

IMPROVEMENT DATA

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1.0
3242
None
1/2
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Material: Asphalt shingles

Slab B

75, 2.0

Wood	2.0
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75

Finished Rooms

Primary Heat: Radiant - floor

Part
Upper

11

DATE
Date

COLOR - GREEN

SUMMARY OF IMPROVEMENTS

{LCM: 102.0m



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
28-049

Parent Parcel Number

Julie-Ann Orlando-Gibson Trust
Orlando-Gibson, Julie-Ann TTEE
89 Diamond Lane
Warner, NH 03278

Tax ID 000962

TRANSFER OF OWNERSHIP

Printed 09/23/2024 Card No. 1

of 1

Property Address
DIAMOND LANE 89

Neighborhood
7 TOM'S POND WATERFRONT

Property Class
101 One Family

TAXING DISTRICT INFORMATION
Jurisdiction 219 WARNER, NH

Area
219

Routing Number 2015

Date

07/09/2024 GIBSON, JULIE A ORLANDO- \$10

08/31/2015 HARTE, LAURIE L. \$362533

10/26/2007 HARTE, DANIEL W \$100000

09/04/2003 HARTE, LAURIE \$0

Bk/Pg: 3861, 396

Bk/Pg: 3489, 2864

Bk/Pg: 3026, 1801

Bk/Pg: 2563, 266

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2010	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020
Reason for Change	2010 PICK-UP	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	PICK UPS
VALUATION	L 144800	82500	68900	68900	64100	64100	64100
Market	E 293180	336170	306080	306080	322420	322420	323930
	T 437980	418670	374980	374980	386520	386520	388030
VALUATION	L 144800	82500	68900	68900	64100	64100	64100
Assessed/Use	E 293180	336170	306080	306080	322420	322420	323930
	T 437980	418670	374980	374980	386520	386520	388030

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Depth Effective Depth	Prod. Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite Improved		0.4000		1.00	189999.92	189999.92	76000	1	60800
2 EXCESS REAR		2.2000		1.00	1500.00	1500.00	3300	-20%	3300

Zoning:
R2-Med Density Res

Legal Acres:
2.6000

GENERAL

15: 11/21/2014 DMRI.

L-ON MKT 2014 MISEXPIRED LIST #4357951.

DATED PHYS DATA PER FULL MEAS/LIST.

ALL IN-LAW APT IN BSMT. ADD 500SQFT FIN BSMT.

LAND

0 ACRES ON WATERFRONT, REMINDER OF ACRES

ROSS STREET. ADV=POOR WF TOPO.

21: 2021 PICKUP=CONVERT 7X28 OFF TO SCREEN PORCH PER DRA INSPECT.

7: 2007 Invalid Sale / FAMILY

Supplemental Cards

MEASURED ACREAGE

2.6000

Supplemental Cards

TRUE TAX VALUE

64100

Supplemental Cards

TOTAL LAND VALUE

64100

Know all Men by these Presents:

That I, Henry R. Davis, of Winchester, in the County of Middlesex, and Commonwealth of Massachusetts,

for and in consideration of the sum of one dollar and other valuable consideration to me in hand, before the delivery hereof, well and truly paid by

Herman Davis, of Warner, County of Merrimack and State of New Hampshire

the receipt whereof I do hereby acknowledge have --- granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Herman Davis

his heirs and assigns forever,

the perpetual right and privilege to construct, maintain and forever use a certain right of way across my premises, situated near Tom Pond, so-called, in the town of Warner, County of Merrimack and State of New Hampshire, said right of way being sixteen (16) feet in width and extending in a straight line from the southeasterly corner of my land to the right of way now owned by Joseph E. Sanborn and located on the Northerly side of my premises.

As to the tract of land on which this right of way is granted, reference is hereby made to deed of Henry W. Hubbard, et als to me, dated April 16, 1906, and recorded Merrimack County Records Vol. 327, Page 348.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Grantee and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Grantor and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Grantee and his heirs and assigns, that until the delivery hereof, I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid, that the premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators shall and will warrant and defend the same to the said Grantee and his heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I, Mildred L. Davis wife husband of the said Henry R. Davis in consideration aforesaid, do hereby relinquish my right of dower courtsey in the before mentioned premises.

And we and each of us do hereby release all rights of HOMESTEAD, secured to us, or either of us, by Chapter 214 of the Public Laws of New Hampshire, or any other statute of said State.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this twenty fourth day of April in the year of our Lord 1931.
Signed, sealed and delivered in presence of us:

Henry R. Davis (L. S.)

Mary Sargent Howard

Mildred L. Davis (L. S.)

COMMONWEALTH OF MASSACHUSETTS,
~~STATE OF NEW HAMPSHIRE~~

Bristol ss April 24, A. D. 1931.
Personally appeared the above named Henry R. Davis and Mildred L. Davis

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William A. Bellamy,
Master in Chancery, Justice of the Peace.
(L. S.)

Received Apr. 28, 1931, 10H. 45M. A.M.

Recorded and examined. Attest.

Register.

