

Map: 000220		Lot: 000001		Sub: 000000		Card: 1 of 1		146 CALEF HWY		BARRINGTON		Printed: 05/12/2023					
OWNER INFORMATION				SALES HISTORY				PICTURE									
EMMERLING THOMAS & ULRIKE EDITH				Date				Book		Page		Type		Price		Grantor	
TU EMMERLING FAMILY REV TRUST				02/28/2020				4737		419		U138				EMMERLING THOMAS	
PO BOX 348				05/01/2006				3365		718		Q1				350,000 MCCARTHY WAYNE &	
PORTSMOUTH, NH 03802																	
LISTING HISTORY				NOTES													
05/07/21 JHCR				OLD MAP/LOT 012-0115-0000 PVT WTR/SPTC 2014-NEW RF NEW WINDS													
11/18/20 MWRR AC CHNG ONLY				8/2016-EXT SIDING CEMENT CLP BOARD WIND AC LEFT CARD													
06/19/19 CBRR				2021-SUBDIVIDED INTO 1 MORE LOT/CHANGE TO COMMERCIAL 125,													
08/17/16 BHCM				21-POSTED, SUGAR AND ICE TO REOPEN THIS YEAR. 22/23-BUSINESS DID													
07/02/14 BHTM				NOT OPEN													
06/25/14 MWRR																	
04/11/12 DIRM																	
02/11/08 SMPU																	
EXTRA FEATURES VALUATION																	
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value		Notes								
SHED WOOD		192	12 x 16	143	12.00	50	1,647										
FIREPLACE GAS		2		100	1,800.00	100	3,600										
HEARTH		2		100	1,500.00	100	3,000										
LIGHTS, PARKING LOT		4		100	1,800.00	100	7,200										
							15,400										
MUNICIPAL SOFTWARE BY AVITAR																	
BARRINGTON ASSESSING OFFICE																	
PARCEL TOTAL TAXABLE VALUE																	
Year	Building	Features	Land														
2024	\$ 498,900	\$ 15,400	\$ 311,600	Parcel Total: \$ 825,900													
2025	\$ 498,900	\$ 15,400	\$ 311,600	Parcel Total: \$ 825,900													
2026	\$ 498,900	\$ 15,400	\$ 311,600	Parcel Total: \$ 825,900													
LAST REVALUATION: 2023																	
LAND VALUATION																	
Zone: COMMERCIAL 1 - 125 Minimum Acreage: 2.00 Minimum Frontage: 200																	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Site:	Driveway:	DIRT	Road:	PAVED
IF RES	2.000 ac	275,000	1	100	100	100	100		95	261,300	0	N					
IF RES	2.010 ac	x 25,000	X	100					100	50,300	0	N					
	4.010 ac									311,600							

Map: 000220

Lot: 000001

Sub: 000000

Card: 1 of 1

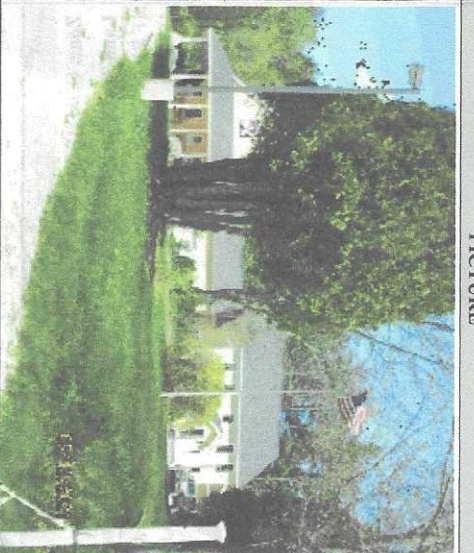
146 CALEF HWY

BARRINGTON

Printed:

05/12/2026

PICTURE



OWNER

EMMERLING THOMAS & ULRIKE E
 TU EMMERLING FAMILY REV TRUST
 PO BOX 348
 PORTSMOUTH, NH 03802

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

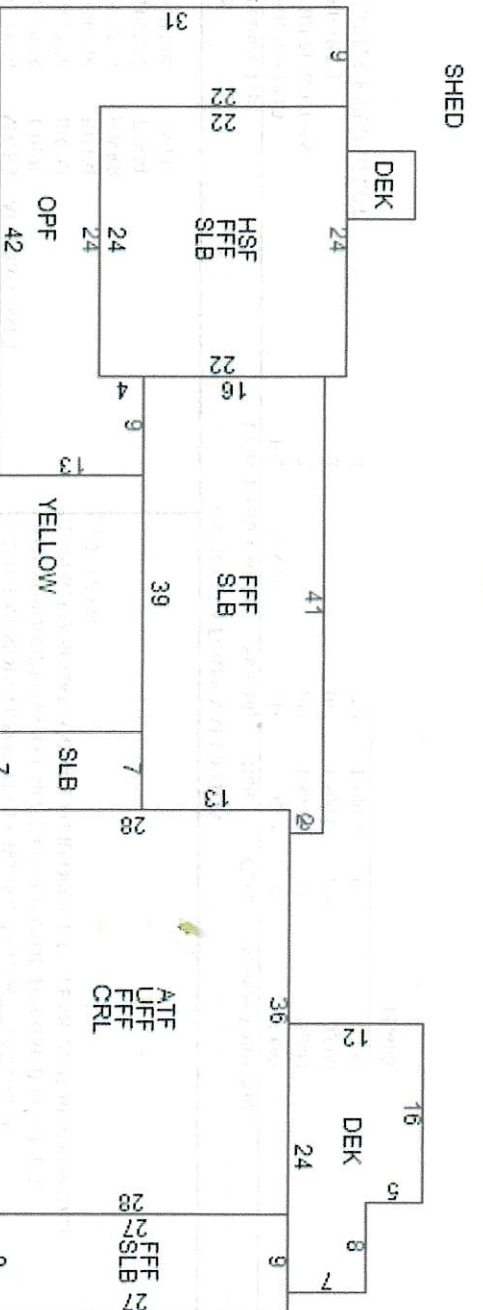
Model: 2.00 STORY FRAME MIXED USE-
 Roof: GABLE HIP/ASPHALT
 Ext: CLAP BOARD
 Int: PLASTERED/DRYWALL
 Floor: CARPET/HARDWOOD
 Heat: GAS/FA DUCTED
 Bedrooms: 4 Baths: 3.0 Fixtures: 8
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A3 AVG+30
 Corn. Wall:
 Size Adj: 0.8685 Base Rate: RSA 168.00
 Bldg. Rate: 1.0639
 Sq. Foot Cost: \$178.74

PERMITS

Date	Permit ID	Permit Type	Notes
02/01/07	2007-00016	M-CA	
06/19/06	2006-00120	M-RS	

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	528	0.50	264
FFF	FST FLR FIN	2409	1.00	2409
SLB	SLB	1499	0.05	75
ATF	ATTIC FINISHED	1008	0.25	252
OPF	OPEN PORCH FIN	612	0.25	153
DEK	DECK/ENTRANCE	329	0.10	33
UFF	UPPER FLR FIN	1008	1.00	1008
CRL	CRAWL SPACE	1008	0.05	50
EPF	ENCLSD PORCH	72	0.70	50
GLA:	3,933	8,473		4,294



2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$767,510
 Year Built: 1750
 Condition For Age: VERY GOOD 25 %
 Physical: SIZE 10 %
 Functional: 10 %
 Economic: 10 %
 Temporary: 35 %
 Total Depreciation: 35 %
 Building Value: \$498,900

Town of Barrington, New Hampshire

Printed on 07/10/2026

Displaying results for Invoice: 2026P01022804.
Data last updated on Jul 9 2026.
Due amounts reflect interest as of 7/10/2026.

Invoice Number: 2026P01022804

Print Now

Owner	EMMERLING THOMAS & ULRIKE EDITH	Due Date	7/1/2026
Owner 2	TU EMMERLING FAMILY REV TRUST	Bill Amount	\$1,815.00
Location	CALEF HWY	Principal	\$1,815.00
Type	Property Tax	Interest	\$3.58 *
Billed Date	7/1/2026	Penalties	\$0.00
Map - Lot - Sub	000220000001000001	Total Due	\$1,818.58
Acres	2.81		

Add To Cart

* Per Diem Interest is \$0.3978

The Net Assessment was \$185,400 at the time of this bill.

