

Property Location: 51 BOW BOG ROAD
 Vision ID: 1602

MAP ID: 24/3/133-H/

Bldg Name:
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010
 Print Date: 12/11/2013 11:40

CURRENT OWNER		7 TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
FAUL TTS WILLIAM F + GISELA E FAUL FAMILY TRUST 51 BOW BOG ROAD		2 Above Street	5 Well	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value	2104 BOW, NH
BOW, NH 03304 Additional Owners:		4 Rolling	6 Septic			RESIDENTL	1010	124,200	124,200	
						RES LAND	1010	89,900	89,900	
						RESIDENTL	1010	12,400	12,400	
		SUPPLEMENTAL DATA				Total		226,500	226,500	VISION
		Other ID: 3-133-H P B FILE # Var / SpEx 100 Yr Flood Assoc. Docs Flag GIS ID: 24-3-133-H				FOR SALE 2013 MLS 4230942 \$257,700 EXMPT D.O. TOWN WAT TOWN SEW ASSOC PID#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
FAUL TTS WILLIAM F + GISELA E		3034/0411	12/04/2007	U	I	1F		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
FAUL WILLIAM J + GISELA E		2363/0134	05/06/2002	Q	I	00	215,000	2013	1010	124,200	2012	1010	124,200	2011	1010	113,400	
LANG ROBERT + KATHLEEN		1303/0497	09/06/1977					2013	1010	89,900	2012	1010	89,900	2011	1010	89,900	
								2013	1010	12,400	2012	1010	12,400	2011	1010	12,400	
		Total:						226,500		Total:		226,500		Total:		215,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
000/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	123,000
Appraised XF (B) Value (Bldg)	1,200
Appraised OB (L) Value (Bldg)	12,400
Appraised Land Value (Bldg)	89,900
Special Land Value	0
Total Appraised Parcel Value	226,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	226,500

20 NOTES
 12- HANDICAP RAMP = NV
 KIT 2002, F BATH 2005, UNFIN ABV FGR
 INT=EXT=GD
 5/13: MLS 4230942 257,700
 COLOR: RED GAMBREL
 GD. COND.- MAINTAINED HOME
 12- ROOF & SIDING GD, VINYL WINDOWS
 GAMBREL W/ FULL DORMER IN REAR
 NEWER WINDOWS, 1 SHD=NV
 PLAYHOUSE = NV

BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
156-07	07/24/2007	AD	Addition	15,000	08/21/2007	100	08/21/2007	Farmers Porch C/O8-21-	07/26/2012			TC	00	Mensur+Listed
144-02	07/18/2002	YD	Yard Items	24,000	11/01/2002	100	11/01/2002	Garage detached 20x24	05/15/2012			TC	01	Mensur+1 Visit
									12/12/2007			SH	00	Mensur+Listed
									02/08/2007			KS	00	Mensur+Listed
									03/19/2004			RD	01	Mensur+1 Visit

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	A. S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	ST. Fact	Adj.	Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RU		24		43,560 SF	1.95	1.0000	5	1.0000	1.00		0.00			1.00		1.95	84,900
1	1010	SINGLE FAM MDL-01	RU		25		0.99 AC	5,000.00	1.0000	0	1.0000	1.00		0.00			1.00		5,000.00	5,000

Total Card Land Units: 1.99 AC Parcel Total Land Area: 1.99 AC Total Land Value: 89,900

