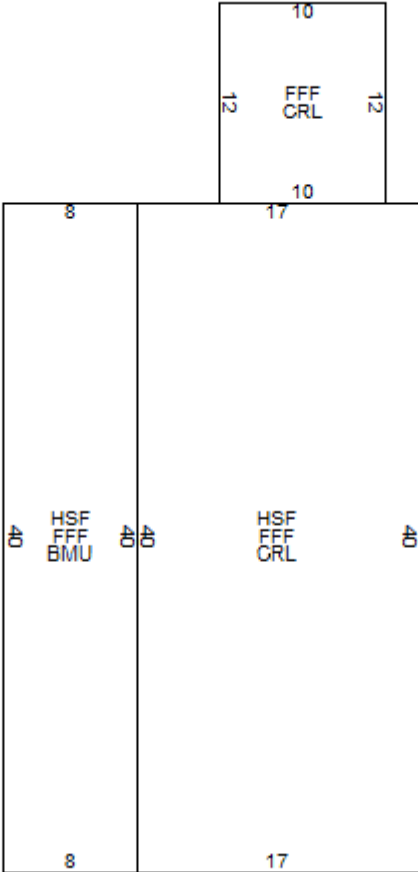


OWNER INFORMATION					SALES HISTORY					PICTURE							
GONSALVES, DENNIS TRUST 2020 GONSALVES, DENNIS TTEE 38 WEST MAIN STREET WARNER, NH 03278					Date	Book	Page	Type	Price	Grantor							
					10/23/2020	3703	1468	Q I	GONSALVES, DENNIS J								
					08/02/2004	2686	618	Q I	249,000	SMITH, ROBERT &							
LISTING HISTORY					NOTES												
09/11/25	LMHC	DATA COLLECTION APPRAISER			1/2 BSMT & 1/2 CRL, TOWN CULVERT DRAINS THRU PROP; LEAKS AROUND CHIMNEY, WET BSMT, MINOR WTR COMES THRU FNDTN IN HEAVY RAINS, SOME SPOTS ARE SOFT & UNEVEN ON FLR, CRACKS IN CEIL, PLASTER CRACKING FR SETTILING WALLS, MAJORITY OF HSE HAS NO INSUL; 8/24 INFO @ DOOR; CORR SKETCH; CORR ROOF & FUEL TYPE;												
08/28/24	RWVM																
03/05/21	DMRL																
04/01/20	DM																
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR							
Feature Type		Units	Lngth x Width		Size Adj	Rate	Cond	Market Value		Notes							
BARN-1STRY/LOFT		810	27 x 30		80	31.00	80	16,070									
LEAN-TO		160	8 x 20		160	4.00	80	819									
SHOP-EX		612	18 x 34		86	47.00	80	19,790									
FIREPLACE 1-STAND		1			100	5,500.00	100	5,500		Gas							
										42,200							
										PARCEL TOTAL TAXABLE VALUE							
										Year	Building		Features		Land		
										2024	\$ 147,570		\$ 0		\$ 75,360		
															Parcel Total: \$ 222,930		
										2025	\$ 229,400		\$ 42,200		\$ 133,100		
															Parcel Total: \$ 404,700		
LAND VALUATION										LAST REVALUATION: 2025							
Zone: R1 - VILLAGE RES		Minimum Acreage: 0.46		Minimum Frontage: 100		Site: AVERAGE Driveway: PAVED Road: PAVED											
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography		Cond	Ad Valorem		SPI	R	Tax Value	Notes
1F RES		0.460 ac	140,000	E	100	100	100	100	95 -- MILD		100	133,000		0	N	133,000	
1F RES		0.240 ac	x 2,500	X	100				95 -- MILD		25	100		0	N	100	CNOTES
		0.700 ac										133,100				133,100	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																																	
	GONSALVES, DENNIS TRUST 2020 GONSALVES, DENNIS TTEE 38 WEST MAIN STREET WARNER, NH 03278	<table><tr><th>District</th><th>Percentage</th></tr><tr><td>Warner Village Wa</td><td>% 100</td></tr></table>	District	Percentage	Warner Village Wa	% 100	Model: 1.5 STORY FRAME CAPE Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: PLASTER/DRYWALL Floor: PINE/SOFT WD/CARPET Heat: OIL/STEAM Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0427 Base Rate: RSA 160.00 Bldg. Rate: 1.0901 Sq. Foot Cost: \$ 174.41																													
	District	Percentage																																		
	Warner Village Wa	% 100																																		
PERMITS																																				
<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td colspan="4"> </td></tr></table>	Date	Permit ID	Permit Type	Notes																																
Date	Permit ID	Permit Type	Notes																																	
			BUILDING SUB AREA DETAILS																																	
			<table><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>BMU</td><td>BSMNT</td><td>320</td><td>0.15</td><td>48</td></tr><tr><td>HSF</td><td>1/2 STRY FIN</td><td>1000</td><td>0.50</td><td>500</td></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>1120</td><td>1.00</td><td>1120</td></tr><tr><td>CRL</td><td>CRAWL SPACE</td><td>800</td><td>0.05</td><td>40</td></tr><tr><td>GLA:</td><td>1,620</td><td>3,240</td><td></td><td>1,708</td></tr></table>	ID	Description	Area	Adj.	Effect.	BMU	BSMNT	320	0.15	48	HSF	1/2 STRY FIN	1000	0.50	500	FFF	FST FLR FIN	1120	1.00	1120	CRL	CRAWL SPACE	800	0.05	40	GLA:	1,620	3,240		1,708			
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2025 BASE YEAR BUILDING VALUATION																																				
Market Cost New:		\$ 297,892																																		
Year Built:		1825																																		
Condition For Age:	VERY GOOD	23 %																																		
Physical:																																				
Functional:																																				
Economic:																																				
Temporary:																																				
Total Depreciation:		23 %																																		
Building Value:		\$ 229,400																																		