

ZELENSKY FAMILY TRUST
8 TIBBETTS HILL RD
GOFFSTOWN NH 03045

B33051P209

Previous Owner
ZELENSKY, JON E
ZELENSKY, JEANNE M
8 TIBBETTS HILL RD
GOFFSTOWN NH 03045
Sale Date: 4/20/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record				
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	298,250	107,229	0	405,479
REVIEW 0			2012	298,250	107,229	0	405,479
Building Permit 0			2013	298,250	107,229	0	405,479
Zone/Land Use 12 Limited Residential			2014	298,250	109,544	0	407,794
Secondary Zone			2015	298,300	109,500	0	407,800
Topography 1 Level			2016	298,300	109,500	0	407,800
1. Hill 4. Below St 7.			2017	298,300	109,500	0	407,800
2. Rolling 5. Low 8.			2018	298,300	109,500	0	407,800
3. Above St 6. Swampy 9.			2019	393,100	201,400	0	594,500
Utilities 4 Filled Well/Point 6 Septic System			2020	393,100	201,400	0	594,500
1. Public 4. Dug Well/Po 7. Cesspool			2021	393,100	201,400	0	594,500
2. Water 8. Lake			2022	393,100	201,400	0	594,500
3. Holding Ta 9. None			2023	393,100	234,400	0	627,500
Street 3 Gravel			Calc.	1,006,300	316,400	0	1,322,700
1. Paved 4. Proposed			Land Data				
2. Semi Imp 5. R/O/W			Front Foot				
3. Gravel 6. None			Type				
GIS Map 25			Effective				
Field Review 1			Frontage				
Sale Data			Depth				
Sale Date 4/20/2016			Influence				
Price			Factor				
Sale Type 2 Land & Buildings			Code				
1. Land 4. Mobile 7. COM			Influence Codes				
2. L & B 5. Other 8.			1. Unimproved				
3. Building 6. Condo 9.			2. Excess Frtg				
Financing 9 Unknown			3. Topography				
1. Convent 4. Seller 7.			4. Size/Shape				
2. FHA/VA 5. Private 8.			5. Access				
3. Assumed 6. Cash 9. Unknown			6. Restriction				
Validity 5 Partial Interest			7. Open Space				
1. Valid 4. Split 7. Multiple			8. Environmental				
2. Related 5. Partial 8. Other			9. Condo				
3. Distress 6. Exempt 9. Estate			Acres				
Verified 5 Public Record			30. Blueberry(1-20				
1. Buyer 4. Agent 7. Family			31. Blueberry(21 -				
2. Seller 5. Pub Rec 8. Other			32. Crop Land				
3. Lender 6. MLS 9.			33. Pasture				
			34. Shorefront B				
			35. Shorefront C				
			36. ANTENNA SITE				
			37. Softwood TG				
			38. Mixed Wood TG				
			39. Hardwood TG				
			40. Wasteland				
			41. Woodland				
			42. Mobile Home Si				
			43. Camp Site				
			44. Lot Improvemen				
			45. BA SF - Oce				
			46. SP Meadow Cond				

Proposed Sale

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
53	200	000	100 %	0	1. Unimproved
54	150	000	100 %	0	2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
35		1.25	100 %	0	36. ANTENNA SITE
			%		37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond

Total Acreage 1.25

Gray

Map Lot 025-311-024-000

Account 3880

Location 39 SHADY RIDGE DR

Card 1

Of 1

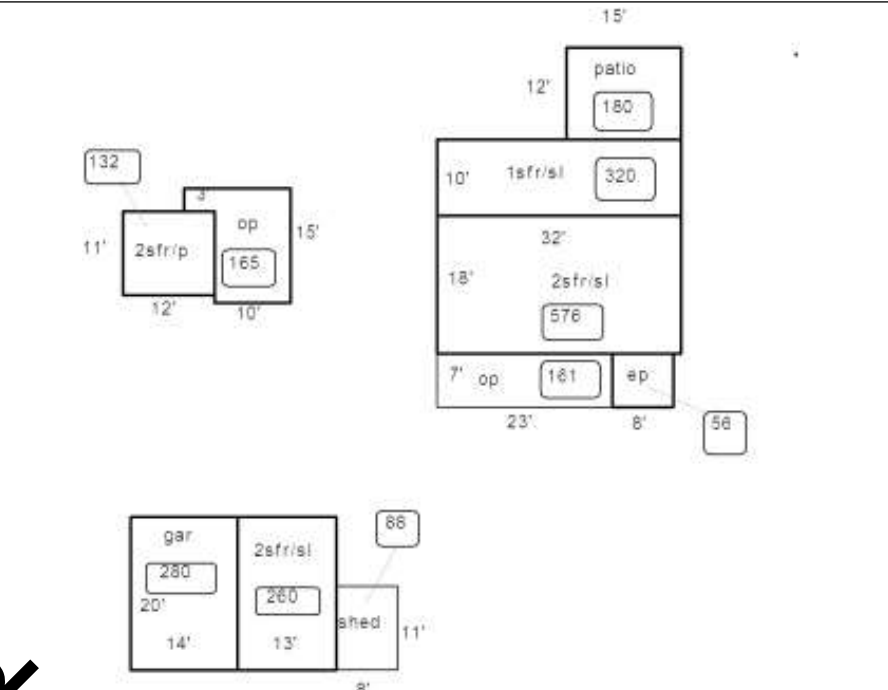
8/05/2024

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 1 Clapboard	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 576
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Delap 5.Delayed
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw1 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/25/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	320	0 0	0	0	100 %	
62 Patio	0	180	0 0	0	0	100 %	
21 Open Frame	0	161	3 100	4	0	100 %	
22 Encl Frame Porch	0	56	0 0	0	0	100 %	
85 Bunkhouse	0	264	3 100	4	0	100 %	
21 Open Frame	0	165	3 100	0	0	100 %	
23 Frame Garage	0	280	2 100	4	0	100 %	
85 Bunkhouse	0	520	2 100	4	0	100 %	
24 Frame Shed	0	88	2 100	4	0	100 %	
24 Frame Shed	0	64	2 100	4	0	100 %	



Proposed Value