



**Property Card: 211 KEARSARGE DR**  
Town of Haverhill, NH



**Parcel ID:** 204-296-0000  
**PID:** 000204000296000000

**Owner:** MODRELL, CAROL I  
**Co-Owner:**  
**Mailing Address:** 211 KEARSARGE DR  
WOODSVILLE, NH 03785

General Information		Assessed Value	
<p><b>Map:</b> 000204 <b>Lot:</b> 000296 <b>Sub:</b> 000000</p> <p><b>Land Use:</b> 1F RES WTR ACS <b>Zone:</b> 101 MTN LAKES-NONWF <b>Land Area in Acres:</b> 0.415 <b>Current Use:</b> N <b>Neighborhood:</b> N-E <b>Frontage:</b> 00 <b>Waterfront:</b> N <b>View Factor:</b></p>		<p><b>Land:</b> \$28,000 <b>Buildings:</b> \$164,800 <b>Extra Features:</b> \$4,000 <b>Total:</b> \$196,800</p>	
		Sale History	
		<p><b>Book/Page:</b> 2728-0247 <b>Sale Date:</b> 10/23/2002 <b>Sale Price:</b> 79933</p>	
Building Details			
<p><b>Model Description:</b> CHALET <b>Total Gross Area:</b> 960 <b>Year Built:</b> 1970 <b>Building Grade:</b> AVG <b>Stories:</b> 1.50 STORY FRAME</p>		<p><b>Condition:</b> FAIR <b>Depreciation:</b> 0 <b>No. Bedrooms:</b> 3 <b>No. Baths:</b> 1 <b>Adj Bas:</b> 0</p>	



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This information is believed to be correct but is subject to change and is not warranted.

Parcel ID: 000204 000296 000000 (CARD 1 of 1)  
 Owner: MODRELL, CAROL I  
 Location: 211 KEARSARGE DR  
 Acres: 0.415

General

<p><b>Valuation</b></p> <p><b>Building Value:</b> \$164,800  <b>Features:</b> \$4,000  <b>Taxable Land:</b> \$28,000</p> <hr/> <p><b>Card Value:</b> \$196,800   <b>Parcel Value:</b> \$196,800</p> <p><a href="#">Review and Pay Property Taxes Online</a></p>		<p><b>Listing History</b></p> <table border="1"> <thead> <tr> <th>List Date</th> <th>Lister</th> </tr> </thead> <tbody> <tr> <td>08/04/2018</td> <td>TNRM</td> </tr> <tr> <td>09/24/2013</td> <td>TNRM</td> </tr> <tr> <td>09/24/2007</td> <td>GFX</td> </tr> </tbody> </table>	List Date	Lister	08/04/2018	TNRM	09/24/2013	TNRM	09/24/2007	GFX	<p><b>Districts</b></p> <table border="1"> <thead> <tr> <th>District</th> <th>% In Dist.</th> </tr> </thead> <tbody> <tr> <td>MOUNTAIN LAKES</td> <td>100</td> </tr> <tr> <td>TOWN</td> <td>000</td> </tr> <tr> <td>WOODSVILLE</td> <td>000</td> </tr> <tr> <td>NORTH HAVERHILL</td> <td>000</td> </tr> </tbody> </table>	District	% In Dist.	MOUNTAIN LAKES	100	TOWN	000	WOODSVILLE	000	NORTH HAVERHILL	000
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Notes: STEEP, SLOPING LOT;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$164,800	\$4,000	\$28,000	Cost Valuation	\$196,800
2023	\$94,000	\$2,700	\$14,300	Cost Valuation	\$111,000
2022	\$94,000	\$2,700	\$14,300	Cost Valuation	\$111,000
2021	\$94,000	\$2,700	\$14,300	Cost Valuation	\$111,000
2020	\$71,600	\$2,700	\$13,700	Cost Valuation	\$88,000
2019	\$71,600	\$2,700	\$13,700	Cost Valuation	\$88,000
2018	\$74,200	\$2,700	\$13,700	Cost Valuation	\$90,600
2017	\$74,200	\$2,700	\$13,700	Cost Valuation	\$90,600
2016	\$74,200	\$2,700	\$13,700	Cost Valuation	\$90,600
2015	\$71,200	\$2,500	\$14,200	Cost Valuation	\$87,900
2014	\$71,200	\$2,500	\$14,200	Cost Valuation	\$87,900
2013	\$71,100	\$2,500	\$14,200	Cost Valuation	\$87,800
2012	\$71,100	\$2,500	\$14,200	Cost Valuation	\$87,800
2011	\$71,100	\$2,500	\$14,200	Cost Valuation	\$87,800
2010	\$73,200	\$0	\$18,700	Cost Valuation	\$91,900
2009	\$73,100	\$0	\$18,700	Cost Valuation	\$91,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
10/23/2002	VACANT	YES	\$79,933	MONEAR, JANETTE K	2728	0247

