

# 102 EAST BROADWAY

**Location** 102 EAST BROADWAY

**Mblu** 32/ 063/ / /

**Acct#**

**Owner** 828 TRUST

**Assessment** \$889,900

**PID** 8298

**Building Count** 2

## Current Value

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2025           | \$677,000    | \$212,900 | \$889,900 |

## Owner of Record

**Owner** 828 TRUST

**Sale Price** \$0

**Co-Owner**

**Book & Page** 6607/0163

**Address** 102 EAST BROADWAY  
DERRY, NH 03038

**Sale Date** 03/13/2025

**Instrument** 44

## Ownership History

| Ownership History        |            |             |            |            |
|--------------------------|------------|-------------|------------|------------|
| Owner                    | Sale Price | Book & Page | Instrument | Sale Date  |
| 828 TRUST                | \$0        | 6607/0163   | 44         | 03/13/2025 |
| MADDEN ALEXANDER S       | \$682,000  | 6175/2688   | 00         | 10/08/2020 |
| AINSCOW WILLIAM          | \$355,000  | 4346/1881   | 00         | 08/13/2004 |
| FERDINAND FRANCIS        | \$180,000  | 3462/0761   | 00         | 03/20/2000 |
| JONES VIRGINIA I TRUSTEE | \$110,000  | 3445/2367   | 00         | 12/15/1999 |

## Building Information

### Building 1 : Section 1

**Year Built:** 1911  
**Living Area:** 3,023  
**Replacement Cost:** \$687,001  
**Building Percent Good:** 77  
**Replacement Cost**  
**Less Depreciation:** \$529,000

### Building Attributes

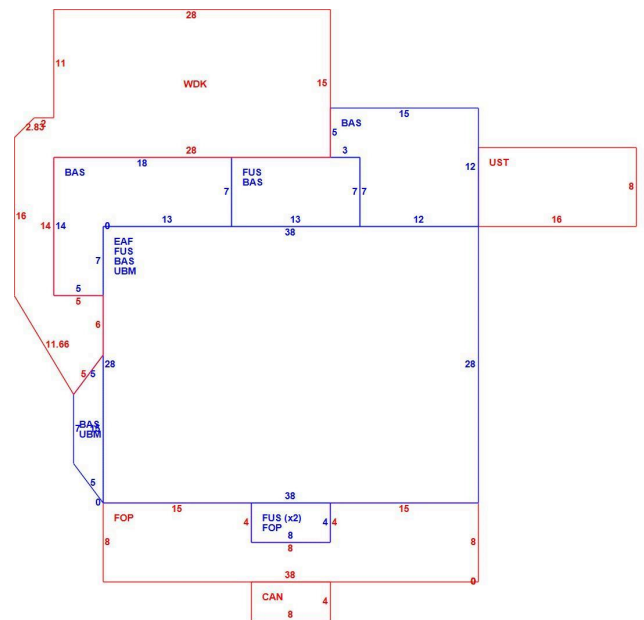
| Field              | Description        |
|--------------------|--------------------|
| Style:             | Colonial/ Garrison |
| Model              | Residential        |
| Grade:             | B                  |
| Stories:           | 2                  |
| Occupancy          | 1                  |
| Exterior Wall 1    | Clapboard          |
| Exterior Wall 2    |                    |
| Roof Structure:    | Gable/Hip          |
| Roof Cover         | Asphalt            |
| Interior Wall 1    | Plaster            |
| Interior Wall 2    | Drywall            |
| Interior Flr 1     | Hardwood           |
| Interior Flr 2     | Ceram Clay Til     |
| Heat Fuel          | Oil                |
| Heat Type:         | Hot Water          |
| AC Type:           | None               |
| Total Bedrooms:    | 4 Bedrooms         |
| Total Bthrms:      | 2                  |
| Total Half Baths:  | 1                  |
| Total Xtra Fixtrs: | 2                  |
| Total Rooms:       | 10                 |
| Bath Style:        | Average            |
| Kitchen Style:     | Modern             |
| Total Fixtures     |                    |
| Attic              | Full Finish        |
| Bsmt               | Full               |
| Num Park           |                    |
| Fireplaces         |                    |
| MHP                |                    |
| Fndtn Cndtn        |                    |
| Basement           |                    |

### Building Photo



([https://images.vgsi.com/photos/DerryNHPhotos/\0016\8298\\_16366.JPG](https://images.vgsi.com/photos/DerryNHPhotos/\0016\8298_16366.JPG))

### Building Layout



(ParcelSketch.ashx?pid=8298&bid=8298)

| Building Sub-Areas (sq ft) |                              |            | Legend      |
|----------------------------|------------------------------|------------|-------------|
| Code                       | Description                  | Gross Area | Living Area |
| BAS                        | First Floor                  | 1,508      | 1,508       |
| FUS                        | Upper Story, Finished        | 1,219      | 1,121       |
| EAF                        | Attic, Expansion, Finished   | 1,064      | 394         |
| CAN                        | Canopy                       | 32         | 0           |
| FOP                        | Porch, Open, Frame           | 304        | 0           |
| UBM                        | Basement, Unfinished         | 1,097      | 0           |
| UST                        | Utility, Storage, Unfinished | 128        | 0           |
| WDK                        | Deck, Wood                   | 544        | 0           |
|                            |                              | 5,896      | 3,023       |

