampshire, whose present mailing address is P.O. Box 725, New London, New Hampshire 03257, with **WARRANTY COVENANTS** to the said SANDRA L. ROWSE,

Three certain tracts or parcels of land, with the buildings and other improvements thereon, situated in New London, County of Merrimack and State of New Hampshire, shown as Parcels A, B and C of Plan No. 6295 of the Merrimack County Registry of Deeds, more particularly bounded and described as follows:

Beginning at an iron rod set in the ground at a point near the southwest corner of the junction of New Hampshire Routes 11 and 114, said point being the northeast corner of the premises herein described; thence South 71° 10' 52" East 343.71 feet to an iron rod set in the ground at land now or formerly of Pelfor Corporation; thence South 52° 11' 44" West 164.00 feet along land now or formerly of Pelfor Corporation to a point; thence South 50° 36' 35" West 231.02 feet to an iron rod set in the ground; thence North 54° 15' 15" East 95.93 feet to an iron rod set in the ground; thence North 42° 18' 45" West 156.42 feet to an iron rod set in the ground; thence North 61° 02' 13" West 54.79 feet to an iron rod set in the ground; thence North 36° 39' 00" West 31.00 feet to an iron rod set in the ground; thence South 88° 09' 02" West 3.12 feet to a point on the easterly side of Old King Hill Road, so-called; thence North 47° 15' 17" East 130.46 feet

to a point; thence North 47° 54' 55" East 80.40 feet to a point; thence North 47° 54' 55" East 20 feet to a point; thence North 41° 55' 29" West 33.80 feet to a point; thence North 52° 58' 07" East 109.85 feet to an iron rod set in the ground at a point near the southwest corner of the junction of New Hampshire Routes 11 and 114, said point being the place or point of beginning.

Containing 2.54 acres, more or less. 122-002

Together with whatever land lies between the extensions of the side lines and the edges of New Hampshire Route 114.

With respect to Parcel C of Plan 6295, this conveyance is made subject to the following conditions and restrictions which shall run with the land and shall be binding on the grantee, her heirs, successors and assigns:

1. "Grantor" reserves the right to approve the design, location and color of all buildings or structures placed on or affixed to said premises.

2. Such buildings or structures shall be occupied and/or used only for single family residential purposes.

3. Said premises shall not be further subdivided.

Meaning and intending to describe and convey all and the same premises as were conveyed to Walter A. Graf and Marlene M. Graf by David G. Pellerin and Constance F. Pellerin by warranty deed dated December 16, 1986, recorded in Volume 1616, Page 376 of the Merrimack County Registry of Deeds.

Also a certain tract or parcel of land, situated in said New London, bounded and described as follows:

Beginning at an iron rod set in the ground at the northeasterly corner of Parcel A of Plan No. 6295 of the Merrimack County Registry of Deeds, said point being the northwesterly corner of the premises herein described; thence South 69° 24' 52" East 146.61 feet to a point; thence South 61° 00' 41" East 158.75 feet to an iron rod set in the ground; thence South 47° 54' 43" East 199.73 feet to a point at the end of a stone wall; thence South 31° 54' 34" East 294.97 feet to an iron rod set in the ground at the end of said stone wall; thence South 62° 11' 36" West 826.18 feet to a metal post set at the corner of stone walls on the easterly side of discontinued Rowell Hill Road; thence South 62° 11' 36" West 43.50 feet to a stone wall on the westerly side of discontinued Rowell Hill Road; thence North 09° 48' 28" West 454.89 feet to a point; thence North 10° 34' 11" West 226.93 feet to an iron rod set in the ground, the last two

(2) courses and distances being along a stone wall and the westerly side of discontinued Rowell Hill Road; thence North 50° 36' 35" East 231.02 feet to a point; thence North 52° 11' 44" East 164.00 feet to an iron rod set in the ground at the northeasterly corner of Parcel A of Plan No. 6295 of the Merrimack County Registry of Deeds, said point being the place or point of beginning.

Containing 10.93 acres, more or less. 123-029

Together with whatever land lies between the extension of the sidelines and the edges of New Hampshire Route 114.

EXCEPTING AND RESERVING to Adelbert W. Messer and Geraldine E. Messer certain well rights including the right to lay and maintain necessary pipes and to enter upon the granted premises for said purposes as the same are described in the deed of Arthur L. Prescott and Myrtle Ruth Prescott dated October 25, 1979, recorded in Volume 1364, Page 193 of the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey all and the same premises as were conveyed to Walter A. Graf and Marlene M. Graf by Pelfor Corporation by warranty deed dated January 29, 1987, recorded in Volume 1624, Page 328 of the Merrimack County Registry of Deeds.

And we, the within grantors, release to said grantee all rights of homestead and other interests therein.

Signed this 9th day of November, 2007.

Walter A. Graf

Walter A. Graf

Marlene M. Graf

Marlene M. Graf

STATE OF NEW HAMPSHIRE
SULLIVAN, SS.

November 9, 2007

Personally appeared Walter A. Graf and Marlene M. Graf, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Notary Public/~~Justice of the Peace~~

(Please type or print name)
My commission expires:
March 8, 2012