**Land**

**Size:** 0.415 Ac. **Site:** POOR  
**Zone:** 01 - 101 MTN LAKES-NONWF **Driveway:** FAIR  
**Neighborhood:** AVERAGE **Road:** DIRT  
**Land Use:** 1F RES WTR ACS **Taxable Value:** \$28,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.415 AC	62,280	E	100	90	100	100	100	50	28,000	0	N	28,000	TOPO

**Building**

**1.50 STORY FRAME CHALET Built In 1970**

<b>Roof:</b>	GABLE HIP ASPHALT	<b>Bedrooms:</b>	3	<b>Quality:</b>	AVG
<b>Exterior:</b>	WOOD SHINGLE	<b>Bathrooms:</b>	1.0	<b>Size Adj.</b>	1.2491
<b>Interior:</b>	PANEL	<b>Fixtures:</b>	0	<b>Base Rate:</b>	165.00
<b>Flooring:</b>	CARPET LINOLEUM OR SIM	<b>Extra Kitchens:</b>	0	<b>Building Rate:</b>	1.1617
<b>Heat:</b>	OIL FA DUCTED	<b>Fireplaces:</b>	0	<b>Sq. Foot Cost:</b>	191.67
		<b>Generators:</b>	0	<b>Effective Area:</b>	1,102
		<b>AC:</b>	NO	<b>Gross Living Area:</b>	960
				<b>Cost New:</b>	\$211,220

Depreciation						
Normal FAIR	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
22%	0%	0%	0%	0%	22%	\$164,800

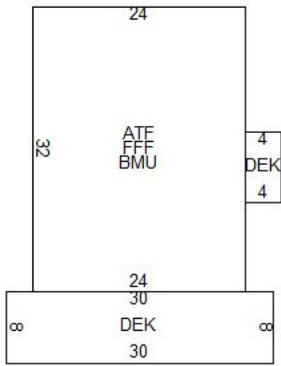
**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SEPTIC SYSTEM	1		100	0.00	100	\$0	
FIREPLACE 1-1 STAND	1		100	4000.00	100	\$4,000	
<b>Total:</b>						<b>\$4,000</b>	

**Photo**



**Sketch**



Code	Description	Area	Eff Area	GL Area
DEK	DECK/ENTRANCE	272	27	0
ATF	ATTIC FINISHED	768	192	192
FFF	FST FLR FIN	768	768	768
BMU	BSMNT UNFINISHED	768	115	0
<b>Totals</b>			<b>1,102</b>	<b>960</b>

## Interior

### Bathroom Information

- # of Baths (full): 1

### Basement Information

- Basement Access: Walkout
- Full

### Other Interior Features

- # of Rooms: 5
- Water Heater: Electric
- Cathedral Ceiling, Fireplace - Wood

### Equipment & Appliance Information

- Range - Electric, Refrigerator

### Room 1 Information

- Kitchen
- Kitchen
- Dimensions: 8X16
- Level: 1

### Room 2 Information

- Dining Room

## Exterior

### Building Information

- Deck
- Construction: Wood Frame
- Foundation: Concrete
- Roof: Shingle - Other
- Exterior: Shingle, T-111

### Driveway

- Gravel

## Financial

### Tax Information

- Tax Year: 2001
- Gross Amount Tax: 1697.11

## Utilities

### Heating & Cooling Information

- Heat: Hot Air
- Heat Fuel: Oil

### Sewer Information

- 1000 Gallon, Private

### Room 3 Information

- Living Room
- Dimensions: 14X15
- Level: 1

### Room 7 Information

- Master Bedroom
- Dimensions: 9X11
- Level: 1

### Room 8 Information

- Bedroom
- Dimensions: 9X9
- Level: 1

### Room 13 Information

- Other
- Dimensions: 16X13
- Level: 2

### Room 16 Information

- Full Bath
- Level: Basement

### Lot, Zoning, & Easement Information

- Lot: 296
- Water View, Wooded

### Survey Information

- Surveyed: Unknown

### Other Property & Lot Information

- Year Built: 1974
- Water View: Yes
- Water View: Y

### Other Tax Information

- Page Deed: 84

### Electric Information

- 100 Amp, Circuit Breaker(s)

### Water Information

- Public

### Other Utilities Information

- Cable

Estimated sale price

**\$219,000 – \$265,000**

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