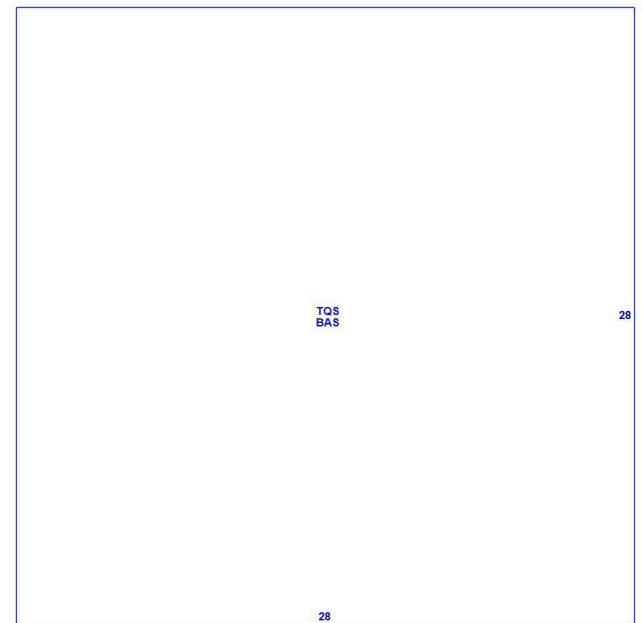
**Year Built:** 1911  
**Living Area:** 1,372  
**Replacement Cost:** \$171,974  
**Building Percent Good:** 77  
**Replacement Cost Less Depreciation:** \$132,400

**Building Photo**



(<https://images.vgsi.com/photos/DerryNHPhotos//default.jpg>)

**Building Layout**



(ParcelSketch.ashx?pid=8298&bid=41638)

| Building Attributes : Bldg 2 of 2 |                |
|-----------------------------------|----------------|
| Field                             | Description    |
| Style:                            | Multi Family   |
| Model                             | Multi-Family   |
| Grade:                            | C              |
| Stories:                          | 1.75           |
| Occupancy                         | 2              |
| Exterior Wall 1                   | Clapboard      |
| Exterior Wall 2                   |                |
| Roof Structure:                   | Gable/Hip      |
| Roof Cover                        | Asphalt        |
| Interior Wall 1                   | Drywall        |
| Interior Wall 2                   | K PINE/A WD    |
| Interior Flr 1                    | Wd Laminate    |
| Interior Flr 2                    | Carpet         |
| Heat Fuel                         | Gas            |
| Heat Type:                        | Forced Hot Air |
| AC Type:                          | Heat Pump      |
| Total Bedrooms:                   | 2 Bedrooms     |
| Total Bthrms:                     | 2              |
| Total Half Baths:                 | 0              |
| Total Xtra Fixtrs:                | 0              |
| Total Rooms:                      | 4              |
| Bath Style:                       | 02             |
| Kitchen Style:                    | Average        |
| Total Fixtures                    |                |
| Attic                             | None           |
| Bsmt                              | Pier/ Slab     |
| Num Park                          |                |
| Fireplaces                        |                |
| MHP                               |                |
| Fndtn Cndtn                       |                |
| Basement                          |                |

| Building Sub-Areas (sq ft) |                     |            | Legend      |
|----------------------------|---------------------|------------|-------------|
| Code                       | Description         | Gross Area | Living Area |
| BAS                        | First Floor         | 784        | 784         |
| TQS                        | Three Quarter Story | 784        | 588         |
|                            |                     | 1,568      | 1,372       |

**Extra Features**

| Extra Features | Legend |
|----------------|--------|
|----------------|--------|

| Code | Description  | Size       | Value   | Bldg # |
|------|--------------|------------|---------|--------|
| FPL3 | 2 STORY CHIM | 1.00 UNITS | \$3,700 | 1      |

## Land

### Land Use

**Use Code** 1090  
**Description** MULTI HSES  
**Zone** MHDR  
**Neighborhood** 201  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 0.53  
**Frontage**  
**Depth**  
**Assessed Value** \$212,900

## Outbuildings

| Outbuildings |              |          |                 |           |          | Legend |
|--------------|--------------|----------|-----------------|-----------|----------|--------|
| Code         | Description  | Sub Code | Sub Description | Size      | Value    | Bldg # |
| SHP5         | W/IMPRV GOOD |          |                 | 360.00 SF | \$11,400 | 1      |
| FCP          | CARPORT      |          |                 | 128.00 SF | \$500    | 1      |

## Valuation History

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2025           | \$677,000    | \$212,900 | \$889,900 |
| 2024           | \$520,800    | \$212,900 | \$733,700 |
| 2023           | \$436,700    | \$181,000 | \$617,700 |