

146 LONDONDERRY TURNPIKE

Location 146 LONDONDERRY TURNPIKE

Mblu 43/ 48/ / /

Acct# 2495

Owner HILL HAVEN REALTY LLC

PBN

Assessment \$2,127,700

PID 4300

Building Count 3

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,310,900	\$816,800	\$2,127,700

Owner of Record

Owner HILL HAVEN REALTY LLC

Sale Price \$1,000,000

Co-Owner

Certificate

Address 146 LONDONDERRY TURNPIKE BOX 23
HOOKSETT, NH 03106

Book & Page 2306/1550

Sale Date 10/26/2001

Instrument 00

Qualified Q

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HILL HAVEN REALTY LLC	\$1,000,000		2306/1550	00	10/26/2001
MAURICE J. L'HEUREUX TRUST OF 1998	\$0		2209/0309	1F	06/08/2000
MAURICE JL'HEUREUX TRU OF 1998	\$0		2122/0454		10/13/1998
L'HEUREUX,MAURICE J&JACQUELINE	\$0		1314/0900		03/01/1978
L'HEUREUX,MAURICE J&JACQUELINE	\$0		1506/0517		04/12/1965

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 6,000
Replacement Cost: \$535,337
Building Percent Good: 58

Replacement Cost

Less Depreciation: \$310,500

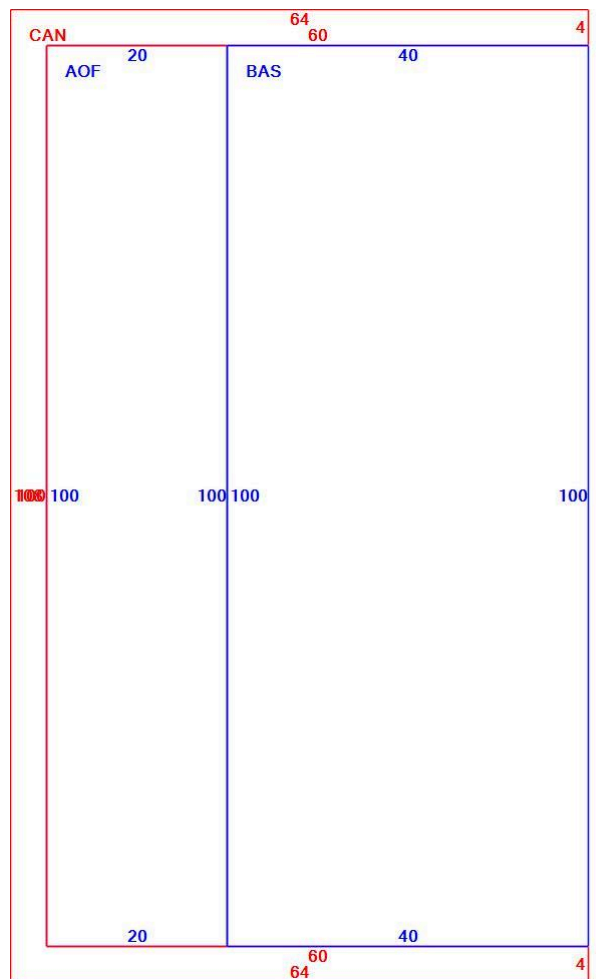
Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	1.00
Occupancy	5.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Cedar or Redwd
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Unf Wd/Conc
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	OFFICE BLD MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	340I
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos//00\01\90\21.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4300&bid=4465)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,000	4,000
AOF	Office, (Average)	2,000	2,000
CAN	Canopy	912	0

		6,912	6,000
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Building 2 : Section 1

