

Town of Marlborough
RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 7/16/2024
Assessment Year: 2021

Map & Lot: 05-105

Location: 260 FROST HILL RD

Parcel ID: 375

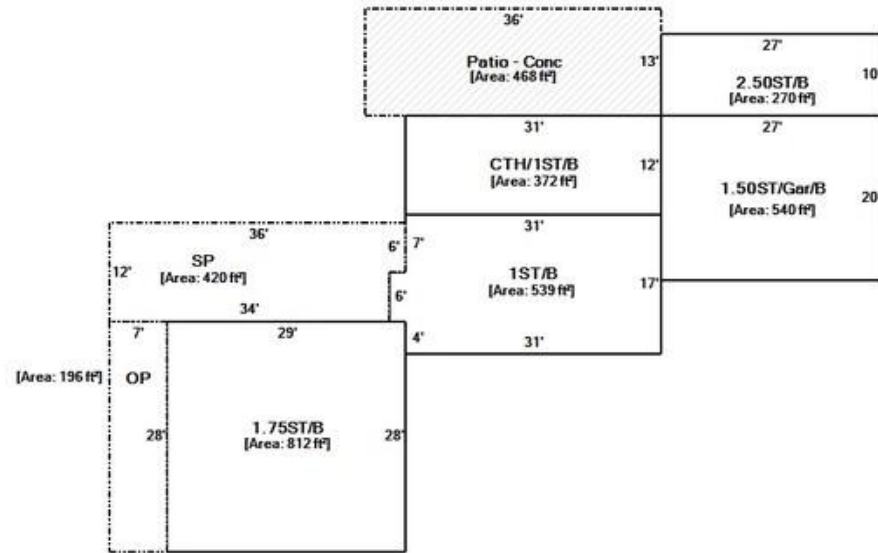
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Owner Information					Current Assessment Summary			Parcel Data					
LICHTENSTEIN JOHN E & SALLY 260 FROST HILL RD MARLBOROUGH, NH 03455-0000					NICU Acres	6.0300		Neighborhood	RURAL	Electric	Electric		
					CU Acres				Property Class	Residential	Water	Well	
					Total Acres	6.0300		Prime Use		One Family	Waste	Septic	
					Living Area Sq. Ft.	3,817		Zone	R-4 Scenic Rural	P/U Year			
Sale History					Assessed Values			Topography	Rolling				
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$125,000		Road Surface	Paved				
7/23/1998	COOK, LOUISE M	Q/		1657/782	Current Use			Special District					
					Total Land	\$125,000							
					Improvements	\$350,490							
					Total Assessment	\$475,490							
					Total Market Value	\$475,490							
Notes													
2020 INTERIOR - ADJUSTED BEDROOM COUNT Contact Number on File - LICHTENSTEIN JOHN E & SALLY SUPERVISOR CHECK - MOUNTAIN VIEW NOTED @ VISIT BY DATA COLLECTOR - ADD ADJSMT? 2014 M&L FOR 2016 REVAL - EXT ESTIMATED DUE TO SNOW, FENCES & OWNERS NOT ANSWERING BUILDING - HAS COMBINATION OIL/WOOD FURNACE/ ALL FP SWORK BUT ARE NOT LINED / ELECTRICITY=200 INTERIOR INSPECTION - 2010 - ADDED EXTRA FIXTURE, ADDED SHOWER IN BASEMENT & CHANGED COLOR OF DWL - POSTED AS PU OUTBUILDING - ONE SHED = NO VALUE OBSOLESCENCE - LAYOUT													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
HOMESITE IMPROV	1.000			75,000	Location	1.50	\$112,500	3/11/20	Interior Inspection	AF			
REAR ACRES	5.030			12,545			\$12,500	1/15/20	Measure Exterior	AF			
								2/28/14	Measure Exterior	DJW			
								11/13/10	Interior Inspection	RE			
Assessment History													
								Date	Land	Curr. Use	Improvements	Total	
								12/31/23	125,000		350,490	475,490	
								12/31/22	125,000		350,490	475,490	
								12/06/21	125,000		350,490	475,490	
								4/01/20	72,500		308,380	380,880	
								12/27/19	72,500		308,380	380,880	
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value				
Building Permits													
										Date	Type	Number	Status



General Information		Building Computation	
Prop. Class	Residential	Base Value	\$375,998
Building Style	Conventional (1)	Size Adj. Factor	1.00
Year Built	1795	Building Adj.	\$7,200
Effective Year	1795	Grade Adj. Factor	1.30
Grade/Quality	Good	Extra Features	\$13,000
Condition	Very Good	Replacement Cost	\$511,157
# of Rooms	14	Influences/Obsolescence	
#of Bedrooms	6	Depreciation %	25
Color	BEIGE	Functional Obs %	10
Foundation	Concrete	External Influ. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	345,031
Roof Type	Gable	Location Adj.	
Roof Material	Wood shingles	Building Value	\$345,000
Exterior Siding	Wood Clapboards	Plumbing Fixtures	
Flooring	Softwood	# 2-Fixture Baths	0
Interior Walls	Plaster/Drywall	# 3-Fixture Baths	2
Heating Fuel	Oil	# 4-Fixture Baths	2
Heating Type	Forced hot air	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTRA FIXTURES	8	\$7,200	Fireplace Opening	3	\$3,000
			Fireplace- Masonry	1	\$3,000
			1 Car Bsmt Garage	1	\$2,000
			Basement Finish Fair	500	\$5,000



Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	Sketch	Living	Effective			
1.50ST/Gar/B	540	810	1,890	43.62	\$82,445	
1.75ST/B	812	1,421	2,233	54.55	\$121,819	
1ST/B	539	539	1,078	45.26	\$48,790	
2.50ST/B	270	675	945	62.03	\$58,621	
CTH/1ST/B	372	372	1,116	41.94	\$46,808	
OP	196		196	25.79	\$5,055	
Patio - Conc	468		468	5.48	\$2,565	
SP	420		420	23.56	\$9,895	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition /	FO Depr.	% Unf.	% Unf.	Value		
Garage - 1 st	1900	260	\$5,720	1.11	Avg 1.00	F 45				\$3,490		
Paving			\$2,000	1.00	Avg 1.00	AV				\$2,000		