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December 19, 2023

HAND DELIVERED

Micah Warnock, Chair
Town of Durham
8 Newmarket Road
Durham, NH 03824

RECEIVED
Town of Durham

DEC 19 2023

Planning, Zoning
and Assessing

Re: Applicant: MD Shaad Mahmud & Erika Nauman Gaillat
Property: Schoolhouse Lane, Durham, NH 03824
Map 108, Lot 73-1
Construction of a 3-story, 4-unit multi-family residential building

Dear Chair Warnock:

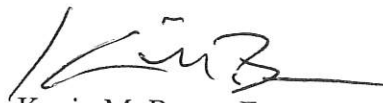
On behalf of the owners and applicants, MD Shaad Mahmud and Erika Nauman Gaillat, we are pleased to submit the enclosed application materials in support of their request for zoning relief for the above-referenced property.

Enclosed please find an original and six (6) copies of the following documents:

- A. Application for Variance.
- B. Memorandum in Support of Variance with supporting exhibits.

Also enclosed is an Abutter's list (x10) on mailing labels together with my firm's check in the amount of \$515 to cover the \$200 Application Fee, \$225 cost of legal notice and \$90 abutter fee (\$9 x 10). Please do not hesitate to contact us should you need anything further.

Very truly yours,


Kevin M. Baum, Esq.

KMB:slb
Enclosures

cc: MD Shaad Mahmud
Erika Nauman Gaillat
Emmanual Engineering, Inc.

DANIEL C. HOEFLE

R. PETER TAYLOR

GREGORY D. ROBBINS

OF COUNSEL:

R. TIMOTHY PHOENIX

ALEC L. MCEACHERN

PETER V. DOYLE

SAMUEL R. REID

LAWRENCE B. GORMLEY

KEVIN M. BAUM

MONICA F. KIESER

JOHN AHLGREN

STEPHEN H. ROBERTS

JACOB J. B. MARVELLEY

STEPHANIE J. JOHNSON



**TOWN OF DURHAM
ZONING BOARD OF ADJUSTMENT**
8 NEWMARKET RD
DURHAM, NH 03824
PHONE: 603/868-8064
www.ci.durham.nh.us

VARIANCE

Prior to seeking a variance, the property owner must have been denied a building permit by the Building Inspector or denied an approval by the Planning Board.

Name of Applicant MD Shaad Mahmud and Erika Nauman Gaillat

Address: 14 Schoolhouse Lane, Durham, NH 03284

Phone # 508-901-7035 Email: mdshaad.mahmud@unh.edu

Owner of Property Concerned Same
(If same as above, write "Same")

Address: Same
(If same as above, write "Same")

Location of Property: 12 Schoolhouse Lane
(Street & Number)

Tax Map & Lot number Tax Map 108, Lot 73-1

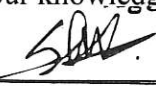
A Variance is requested from Article(s) XII.1 Section(s) see memorandum of the Zoning Ordinance to permit:


construction of a 3-story, 4-unit multifamily residential building.

All applications must include a statement explaining how the applicant meets each of the five (5) statutory requirements for granting a variance, (A) through (E), which are found on page 2. The Zoning Board of Adjustment may consider the variance application incomplete if these five statements have not been addressed. In addition all applications must be accompanied by adequate plans and exhibits.

Owner Authorization and Signature:

1. I/we do hereby authorize Kevin Baum to file this application with the Zoning Board of Adjustment, to appear before the Board and to act on my/our behalf.
2. I/we do hereby authorize members of the Zoning Board of Adjustment and/or staff to enter upon the property on the afternoon prior to the Zoning Board meeting for purposes of reviewing this application.
3. To the best of my/our knowledge the information contained in this application is complete and accurate.

Owner's Signature(s):  Date: 12/15/2023

 Date: 12/15/2023

RSA 674:33 Powers of the Zoning Board of Adjustment:

I(a) The zoning board of adjustment shall have the power to:

(1) Hear and decide appeals if it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning ordinance adopted pursuant to RSA 674:16; and

(2) Authorize, upon appeal in specific cases, a **variance** from the terms of the zoning ordinance if:

(A) The variance will not be contrary to the public interest;

(B) The spirit of the ordinance is observed;

(C) Substantial justice is done;

(D) The values of surrounding properties are not diminished; and

(E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(b)(1) For purposes of this subparagraph I(a)(2)(E), "**unnecessary hardship**" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

(B) The proposed use is a reasonable one.

