

Property

Location: 73 Prospect St

Map/Lot/Surf: 0142-0028-0000

Account: 51340

Class: C State Class: 111

Printed Mon, Nov 3, 2008 Card 2 of 2

# Commercial Property Record Card - Portsmouth, New Hampshire

### Current Owner

Dennett Prospect Rly Investments Llc  
Po Box 520  
Rye Nh 03870

### Previous Owner History

Name	Deed	Date
Fink Goldie	1822/232	

### Notes

Appointment Letter Jan 24 2001

### Entrance Information

Date	Time	ID	Actv	Entrance Code	Source
03/18/2008		LR		Not At Home	
01/07/2008		JW		Info At Door	Other
05/10/2007		LR		Info At Door	Tenant

### Sales History

Book/Page	Date	Price	Type	Validity
4456/0527	03/15/2005	592,333	2	13

### Permit Information

Date	Permit #	Price	Purpose	% Comp.
05/10/2007			Recheck 2008	100
10/10/2006	05-573	250,000	Reno Two Bldgs	100

### Land Information

Type	Size	Grade	Influence Factor and %	Value
Total Acres for this Parcel 0.43				

### Owner/Values: Includes all Land/Buildings/OB's for this Parcel

	Current	Cost	Market	Income
Land:	230,000	230,000	38,500	230,000
Building:	418,800	418,800	0	125,900
Total:	648,800	648,800	0	355,900

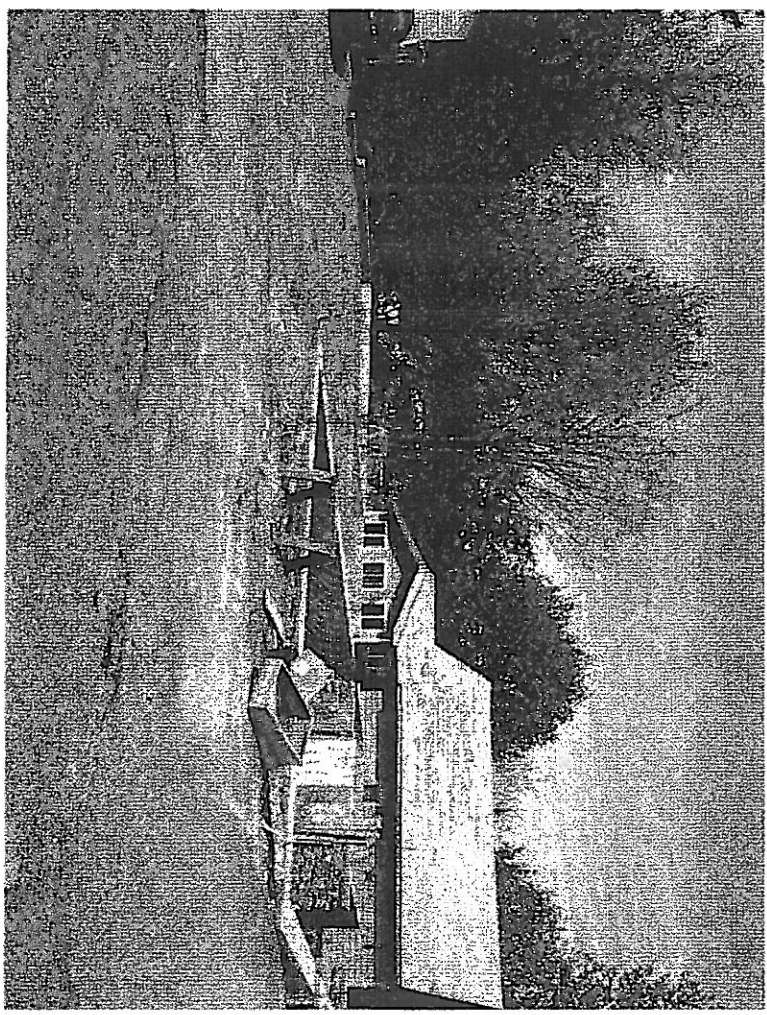
### Miscellaneous

Deed Info: 4456 /0527  
 Zoning: GRA  
 Routing No: 0142-0028-0000  
 Neighborhd: 304  
 Living Units: 6  
 Census Trct: N  
 District: 0

### Assessment Information

Cost Value	355,900	*
Income:	230,000	
Land:	418,800	Prior
Bldg:	648,800	443,100
Total:	648,800	
Assessed Information:	Value:	648,800

Effective DOV: 4/1/2006  
 Value Flag: COST  
 Manual Override Reason: NO OVERRIDE