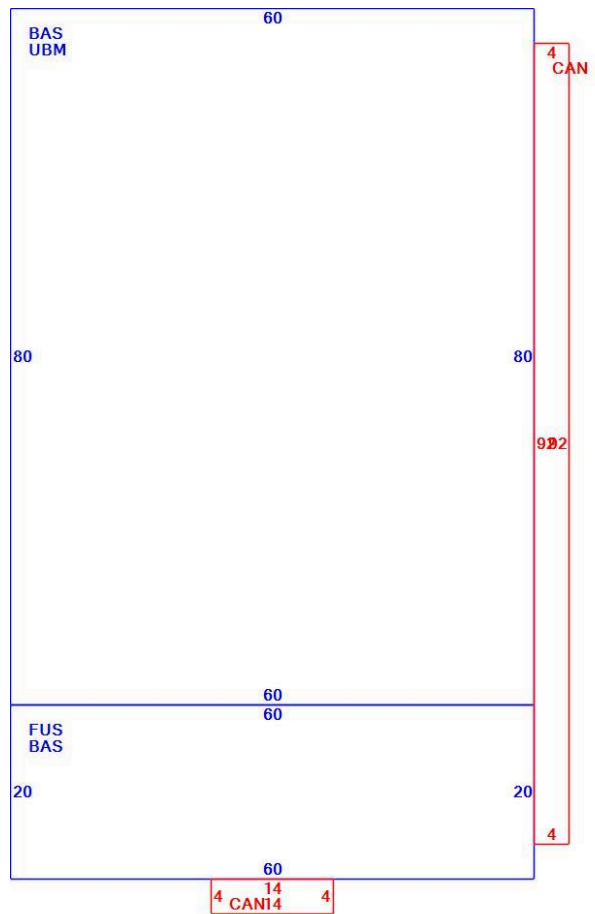
Year Built: 1985
Living Area: 7,200
Replacement Cost: \$792,509
Building Percent Good: 58
Replacement Cost Less Depreciation: \$459,700

Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos//00\01\43\92.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4300&bid=4466)

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	1
Occupancy	7.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3400
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,000	6,000

FUS	Upper Story, Finished	1,200	1,200
CAN	Canopy	424	0
UBM	Basement, Unfinished	4,800	0
		12,424	7,200

Building 3 : Section 1

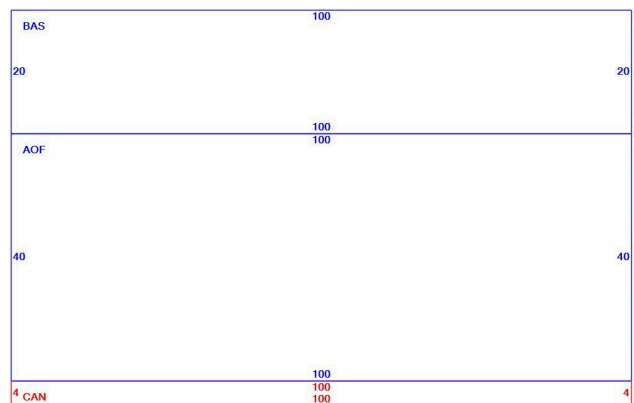
Year Built: 1985
Living Area: 6,000
Replacement Cost: \$559,860
Building Percent Good: 58
Replacement Cost Less Depreciation: \$324,700

Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/\00\01\43\93.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4300&bid=4467)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	4,000	4,000
BAS	First Floor	2,000	2,000
CAN	Canopy	400	0
		6,400	6,000

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	1
Occupancy	5.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Unf Wd/Conc
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Unit/AC
Struct Class	
Bldg Use	OFFICE BLD MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	340I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00

% Comn Wall	0.00
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Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	3000.00 S.F.	\$59,200	1

Land

Land Use

Use Code 340I
Description OFFICE BLD MDL-96
Zone COM
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 27.25
Frontage 0
Depth 0
Assessed Value \$816,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT1	LIGHTS-IN W/PL			3.00 UNITS	\$800	1
PAV1	PAVING-ASPHALT			80000.00 S.F.	\$156,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,310,900	\$816,800	\$2,127,700
2022	\$1,243,300	\$573,700	\$1,817,000
2021	\$1,243,300	\$573,700	\$1,817,000