(2) If the criteria in subparagraph (1) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

(3) The definition of "unnecessary hardship" set forth in subparagraphs (1) and (2) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

EXPIRATION PERIOD FOR VARIANCES

Any Variances granted shall be valid if exercised within **2 years** from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

**MEMORANDUM IN SUPPORT OF
APPLICATION FOR VARIANCE**

TO: Durham Zoning Board of Adjustment (“ZBA”)
FROM: Kevin M. Baum, Esq.
Stephanie J. Johnson, Esq.
DATE: December 19, 2023
RE: M.D. Shaad Mahmud and Erika Nauman Gaillat
12 Schoolhouse Lane, Tax Map 108, Lot 73-1
Residence A Zoning District

On behalf of M.D. Shaad Mahmud and Erika Nauman Gaillat (“Applicants”), please accept this Memorandum and the attached exhibits in support of an Application for Variance to be considered by the Zoning Board of Adjustment (“ZBA”) at its January 9, 2024 meeting.

I. EXHIBITS

- A. Zoning Board of Adjustment Plan
- B. Topographic Plan (Pre-subdivision)
- C. Site Photographs of property and surrounding area
- D. Tax Map 108 identifying nearby multi-unit and commercial properties
- E. Tax Cards for Schoolhouse Lane and other nearby multi-unit properties

II. OVERVIEW OF PROPERTY/SUMMARY OF REQUEST

The Applicants own an approximately 37,853 square foot (0.869 acre) lot located at 12 Schoolhouse Lane, also identified as Tax Map 108, Lot 73-1 (the “Property”). Exhibit A. The Property was created by subdivision from Lot 73 granted by the Planning Board on September 18, 2022, 2022. It is currently undeveloped. *Id.* The front half of the lot, closest to Schoolhouse Lane, is relatively flat, while the remainder slopes steeply towards Old Landing Road. Exhibit B.

The Property is located towards the top of Schoolhouse Lane, a relatively narrow street running from Newmarket Road (Route 108) to Dover Road (Route 4). Schoolhouse Lane, while in the Residence A Zoning District, immediately abuts the Courthouse and Church Hill Zoning Districts, both of which allow commercial and institutional uses. The immediate surrounding area is largely comprised of rental and commercial properties. The Applicants also own the lot immediately adjacent to the Property, which contains their residence and two attached accessory apartments. The property directly across the road, at 21 Schoolhouse Lane, contains three

apartments.¹ The remaining properties on Schoolhouse Lane consist of a cemetery (Tax Map 108, Lot 74), the Three Chimneys Inn (Tax Map 108, Lot 75), other rental apartments (Tax Map 108, Lots 70 and 71) and the Tideline Public House (“Tideline”) (Tax Map 108, Lot 69).

Exhibits C-E. In fact, according to assessing records, there are seven properties located on Schoolhouse Lane. Of those seven, only one property – 27 Schoolhouse Lane – is listed as a single family residence. Exhibit E. While single family residences are present behind the Property on Old Landing Road, they are physically separated due to the steep topographic drop from Schoolhouse Lane. Exhibit B.

Other large rental properties exist throughout the immediate surrounding area. Exhibit D and E. This includes multiple rental buildings on Dover Road and Old Landing Road (Tax Map 108, Lots 43, 48, 49, and 62). It also includes the several large multifamily rentals on Main Street (Tax Map 108, Lots 2, 3, 4, and 5) and one situated behind Town Hall on Mill Pond Road (Tax Map 108, Lot 116). Exhibit E. Thus, the Property and the rest of Schoolhouse Lane occupy a transitional area between the commercial Dover Road corridor and more residential area to the south.