Property Location: 51 BOW BOG ROAD

Vision ID: 1602

MAP ID: 24/ 3/ 133-H/ 1

Account #3.133.00H.000

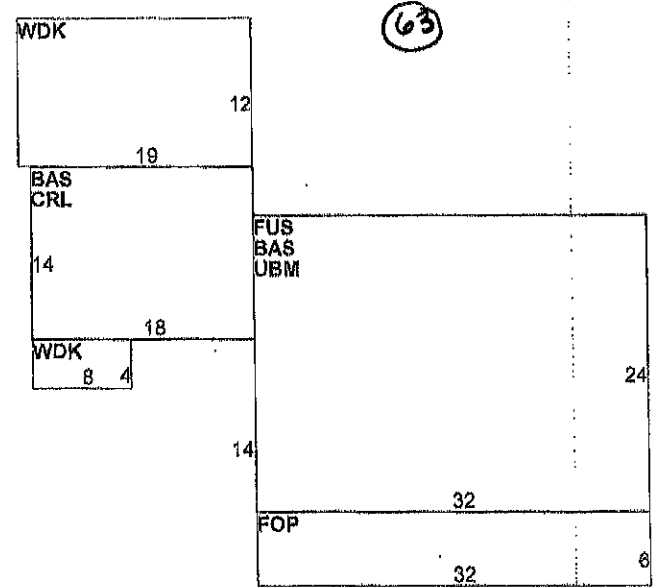
Bldg Name:

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010

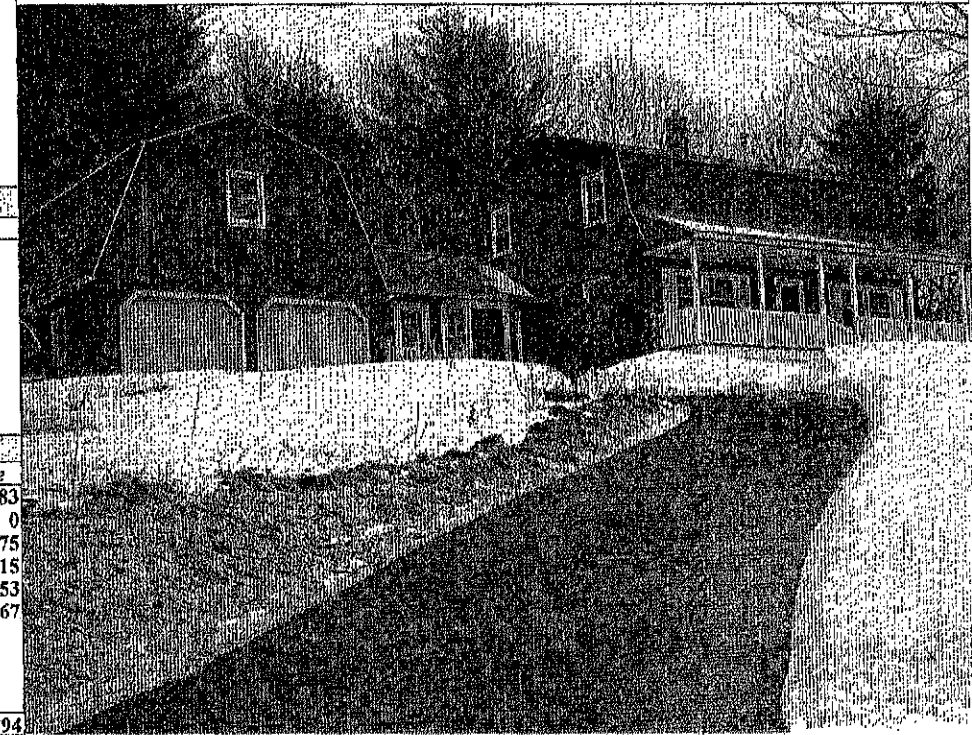
Print Date: 12/11/2013 11:40

CONSTRUCTION DETAIL (38)			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial (38)				
Model	01		Residential (39)				
Grade	03		Average (40)				
Stories	2		2 Stories (41)				
Occupancy	1		(42)				
Exterior Wall 1	11		Clapboard (43)				
Exterior Wall 2			(44)				
Roof Structure	07		Gambrel (45)				
Roof Cover	03		Asph/F Gls/Cmp (46)				
Interior Wall 1	05		Drywall/Sheet (47)				
Interior Wall 2			(48)				
Interior Flr 1	11		Ceram Clay Tll (49)				
Interior Flr 2	14		Carpet (50)				
Heat Fuel	02		Oil (61)				
Heat Type	05		Hot Water (52)				
AC Type	03		Central (53)				
Total Bedrooms	03		3 Bedrooms (54)				
Total Bthrms	2		(55)				
Total Half Baths	0		(56)				
Total Xtra Fixtrs			(57)				
Total Rooms	7		7 Rooms (58)				
Bath Style	02		Average (59)				
Kitchen Style	02		Average (60)				
				Adj. Base Rate:			75.67
				Net Other Adj:			151,794
				Replace Cost			151,794
				AYB		(68)	1977 (69)
				EYB		(70)	1992
				Dep Code			G (71)
				Remodel Rating			
				Year Remodeled			
				Dep %			19 (72)
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			1
				Condition			
				% Complete			81 (73)
				Overall % Cond			
				Apprais Val			123,000 (74)
				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) / XE-BUILDING EXTRA FEATURES (B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Cde	Dr Rt	Cnd	%Cnd	Appr Value
SHD1	SHED AVG		(61) →	L	96	10.00	2002		0		75	700
FGR4	W/LOFT-AVG		(62) →	L	480	27.00	2002		0		90	11,700
HRTH	HEARTH		(62) →	B	1	1,500.00	1992		1		100	1,200

(64) BUILDING SUB-AREA SUMMARY SECTION (65) (67)						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,020	1,020	1,020	75.67	77,183
CRL	Crawl Space	0	(65) 252	0	0.00	0
FOP	Porch, Open	0	192	38	14.98	2,875
FUS	Upper Story, Finished	768	768	768	75.67	58,115
UBM	Basement, Unfinished	0	768	154	15.17	11,653
WDK	Deck, Wood	0	260	26	7.37	1,967
Ttl. Gross Liv/Lease Area:		1,788	3,260	2,006		(66) 151,794



READING THE VISION APPRAISAL PROPERTY RECORD CARD AS USED BY THE TOWN OF BOW, NEW HAMPSHIRE

UPDATED December 4, 2013

FRONT OF CARD:

1. Property Location: This is the physical location/address of the subject
2. Map ID: This is the Map/Block/Lot/Unit assigned to the subject and matches Town Tax Maps
3. State Use: This is the land use code of the subject property (ie 1010 =single family). Code key for actual use can be found on item# 24
4. Vision ID: This is the internal identification number that the computer software system assigns To the subject property. It is NOT chosen by the Town but rather by the computer system.
5. Account#: Relationship between the property assessment system and the tax billing system.
6. Current Owner: This area lists the current owner (s) and the primary contact mailing address.
7. Tapa/Utilities/Street/Location: Descriptive elements of the subject property as to topography of the land; if the property has public or private water and sewer; if the street is paved or dirt; if the land is located in a rural or suburban area.
8. Supplemental Data: Other ID: refers to the Block/Lot of the property and the filing system utilized in the Assessor's and Planning Department's office.
9. Supplemental Data: GIS ID: the relationship link between the property assessment software and GIS software to locate the property on interactive maps.
10. Supplemental Data: For Sale: If the property is currently listed for sale
11. Supplemental Data: Town Water/Town Sewer: new feature added to indicate if the subject can be hooked up to the public water and or public sewer systems.
12. Record of Ownership: The most current owner is listed first. Previous owners listed in historical order below current owner.
13. Bk-Vol/Page: Book and page as assigned by the Merrimack County Registry for reference.
14. Sale Date: Date property sale was recorded at the registry.
15. 0/U: Q indicates Qualified sale by the Assessor and or the Department of Revenue Administration; U indicates Unqualified sale by the Assessor and or the DRA
16. V/I: Vis for Vacant land sale; I is for Improved (with a structure) sale
17. Sale Price: Actual recorded sales price per the Registry
18. V.C.: Validity Code. This is the code that the Assessor uses which will explain why the sale is qualified or unqualified. Code key is available upon request as there are over 50 codes used by the Assessor's Office and the NH DRA
19. Exemptions: This is where exemptions and credits the current owner qualifies for is listed. Due to privacy issues, we have this field suppressed to the public.
20. Other Assessments: Bow does not have "other assessments" at this time.