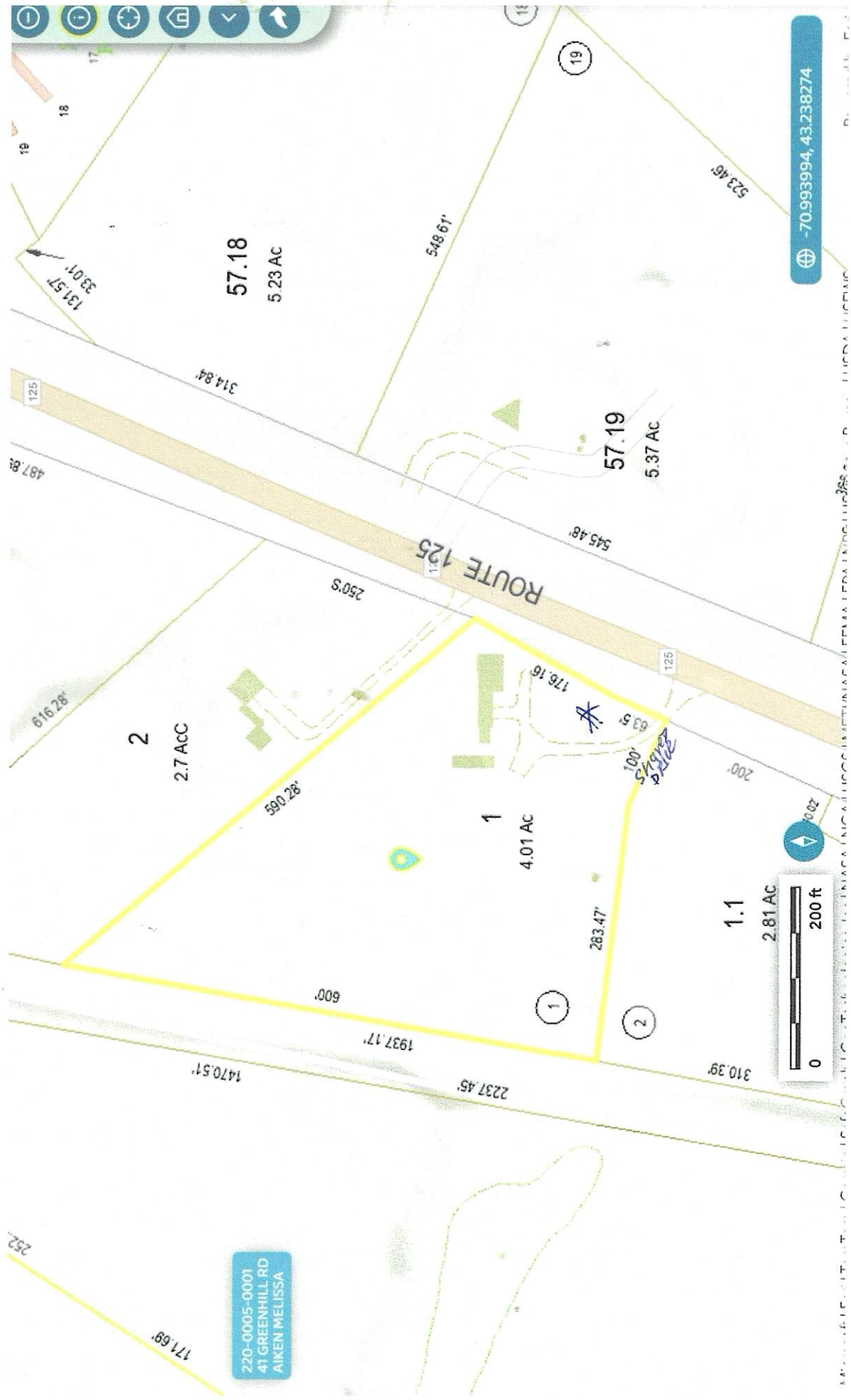
Assessments:

Land	\$185,400
Buildings	\$0
Total	\$185,400

Net Assessment \$185,400

Transaction Detail

Close



220-0005-0001
41 GREENHILL RD
AIKEN MELISSA

70993994, 43238274



Map: 000220

Lot: 000001

Sub: 000001

Card: 1 of 1

CALEF HWY

BARRINGTON

Printed: 05/12/2026

OWNER INFORMATION			SALES HISTORY			PICTURE
Date	Book	Page	Type	Price	Grantor	
EMMERLING THOMAS & ULRIKE EDITH TU EMMERLING FAMILY REV TRUST 146 CALEF HWY						
BARRINGTON, NH 03825						
LISTING HISTORY			NOTES			
05/07/21	JHCR					
11/18/20	MWRR		CREATE/CHK MAP			
2021-CREATE SUBDIV FROM 220-1, 21- POSTED NOH.						