Cole-Layer-Trumble Company

Inspection witness by: \_\_\_\_\_

# Commercial Property Record Card - Portsmouth, New Hampshire

Property location: 73 Prospect St      Map/Lot/Surf: 0142-0028-0000      Account: 51340      Class: C      State Class: 111      Printed Mon, Nov 3, 2008      Card 1 of 2

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**Land Information**  

Type	Size	Grade	Influence Factor	and %	Value
Primary	S	18717	0		229,970

Total Acres for this Parcel: 0.43

**Owner Values: Includes all Land/Buildings/OB's for this Parcel**  

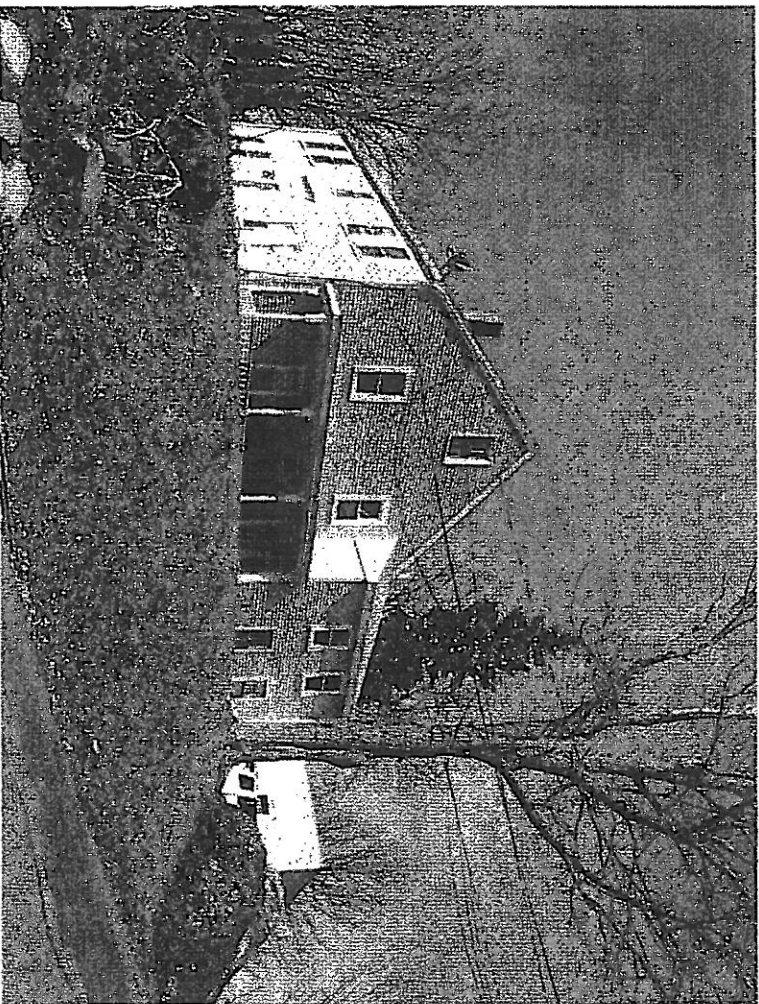
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**Assessment Information**  

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Income:	230,000	
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Bldg:	648,800	443,100
Total:	648,800	
Assessed Information:	Value:	648,800

Effective DOV: 4/1/2006  
 Value Flag: COST  
 Manual Override Reason: NO OVERRIDE



Cole-Layer-Trumble Company

Inspection witness by: \_\_\_\_\_

### Commercial Property Record Card - Portsmouth, New Hampshire

#### 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	1x1290	146	7	Unfinished Res Bsmt	Wood Joist	+02	Normal	None	None	None	Fair	Normal	0%	3,720
1	01-01	1x1874	235	8	Frame	Wood Joist	+02	Normal	Hw/Steam	None	Normal	Fair	Normal	0%	23,510
1	02-02	1x1543	180	8	Frame	Wood Joist	+02	Normal	Hw/Steam	None	Normal	Fair	Normal	0%	16,820
1	A1-A	1x1290	146	7	Frame	Wood Joist	+02	Normal	None	None	None	Fair	Normal	0%	3,690
0		0x0	0	0			0	None	None	None	None		None	0%	0
0		0x0	0	0			0	None	None	None	None		None	0%	0
0		0x0	0	0			0	None	None	None	None		None	0%	0
0		0x0	0	0			0	None	None	None	None		None	0%	0
0		0x0	0	0			0	None	None	None	None		None	0%	0

#### Building Information

Building No:	1	Total Unadjusted RCN:	119,330
Year Built:	1890	Average Percent Good:	40
No of Units:	4	Total Unadjusted RCNLD:	200,750
Structure Type:	Res-4-8 Family	Grade Factor:	1.45
Grade:	B	No of Identical Units:	1
Identical Units:	1	Economic Cond Factor:	1.00
Efficiencies:	0	RCNLD:	200,750