FRONT OF CARD CONTINUED:

21. Notes: These are the detailed notes made by the data collector, staff appraiser or Assessor related to the property based on inspections or contact with the owner. These notes can include the color of the home; exterior condition; updates made to entire home for sale information; and any other important information that may affect the value of the property or if there are dangers present that the next staff member should be aware of such as loose dogs etc.
22. Building Permit Record: Any building permit applications made on the property are listed by most current first to oldest.
23. Visit/Change History: This provides a list of each date the property was visited by a staff member for an inspection or if the assessor has made a data change due to an abatement or hearing with an owner. This shows date of visit, person that visited and the result of the visit. Full key codes for visit histories are available upon request.
24. Land Line Valuation Section: Line #1. This will show the land use code (i.e. single family, condominium, commercial, industrial) This first line is the usable first acre.
25. Land Line Valuation Section: Line# 2. This will also show the land use code and this can be different from the first line if there is current use. This is the "back acres" which is valued differently than the first acre.
26. Land Units. The first line shows up to one acre expressed in square feet (SF). One acre of land is equal to 43,560 square feet. The second line shows the "back" acres expressed in acres (AC)
27. Unit Price: As of today (May 29, 2013) the base unit price per square foot of residential land in Bow is \$1.95. The base price for an acre of residential back land is \$5,000.
28. I Factor & SA: Influence Factor and Site Adjustment. The Site Adjustment for residential property is expressed from 3 through 9. 3 is a very poor location/neighborhood while the best adjustment is for panoramic views at a 9. The average in town is expressed as a 5 with no adjustment/influence factor. This is a multiplier to the unit price for each land line.
29. C Factor: Condition Factor on land if there are issues of easements/ROWS/Wetland/topography/shape. Condition factors can range from .10 (90% off market value) to .95 (5% off market value) depending on severity of the issue.
30. Notes: If there is a condition factor listed, it should be explained in this notes section
31. Rec Y/N: for current use properties; Recreation discount of 20% applied is shown here using Y (yes) or N (no).
32. CU Cond.: Current Use condition
33. Adj Unit Price: based on a linear equation based on unit price X Influence Factor X Condition Factor= Adjusted Unit price per SF or Per AC
34. Land Value: shown for each land line
35. Total Land Value: Total land value for all land lines added together.
36. Total Card Land Units: Total acreage of the card
37. Total Parcel Land Area: Total acreage for all cards (if multiple) for the total of the subject property.

BACK OF PROPERTY RECORD CARD:

38. Construction Detail: Style: This lists the style of the home (ie Colonial, Cape, Ranch, Condo)

39. Model: Model will be Residential/Condo/Commercial/Industrial

40. Grade: Overall desirability of the home based on a number of factors. Range can be from 01 (minimal/very poor) to 12 (excellent). See appraisal manual for descriptions of each grade in Bow.

41. Stories: story height of the home (not including below grade levels). Descriptive, no affect to value.

42. Occupancy: number of families in the home. In-law or duplex will have occupancy of 2. Commercial office building will list the number of rentable units in this section. Descriptive, no affect to value.

43. Exterior Wall: Cover of the exterior walls, i.e. vinyl, clapboard, wood shingle

44. Secondary Exterior Wall: Secondary wall cover if applicable, i.e. stone/masonry

45. Roof Structure: Describes the pitch of the roof such as gable, gambrel, flat, shed

46. Roof Cover: Describes the covering such as asphalt shingle, slate, metal

47. Interior Wall: Describes interior wall construction such as drywall, plaster, custom wood panel

48. Secondary Interior Wall: Describes the secondary interior wall if applicable, ie wood panel

49. Interior Floor 1: Describes the predominant floor covering inside of the home,ie carpet, hardwood, tile

50. Interior Floor 2: Describes the secondary floor covering inside the home

51. Heat Fuel: Main method by which the home is heated.

52. Heat Type: Main method by which the home's heating fuel is distributed to heat the home ie forced hot air, forced hot water, radiant

53. AC Type: If home has centrally wired air conditioning. (not window units)

54. Total Bedrooms: Includes all rooms with closets that would be marketed and could be used as a bedroom. A home with a "den" or "office" that has a closet, would be considered a bedroom.

