


Parcel ID: 00007D 000166 000W12 (CARD 1 of 1)
 Owner: KAHN CAROL A
 Location: 12 WALNUT CR
 Acres: 0.000

General

Valuation	
Building Value:	\$131,900
Features:	\$107,000
Taxable Land:	\$0
<hr/>	
Card Value:	\$238,900 
Parcel Value:	\$238,900
Review and Pay Property Taxes Online	

Listing History	
List Date	Lister
08/26/2024	RLVM
08/10/2023	INSP
08/25/2021	IKPR
10/28/2014	MRUM
05/23/1995	AAUL

Districts	
District	% In Dist.
Hydrant	000
Merrimack Village	100

Notes: TAN; NANTUCKET /BMT GAR/1154 SF; INT UNIT/EST BMF, PU DECK, LARGER FOOTPRINT 14; 8/21 - DEK STAIRS REPLACED;08/24 NOH=CARD LEFT@DOOR, MEAS EXT, CORRECT OPF SZ

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$131,900	\$107,000	\$0	Cost Valuation	\$238,900
2024	\$131,900	\$107,000	\$0	Cost Valuation	\$238,900
2023	\$131,800	\$107,000	\$0	Cost Valuation	\$238,800
2022	\$131,800	\$107,000	\$0	Cost Valuation	\$238,800
2021	\$131,800	\$107,000	\$0	Cost Valuation	\$238,800
2020	\$97,200	\$68,000	\$0	Cost Valuation	\$165,200
2019	\$97,200	\$68,000	\$0	Cost Valuation	\$165,200
2018	\$97,200	\$68,000	\$0	Cost Valuation	\$165,200
2017	\$97,200	\$68,000	\$0	Cost Valuation	\$165,200
2016	\$97,200	\$68,000	\$0	Cost Valuation	\$165,200
2015	\$92,100	\$58,000	\$0	Cost Valuation	\$150,100
2014	\$85,300	\$58,000	\$0	Cost Valuation	\$143,300
2013	\$84,200	\$73,000	\$0	Cost Valuation	\$157,200
2012	\$84,200	\$73,000	\$0	Cost Valuation	\$157,200
2011	\$84,200	\$73,000	\$0	Cost Valuation	\$157,200
2010	\$105,500	\$0	\$80,000	Cost Valuation	\$185,500

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/16/2013	IMPROVED	YES	\$157,000	RICHARDS JAMIE J &	8583	1826
01/10/2006	IMPROVED	YES	\$207,000	SAUNDERS, MARJORIE J	7614	0170

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/10/2002	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$1	SAUNDERS, MARJORIE J	6792	2354
05/03/2000	IMPROVED	YES	\$106,900	MALLOY, THOMAS P	6252	1893

Land

Size: 0.000 Ac. **Site:** AVERAGE
Zone: 01 - RESIDENTIAL **Driveway:** PAVED
Neighborhood: CONDOMINIUMS **Road:** PAVED
Land Use: 1F RES **Taxable Value:** \$0

Building

2.00 STORY CONDO-TNHS Built In 1988

Roof: GABLE OR HIP	Bedrooms: 2	Quality: AVG+10
ASPHALT	Bathrooms: 2.5	Size Adj. 1.1057
Exterior: CLAP BOARD	Extra Kitchens: 0	Base Rate: 96.00
WOOD SHINGLE	Fireplaces: 0	Building Rate: 1.1326
Interior: DRYWALL	Generators: 0	Sq. Foot Cost: 108.73
Flooring: CARPET	AC: NO	Effective Area: 1,479
Heat: GAS		Gross Living Area: 1,292
HOT WATER		Cost New: \$160,812

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD		CW				
14%	0%	4%	0%	0%	18%	\$131,900

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-STAND	1		100	3000.00	100	\$3,000	
BRADFORD WOODS	1		100	104000.00	100	\$104,000	
Total:						\$107,000	

Photo



Sketch

		12	
	10	DEK	10
		12	
	19		
		12	
	UFF	12	
	FFF	12	
	BMF		
34			
	UFF	22	22
	FFF	22	22
	BMG		
		12	
7			
OPF			

Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	646	646	646
FFF	FST FLR FIN	646	646	646
BMG	BASEMENT GARAGE	264	53	0
BMF	BSMNT FINISHED	382	115	0
DEK	DECK/ENTRANCE	120	12	0
OPF	OPEN PORCH	28	7	0
Totals			1,479	1,292