

198 LONDONDERRY TURNPIKE

Location 198 LONDONDERRY TURNPIKE

Mblu 36/ 45/ 1/ 1

Acct# 4505

Owner 198 LONDONDERRY LLC

PBN

Assessment \$1,575,900

PID 3422

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$982,100	\$593,800	\$1,575,900

Owner of Record

Owner 198 LONDONDERRY LLC

Sale Price \$725,000

Co-Owner

Certificate

Address 101 EAST INDUSTRIAL DRIVE
MANCHESTER, NH 03109

Book & Page 2787/1529

Sale Date 06/16/2005

Instrument 10

Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
198 LONDONDERRY LLC	\$725,000		2787/1529	10	06/16/2005
TAPPEN, ROBERT E. & SUSAN K.	\$235,000		2111/0178	00	08/03/1998
BAXTER HEALTHCARE CORP	\$410,000		2042/0984	00	12/10/1996
BSH, LLC.	\$450,000		1987/0863	00	05/17/1995
TRAVENOL LABRATORIES, INC.	\$0		1530/0524	1N	09/17/1985

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 18,240
Replacement Cost: \$1,726,222
Building Percent Good: 52

Replacement Cost

Less Depreciation: \$897,600

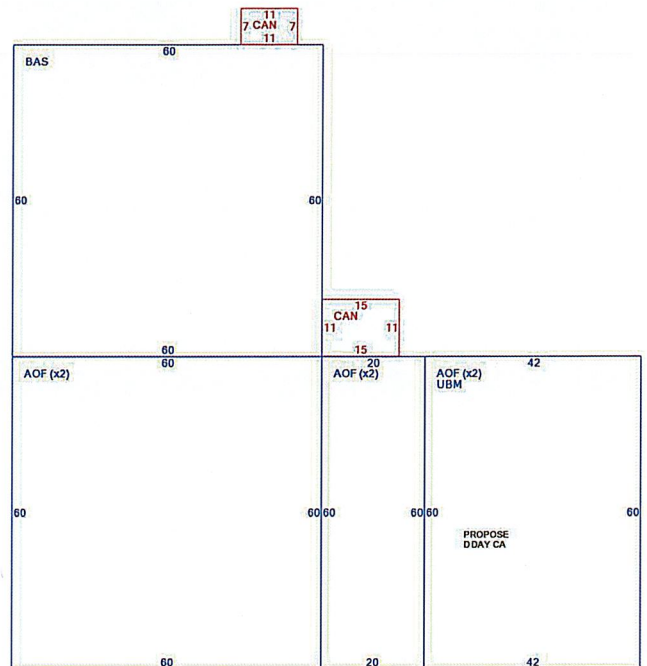
Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Industrial
Grade	Average
Stories:	2
Occupancy	4.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Masonry Veneer
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	COMM WHSE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	316I
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/HooksettNHPhotos/\00\01\90\41.jpg>)

Building Layout



(ParcelSketch.ashx?pid=3422&bid=3556)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
AOF	Office, (Average)	14,640	14,640
BAS	First Floor	3,600	3,600
CAN	Canopy	242	0
UBM	Basement, Unfinished	2,520	0
		21,002	18,240

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	3480.00 S.F.	\$7,200	1

SPR2	WET/CONCEALED	14760.00 S.F.	\$36,100	1
------	---------------	---------------	----------	---

Land

Land Use

Use Code 316I
 Description COMM WHSE MDL-96
 Zone COM
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 3.41
 Frontage 0
 Depth 0
 Assessed Value \$593,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			17666.00 S.F.	\$34,400	1
FN1	FENCE-4' CHAIN			360.00 L.F.	\$6,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$982,100	\$593,800	\$1,575,900
2023	\$982,100	\$593,800	\$1,575,900
2022	\$895,200	\$414,100	\$1,309,300