55. Total Bathrooms: Must have three fixtures to be a full bath. Shower and or Tub/Sink/Toilet.

Includes main living areas and below grade areas (basements)

56. Total Half Baths: Y, bath would be sink and toilet only.

57. Total Extra Fixtures: number of extra bathroom fixtures such as extra sinks, bidet, shower stalls

58. Total Rooms: Total number of rooms in the home including dining/living rooms/bedrooms/bonus rooms. Descriptive, no affect to value.

59. Bath Style: Describes if the bathroom has been updated since the original building of the home.

01 is Old Style (older homes built before 1985 with no updates done);02 is Average; 03 is

Modern.

60. Kitchen Style: Describes if the kitchen has been updated since the original building of the home. 01 is Old Style (older homes built before 1985 with no updates done); 02 is Average; 03 is Modern.

BACK OF PROPERTY RECORD CARD CONTINUED

61. Outbuilding Items: Such as sheds, detached garages, barns, pools, etc. See appraisal manual for full list of 100+ outbuilding codes. This list the type of outbuilding, the number of units (mostly

in square feet);the unit price; the estimated year built; the condition of the outbuilding(%

good);and the appraised value. This is a linear equation of Units X Unit Price X Condition; Value

62. Extra Feature Items: Such as fireplaces, whirlpool tubs, saunas, etc. These are extra features within the the home and will depreciate with the overall age and condition of the home regardless of date of installation. See appraisal manual for full list of 75+ extra feature codes. This lists the number of units, the price per unit, the depreciated age and the appraised value. This equation is as follows: Units X Unit Price X Overall Condition of Home (% Good) Value.

63. Sketch: Each element of the main property is sketched out in this section. Each element will have the dimensions listed in linear feet. Each level is listed as well, example FUS is finished second story; BAS is finished first floor; UBM is unfinished basement level. FOP is open framed porch; FGR is framed attached garage. A full list of element types is available in the assessing manual. Each item's square footage is listed in items 64 through 67.

64. Building Sub-Area Summary Section: each element measured for the main dwelling is code described here.

65. Square Footages: each element will then have a Living Area; Gross Area and Effective Area.

66. Unit Cost: each element has a cost per square foot to replace as new. These unit costs are derived from Marshall & Swift cost estimates for each sub area. Those unit costs are then multiplied by the total Gross area to generate item 67.

67. Undepreciated Value: This shows the undepreciated total cost for each element of the property to have an exact replica built using current construction costs.

68. Replacement Cost: The total construction costs listed on item 67 is then put in this column.

69. AYB: Actual Year Built

70. EYB: Effective Year Built: The age the property "appears" to be based on depreciation which is generated by item 71

71. Dep Code (Depreciation Code): This is the code the assessor gives the property based on its overall condition and how well maintained the property is. Code E is excellent; G is good; A is average (maintained at an average level for its actual age); F is Fair; P is poor. Each code will generate a depreciation percentage (item 72)

72. Deprecation%: How much depreciation to the replacement cost the property is given. The overall% deducted based on how well the property has been maintained/updated over the years.

73. Overall% Good: The overall multiplier given to the replacement cost.

74. Appraised Value: The overall appraised value of the dwelling. This is calculated by multiplying item 68 x item 73. Example is \$151,794 x .81;\$122,953 rounded to \$123,000.

RETURN TO FRONT OF CARD

75. Appraised Bldg. Value: This is the total depreciated building cost from item 74

76. Appraised XF (extra features): Total value of all extra features (see item 62)

77. Appraised OB (outbuildings): Total value of all outbuildings (see item 61)j

78. Appraised Land Value: Total land value as listed on item 35

79. Special Land Value: If the property has current use, the total current use value will be listed here. See items 24- 35 for descriptions.

80. Total Appraised Parcel Value: The total valuation of items 75 through 79 added here.

81. Net Total Appraised Parcel Value: The total valuation of items 75 through 79 is listed here.

82. - 84. Previous Assessments (History): The previous three years of assessments on the property

85. Current Appraised : Total Building, Total Land and total outbuildings are shown here in a summary format for the full market value of the property (no current use)

86. Current Assessed: Total Building, Total Land and total outbuildings are shown here in a summary format for the value that the tax bill will be based on (includes current use valuation)