

2 CARROLL CIR

Location	2 CARROLL CIR	Mblu	02/ 064/ / /
Acct#		Owner	MARTIN LINDSAY M
Total Market Va...	\$545,000	PID	799
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$303,000	\$242,000	\$545,000

Owner of Record

Owner	MARTIN LINDSAY M	Sale Price	\$275,000
Co-Owner	JOHNSON MATTHEW	Book & Page	5910/2618
Address	PO BOX 1283	Sale Date	05/04/2018
	DERRY, NH 03038	Instrument	00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
MARTIN LINDSAY M	\$275,000	5910/2618	00	05/04/2018
COYLE KEVIN L	\$135,000	5787/2292	81	12/30/2016
CARROLL DONALD P	\$0	PROBATE/0	81	05/18/2016
CARROLL JOAN L	\$0	1961/0245		04/29/1969

Building Information

Building 1 : Section 1

Year Built:	1971
Living Area:	1,522
Replacement Cost:	\$404,619
Building Percent Good:	74
Replacement Cost Less Depreciation:	\$299,400

Building Attributes	
Field	Description
Style:	Cape Cod

Model	Residential
Grade:	C+
Stories:	1.5
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	6
Bath Style:	03
Kitchen Style:	Modern
Total Fixtures	
Attic	None
Bsmt	Full
MHP	

Building Photo



(/photos/DerryNHPhotos/\\00\01\51\33.jpg)

Building Layout

(ParcelSketch.ashx?pid=799&bid=799)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FHS	Half Story, Finished	1,008	514
FOP	Porch, Open, Frame	126	0
UGR	Garage, Basement	616	0
URB	Basement, Unfin,Raised	392	0
WDK	Deck, Wood	112	0
		3,262	1,522

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$3,600	1

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone IND1
Neighborhood 104
Alt Land Appr No

Land Line Valuation

Size (Acres) 0.73
Frontage
Depth
Total Market Land \$242,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$252,500	\$215,300	\$467,800
2024	\$252,500	\$215,300	\$467,800
2023	\$239,300	\$182,800	\$422,100