#### Building Summary

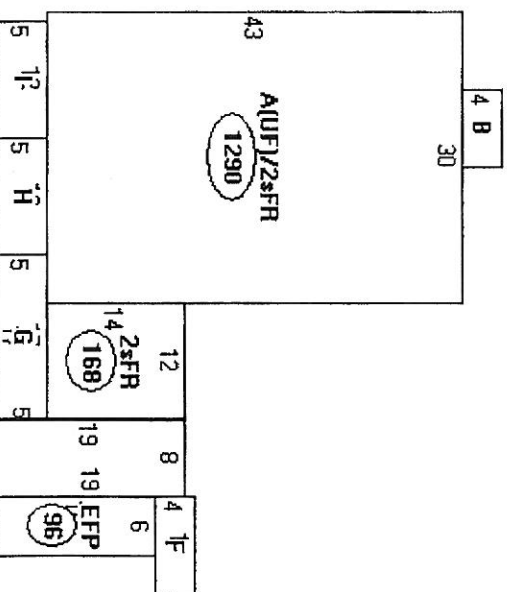
StructureCode	Width	SqFt	Lght/ Ident. Units Gr	Physical Condition	Functional Utility	Year	Percent Good	RCNLD
	0	0	0		None	0	0%	0
	0	0	0		None	0	0%	0
	0	0	0		None	0	0%	0
	0	0	0		None	0	0%	0
	0	0	0		None	0	0%	0
	0	0	0		None	0	0%	0

#### Income Approach Summary

Net Rentable Area:	3,417
Efficiencies:	1
1BR:	5
2BR:	0
3BR:	0
# of Units:	6
Pgl:	51,867
Egl:	49,274
Expenses:	17,246
NOI:	32,028
Cap Rate:	9
Residual Land:	
Income Ind Value:	355,900

#### Building Other Information

Line	StructureCode	Measure 1	Measure 2	IdenticalUnits
2	Porch - Covered	24	0	5
3	Porch - Open Upper	12	0	5
2	Porch - Covered	8	0	4
3	Porch - Open Upper	8	0	4
2	Porch - Encl	6	0	16
0		0	0	0
0		0	0	0
0		0	0	0



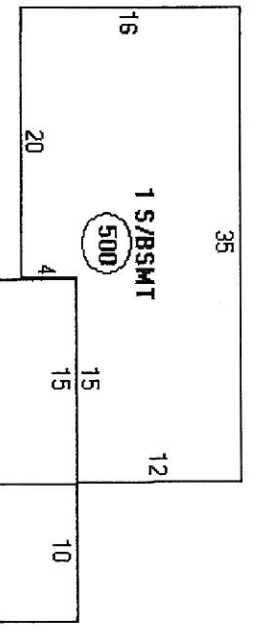
- A: A(UF)/2sFR 1290 sqft
- B: W/D/OFP 32 sqft
- C: 2sFR 168 sqft
- D: 1sFR 332 sqft
- E: EFP 96 sqft
- F: W/D 40 sqft
- G: 2sFR 85 sqft
- H: OFP 60 sqft
- I: OFP 60 sqft

### Commercial Property Record Card - Portsmouth, New Hampshire

Exterior/Interior Information				Exterior				Construction				Physical Condition				Functional Utility		%Good Overide		Unadjusted RCNLD	
Sec Levels	Size	Perimeter	Use Type	Height	Walls	Type	Finish	Partitions	Heating	AC	Plumbing	Condition	Condition	Utility	Utility	Year	Good	Year	Good	RCNLD	
1	B1-B	16x31	92	Unfinished Res Bsmt	7	Conc Ld Bear	Wood Joist	0	Normal	None	None	Normal	Normal	Normal	Normal	1990	0%	0	0%	8,440	
2	01-02	16x31	92	Apartment	8	Frame	Wood Joist	+02	Normal	Hot Air	None	Normal	Normal	Normal	Normal	1990	0%	0	0%	15,210	
3	01-01	1x500	102	Apartment	8	Frame	Wood Joist	+02	Normal	Hot Air	None	Normal	Normal	Normal	Normal	1990	0%	0	0%	16,500	
4	01-01	10x31	82	Apartment	8	Frame	Wood Joist	+02	Normal	Hot Air	None	Normal	Normal	Normal	Normal	1990	0%	0	0%	11,140	
0	0	0x0	0		0			0	None	None	None	None	None	None	None	1990	0%	0	0%	0	
0	0	0x0	0		0			0	None	None	None	None	None	None	None	1990	0%	0	0%	0	
0	0	0x0	0		0			0	None	None	None	None	None	None	None	1990	0%	0	0%	0	
0	0	0x0	0		0			0	None	None	None	None	None	None	None	1990	0%	0	0%	0	

