

OWNER INFORMATION				SALES HISTORY					PICTURE				
KLING, JONATHAN ADAM KLING, BONNIE BLUE 46 WEST MAIN STREET WARNER, NH 03278				Date	Book	Page	Type	Price	Grantor				
				05/03/2021	3736	2089	Q I	320,530	NOLEN JUDY				
				04/23/2021	3735	365	Q I		NOLEN, GORDON				
				05/03/2004	2651	202	Q I	182,533	CARLSON, ANNA				
LISTING HISTORY				NOTES									
08/28/24	RWVM			DNPU HEARTH ADDED SUPPORT BEAMS IN BSMT FOR EXT FLR SUPPORT, 2 BEDRMS=1 WALK-IN CLOSET, CONNECTS TO BOTH BEDRMS, KITCHEN HAS BEEN UPDATED, NEW FURNACE APPROX 5 YRS OLD; MIN INSUL, OD BTH, LAYOUT, WET/DAMP BSMT; SUMP PUMP, LACKS CLOSET SPACE, UNEVEN FLRS, BSMT ACC THRU TRAP DOOR IN KIT FLR; 8/24 INFO @ DOOR; EXT COND VG; PER HO 1 BDRM ACCESS THRU 2ND;									
04/01/20	DM	APPRAISER											
08/11/09	RE	DATA COLLECTION											
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes		WARNER ASSESSING OFFICE			
BARN-1STRY/LOFT		700	25 x 28	83	31.00	80	14,409						

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	KLING, JONATHAN ADAM KLING, BONNIE BLUE 46 WEST MAIN STREET WARNER, NH 03278	District Percentage Warner Village Wa % 100	Model: 1.75 STORY FRAME NEW ENGLAN Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD/WOOD SHINGLE Int: PLASTER/DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/STEAM
		Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0207 Base Rate: RSA 160.00 	

BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj.	Effect.	
UFF	UPPER FLR FIN	24	1.00	24	
ATF	ATTIC FINISHED	280	0.25	70	
BMU	BSMNT	280	0.15	42	
FFU	FST FLR UNFIN	50	0.50	25	
PRS	PIERS	144	-0.05	-7	
GAR	GARAGE ATTCHD	216	0.45	97	
TQF	3/4 STRY FIN	575	0.75	431	
FFF	FST FLR FIN	1112	1.00	1112	
CRL	CRAWL SPACE	738	0.05	37	
OPF	OPEN PORCH	64	0.25	16	
GLA:	1,637	3,483		1,847	
2025 BASE YEAR BUILDING VALUATION					
Market Cost New:		\$ 328,286			
Year Built:		1887			
Condition For Age:	VERY GOOD	20 %			
Physical:					
Functional:	BDRM ACC	2 %			
Economic:					
Temporary:					
Total Depreciation:		22 %			
Building Value:		\$ 256,100			

