

Property Location:

153 Portland Av

Commercial Property Record Card - Dover, New Hampshire**Parcel ID:** 25043-F00000**Map Block No.** 25-43-F-0**Class:** C**Use:**

322

Card 1 of 1

Current Owner	Previous Owner History					Miscellaneous		Assessment Information		
Wc Investments Llc 4 Alex Wy Stratham Nh 03885	Name		Deed		Date	Deed Info: 5043/326-06/24/2022 Zoning: G Neighborhood: 302 Units: 0 Street/Road: Public		Assessed Value: *		
	Duston Barbara		1086/389					Inc: 601,800 Prior Land: 205,800 165,600 Bldg: 798,700 575,500 Total: 1,004,500 741,100 Assessed Information: Value: 1,004,500		
Notes	Entrance Information									
Duston's / Calling All Cargo 23- Int Renov=int=gd	Date	Time	ID	Actv	Entrance Code	Source				
	05/17/2023	C	JF		Entry Gained					
	08/05/2022	S	JF		Ext. Insp.					
	08/12/2022	R	M		Est-See Note					
							Effective DOV: 4/1/2023 Value Flag: COST VALUE			

Sales History				
Book/Page	Date	Price	Type	Validity
5043/326 1086/389	06/24/2022	1,600,000	2	66

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
10/05/2022	M22-19	62,000	Int Reno	100
12/01/2010	10-350	4,500	Stairway Renos	100

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	1 0	0	205,000
Residual	A	0.04 0	0	820
Total Acres for this Parcel		1.04	Total Land Value	205,800



Inspection witness by: _____

Exterior/Interior Information																	
Sec	Levels	Size	Perimeter	Use	Type	Height	Exterior Walls	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	B1-B	1x1720	302	Multi-Use	Storage	10	Conc. Block	Wood Joist	100	Normal			Normal	Renovated	Normal	0%	131,870
2	B1-B	1x880	60	Multi-Use	Office	10	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Renovated	Normal	0%	88,550
1	01-01	1x2600	178	Retail	Store	10	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Renovated	Normal	0%	224,400
2	01-01	1x2600	178	Restaurant		10	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Renovated	Normal	0%	334,310
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0

Building Information		Building Summary		Out Building Information				Lgth/	Ident.	Physical	Functional	Percent		
Building No:	1	Total Unadjusted RCN:	1,198,660	StructureCode	+/-	Width	SqFt	Units	Gr	Condition	Utility	Year	Good	RCNLD
Year Built:	1966	Average Percent Good:	.65	Asphalt Parking		1	7500	1	19	Normal	Normal	1990	0%	19,610
No of Units:	2	Total Unadj. RCNLD:	779,130			0	0	0				0	0%	0
Structure Type:	Retail - Single	Grade Factor:	1.00			0	0	0				0	0%	0
	Occupancy	No of Identical Units:	1			0	0	0				0	0%	0
Grade:	C	Economic Cond Factor:	1.00			0	0	0				0	0%	0
Identical Units:	1	RCNLD:	779,100			0	0	0				0	0%	0

Income Approach Summary

Net Rentable Area: 7,800

Other Improvements

Description	+/-	RCNLD
		0

601,800

Descriptor/Area

A: RETAIL
2600 sqft

B: BAKERY
2600 sqft

C: RS1
112 sqft

D: WDK
384 sqft

E: WDK
42 sqft

F: WDK
310 sqft

Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
3	Sprinkler - Wet	6080	1	1	1
3	Wood Deck	736	1	1	1
3	Overhead Door - Wd/Mt	10	1	10	1
3	Cooler Freeze	128	1	1	1
3	Cooler Chiller	333	1	1	1
3	Utility Building - Frame	16	1	7	1
0		0	0	0	0
0		0	0	0	0
Total Other Features					65,910