Building Information				Building Summary				Out Building Information				Physical Condition				Functional Utility		%Good Overide		Unadjusted RCNLD											
Building No:	Year Built:	No of Units:	Structure Type:	Total Unadjusted RCN:	Average Percent Good:	Total Unadjusted RCNLD:	Grade Factor:	No of Identical Units:	Economic Cond Factor:	RCNLD:	StructureCode	Width	SqFt	Units	Gr	Condition	Utility	Year	Good	RCNLD											
2	2007	2	Res-2 Family	52,340	.98	215,670	1.45	1	1.00	215,670	Asphalt Parking	1	1464	1	C	Normal	Normal	1990	0%	2,340											
Notes:				Income Approach Summary				Physical Condition				Functional Utility				%Good Overide		Unadjusted RCNLD													
Identical Units: 1				Net Rentable Area: 3,417				Efficiencies: 1BR: 5 2BR: 0 3BR: 0				# of Units: 6				PGI: 51,867				EGL: 49,274		Expenses: 17,246		NOI: 32,028		Cap Rate: 9		Residual Land: 355,900		Income Ind Value: 355,900	

Building Other Information				Income Approach Summary				Physical Condition				Functional Utility		%Good Overide		Unadjusted RCNLD	
Line	StructureCode	Measure 1	Measure 2	IdenticalUnits	Net Rentable Area:	Efficiencies:	# of Units:	PGI:	EGL:	Expenses:	NOI:	Cap Rate:	Residual Land:	Income Ind Value:	Year	Good	RCNLD
0	0	0	0	0	3,417	1	6	51,867	49,274	17,246	32,028	9	355,900	355,900	1990	0%	2,340
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													
0	0	0	0	0													



Descriptor/Area  
 A: 2 S/BSMT  
 465 sqft  
 B: 1 S/BSMT  
 310 sqft  
 C: 1 S/BSMT  
 500 sqft



**City of Portsmouth**  
**1 Junkins Avenue**  
**Portsmouth, NH 03801**

HOURS OF OPERATION: MON-FRI, 8 00am - 4 30pm

Phone: (603) 610-7244

**2008 Property Tax**  
 BILL FOR FISCAL YEAR 2009

Map-Lot-Suffix	0142-0028-0000
Location	73 PROSPECT ST
Account Number	34300
Invoice Number	38737

If you have sold this property please forward the bill to the new owner and notify the tax collector's office.

DENNETT PROSPECT RLTY INVESTMENTS LLC  
 PO BOX 520  
 RYE, NH 03870

**TAX RATE INFORMATION**

MUNICIPAL	8.14
LOCAL EDUCATION	5.49
COUNTY	.95
STATE EDUCATION	2.40
<b>TOTAL</b>	<b>16.98</b>

TAX RATE PER \$1000 OF NET ASSESSED VALUE

Make check payable to Tax Collector, City of Portsmouth

UNPAID BALANCES ACCRUE INTEREST AT 12% PER ANNUM AFTER DUE DATE 12/01/2008

ASSESSED VALUE & EXEMPTIONS		PROPERTY TAX & CREDITS	
Total Valuation:	648,800.00	2008 Annual Tax:	11,016.64
Applied Exemptions:	0.00	Veteran's Credits:	0.00
Net Valuation:	648,800.00	Net Annual Tax:	11,016.64
		<b>First Half Tax:</b>	5,508.32
		Credit Balance on Account:	0.00
		<b>Amount Due this Bill:</b>	<b>5,508.32</b>

TO INSURE PROPER CREDIT, MAIL THE ENTIRE BOTTOM PORTION IN THE ENCLOSED ADDRESSED ENVELOPE.  
 IF A RECEIPT IS DESIRED, PLEASE ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE.

DETACH HERE

DETACH HERE

CITY OF PORTSMOUTH, NH - TAX COLLECTOR  
 1 Junkins Avenue  
 PORTSMOUTH, NH 03801

FOR CITY USE ONLY

INVOICE # 38737  
 MAP-LOT 0142-0028-0000  
 ACCOUNT # 34300  
 LOCATION 73 PROSPECT ST  
 DUE DATE 12/01/2008

CREDIT \_\_\_\_\_  
 INTEREST \_\_\_\_\_  
 COST \_\_\_\_\_  
 TOTAL \_\_\_\_\_

**Return This Portion**

DENNETT PROSPECT RLTY INVESTMENTS LLC  
 PO BOX 520  
 RYE, NH 03870

Please make any address changes here

**PAY THIS AMOUNT**  
**\$5,508.32**

20 0000038737 0000550832 3