OWNER INFORMATION

WOODMAN, ALYSSA
WOODMAN, ETHAN
13 GOVE ROAD

WEARE , NH 03281

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
08/15/2022	9643	919	Q I	370,000	LEHTINEN, DWIGHT E
04/27/2015	8745	2788	U I 37	120,933	NH HOUSING FINANCE
09/09/2014	8689	2705	U I 51	166,410	BELANGER, RYAN & LISA
10/23/2010	8214	1348	U I 38		BELANGER, RYAN
03/11/2005	7422	858	Q I	225,000	DILLON, T&K

PICTURE

LISTING HISTORY

09/03/25	DMVM	
01/01/25	INSP	MARKED FOR INSPECTION
02/29/24	KOPR	
01/18/21	DMVM	
01/01/21	INSP	MARKED FOR INSPECTION
06/23/15	DMVL	
05/23/11	DMVM	
04/08/04	BHPL	

NOTES

TAN, INT=GOOD COND, NO FPL; FMICA CTOPS W/ WOOD CABINETS IN KIT & BTH; 2/24; PU EQ-SHED & WD SHED; 9/25; ALL INFO FROM HO (MR) DNVI; EXT=GD; PU LNTO;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-EQUIPMENT	288	12 x 24	116	8.00	100	2,673	ANIMAL SHELTER
SHED-WOOD	192	12 x 16	143	10.00	100	2,746	
LEAN-TO	128	16 x 8	185	4.00	100	947	COOP
						6,400	

MUNICIPAL SOFTWARE BY AVITAR

WEARE ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2023	$ 167,800	$ 0	$ 96,600
		Parcel Total:	$ 264,400
2024	$ 167,800	$ 5,400	$ 96,600
		Parcel Total:	$ 269,800
2025	**$ 167,800**	**$ 6,400**	**$ 96,600**
		Parcel Total:	**$ 270,800**

LAND VALUATION

LAST REVALUATION: 2021

Zone: RESIDENTIAL **Minimum Acreage:** 1.93 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** DIRT/GRAVEL **Road:** DIRT/GRAVEL

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.930 ac	118,000	D	90	100	95	95	95 -- MILD	100	91,100	0	N	91,100	
1F RES	3.070 ac	x 2,000	X	100				90 -- ROLLING	100	5,500	0	N	5,500	
	5.000 ac									96,600			**96,600**	

Map: 000407 Lot: 000097 Sub: 000000 Card: 1 of 1 13 GOVE ROAD WEARE Printed: 09/19/2025

PICTURE



OWNER

WOODMAN, ALYSSA
WOODMAN, ETHAN
13 GOVE ROAD

WEARE , NH 03281

Account Number: 1,987

TAXABLE DISTRICTS

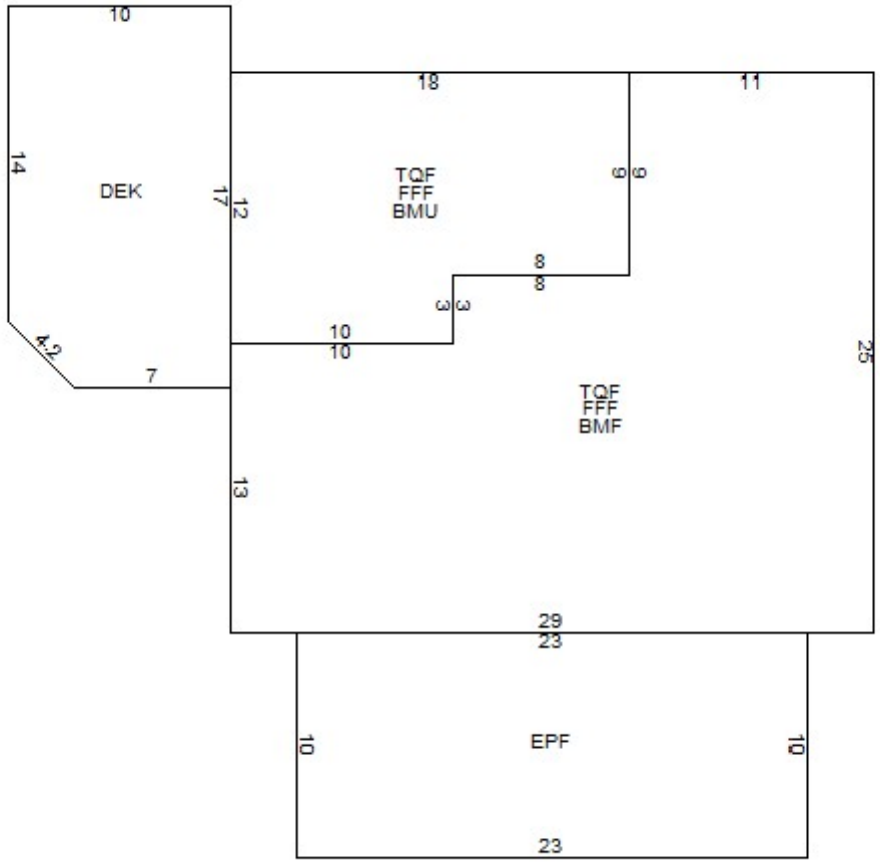
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
09/14/23	BP09-474-23	SHED	12X16 SHED
09/14/23	BP09-474-23	LEAN-TO	3 SIDED ANIMAL SHELTER
12/07/04	SE-12-845-04	SEPTIC	SP-12-845-04;REPLACE LEACHI

BUILDING DETAILS

Model: **1.75 STORY CAPE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **HARDWOOD/PINE/SOFT WD**
Heat: **GAS/FA DUCTED**
Bedrooms: **3** Baths: **2.0** Fixtures: **6**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **1.0667** Base Rate: **RSA 106.00**
Bldg. Rate: **1.1384**
Sq. Foot Cost: **$ 120.67**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	166	0.10	17
TQF	3/4 STRY FIN	725	0.75	544
FFF	FST FLR FIN	725	1.00	725
BMF	BSMNT FINISHED	533	0.30	160
EPF	ENCLOSED	230	0.70	161
BMU	BSMNT	192	0.15	29
GLA:	**1,269**	**2,571**		**1,636**

2021 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 197,416**
Year Built:		**1986**
Condition For Age:	GOOD	**15 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**15 %**
Building Value:		**$ 167,800**