MUNICIPAL SOFTWARE BY AVITAR

BARRINGTON ASSESSING
OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 0	\$ 0	\$ 185,400
Parcel Total: \$ 185,400			
2025	\$ 0	\$ 0	\$ 185,400
Parcel Total: \$ 185,400			
2026	\$ 0	\$ 0	\$ 185,400
Parcel Total: \$ 185,400			

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
--------------	-------	----------------	----------	------	------	--------------	-------

LAND VALUATION

Zone: COMMERCIAL 1 - 125

Minimum Acreage: 2.00

Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 ac	275,000	C	85	100	100	100		75	175,300	0	N	175,300	WET
1F RES	0.810 ac	x 25,000	X	100					50	10,100	0	N	10,100	WET
	2.810 ac									185,400			185,400	

LAST REVALUATION: 2023

Site: Driveway: Road: PAVED

Town of Barrington, New Hampshire

Printed on 07/10/2026

Displaying results for Invoice: 2026P01022805.
Data last updated on Jul 9 2026.
Due amounts reflect interest as of 7/10/2026.

Invoice Number: 2026P01022805

Owner EMMERLING THOMAS & ULRIKE EDITH ELISABET
Owner 2 TU EMMERLING FAMILY REV TRUST
Location 146 CALEF HWY
Type Property Tax
Billed Date 7/1/2026
Map - Lot - Sub 000220000001000000
Acres 4.01

*Per Diem Interest is \$1.7723

The Net Assessment was \$825,900 at the time of this bill.

Assessments:

Land	\$311,600
Buildings	\$514,300
Total	\$825,900

Net Assessment

\$825,900

Transaction Detail

Print Now

Due Date	7/1/2026
Bill Amount	\$8,086.00
Principal	\$8,086.00
Interest	\$15.95 *
Penalties	\$0.00
Total Due	\$8,101.95

Add To Cart

Close



GREENHILL
PROPERTIES
LLC



DUTTON
PETER N

EMMERLING
THOMAS
& ULRIKE
EDIT

180ft

MA
MON
SCUL

EMMERLING
THOMAS
& ULRIKE
EDIT

Calef Highway

180ft

180ft

TOWN OF

Topo



More info about the Calef Highway Ice Cream Shop:

Some things I learned are:

- The trail out behind the lot is actually owned by an abutter and so can't really access that trail (Private property).
- They have on the drawings for a proposed garage and there is no problem building one.
- There is authorization to have 12 people for dining area. Not sure if it is inside or outside.
- The signage is already at the maximum size and set as close to the road as allowed by the highway dept.
- The driveway cut is shared between the existing business and the abutting lot.
- Check out all the parking on the property layout attached.

Doc # 200002962 02/28/2020 08:47:27 AM
Book 4737 Page 419 Page 1 of 2

CATHERINE A. BERUBE
Register of Deeds, Strafford County
LCHIP STA154624 25.00

warranty deed

We, Thomas Emmerling and Ulrike Emmerling, Trustees of the Emmerling Family Revocable Trust of 2002 of 146 Calef Hwy, Town of Barrington, NH. for consideration paid

Grant to:

Thomas Emmerling and Ulrike Edith Elisabeth Paffrath- Emmerling, Trustees of the TU Emmerling Family Revocable Trust u/d/t dated February 21, 2020 of 146 Calef Hwy, Town of Barrington, NH and recorded herewith:

With warranty Covenants

A certain tract of land, together with the buildings thereon, situate in Barrington, in the County of Strafford and State of New Hampshire, bounded and described as follows, to wit:

Bounded easterly by Route 125, northerly by an old road leading from Route 125 to Green Hill Road, westerly by the abandoned railroad grade and southerly by land formerly of Walter Cater, more lately of Joseph Wood;

Containing twelve (12) acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to us by deed of Miriam Y. McCarthy by virtue of a deed dated April 28, 2006 and recorded with the Strafford County Registry of Deeds in Book 3365 Page 0718

No transfer tax is due: RSA 78-B:2, IX

NO TITLE EXAMINATION WAS PERFORMED OR REQUESTED.



Witness Our Hands and Seals this 27 day of February 2020.

Thomas Emmerling
Thomas Emmerling, Trustee

Ulrike Emmerling
Ulrike Emmerling, Trustee

STATE OF NEW HAMPSHIRE

_____, ss:

On this 27 day of February, 2020 before me the undersigned notary public, personally appeared Thomas Emmerling, Trustee and Ulrike Emmerling, Trustee who proved to me through satisfactory identification which were valid driver's licenses to be the persons whose names are signed on the attached document in my presence and acknowledged to me that they signed voluntarily for its stated purpose.

Lisa A Blinn
Notary Public:

My Commission Expires: 11-22-2022