This area has long contained multi-family rentals. However, the recent addition of Tideline Public House (“Tideline”) has significantly changed the character of Schoolhouse Lane, as vehicular and pedestrian traffic has increased substantially on Schoolhouse Lane. Tideline recently added more food trucks and extended its operating hours to 2:00 A.M., further increasing local traffic. Tideline patrons frequently park on Schoolhouse Lane, at times blocking driveways of local residents. Between Tideline and the Three Chimneys Inn, the Schoolhouse Lane area is becoming a hub for local events and activities, particularly because the area is in close proximity to the University of New Hampshire campus and within walking distance of the downtown business area. The Property is surrounded by student housing, and the evolution of the area as a result of Tideline further signifies a shift in the neighborhood away from the single-family nature intended for the Residence A District.

Accordingly, the Applicant proposes to build a 7,920 square foot, 3-story apartment building containing 4 separate residential units, parking area containing 9 parking spaces, 437

¹ 21 Schoolhouse Lane has been deemed a duplex with an accessory apartment but is permitted up to 9 unrelated tenants by variance issued in 2020.

s.f. patio, and accompanying landscaping, designated area for trash bins and bicycle storage, and snow storage area (the “Project”).²

The proposed multifamily residential use of the Property corresponds with the rest of the Schoolhouse neighborhood and surrounding area. Exhibit C, D, and E. While located within the Residential A District, the Property is physically and topographically separated from Old Landing Road, which is more single family in nature. It should also be noted that additional density is contemplated within the Residence A District and permitted on the Property for senior housing, eldercare facilities, and nursing homes pursuant to Durham Zoning Ordinance (“DZO”) Section 175-57(A).³ However, given the proximity of the Property to existing student housing and commercial uses, including Tideline, senior housing use is not practical or likely anywhere on Schoolhouse Lane. In light of these changes to the surrounding area, number of similar rental uses throughout the area, and other reasons detailed below, the Applicants respectfully request that the ZBA grant the requested variances to permit the development of a four-unit residential building on the Property.

III. REQUESTED RELIEF

1. DZO Art. XII.1, Section 175-53 (Table of Uses) – to permit multifamily use.
2. DZO Art. XII.1, Section 175-54 (Table of Dimensions) – to permit 9,463 s.f. of lot area per dwelling unit where 20,000 s.f. is required.

IV. Variance Requirements

1. The variance will not be contrary to the public interest.
2. The spirit of the ordinance is observed.

The first step in the ZBA’s analysis is to determine whether granting the variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to *Malachy Glen Associates, Inc. v. Town of Chichester*, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance “would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” *Id.* “Mere conflict with the zoning ordinance is not enough.”

² Exhibit A identifies the current proposed building layout. However, the final layout and dimensions of the proposed building and amenities are subject to change due to site conditions and Planning Board site plan review.

³ For Senior Housing, Senior care Facilities and Nursing Homes the density calculation is reduced by 25%-50% depending on the number of bedrooms per dwelling unit offered.

Id. In this particular case, the ZBA should also consider whether the ordinance is consistent with the evolution of the Schoolhouse Lane neighborhood. *Belanger v. City of Nashua*, 121 N.H. 389 (1981) (finding the granting of a variance proper where ordinance no longer reflects the current character of neighborhood).

The proposed variance does not conflict with the general purposes of the DZO. The DZO was enacted “to regulate the use of land for the purpose of protecting the public health, safety, convenience and general welfare of the residents of the Town of Durham.” DZO §175-3.

Specifically, the DZO is designed to:

- Implement the Master Plan and other policies designed to promote orderly growth – The proposed variances would allow the construction of a four-unit residential housing building which would fit in with the character of the surrounding area and provide a transitional buffer between the Courthouse District and Old Landing Road.
- Preserve air and water quality – The Project will not impact air or water quality.
- Conserve open space and agricultural resources – The Property is located near downtown and the commercial Dover Road corridor. The Property is 37,853 s.f., which well exceeds the minimum lot size of 20,000 s.f. required in the Residence A Zone. The Project is well below the maximum impervious surface ratio of 33% as the Project’s impervious surface ratio will be 19%. No open space or agricultural resources are at issue.
- Encourage the installation of renewable energy systems and protect access to renewable energy sources – There is no impact on any renewable energy systems if the requested variances are granted.
- Protect natural and scenic resources from degradation – Allowing reasonable rental use of the Property helps to maintain a buffer between the Courthouse District/Dover Road commercial corridor and residential Old Landing Road. Bicycle/scooter spaces will be provided for tenants.
- Provide for recreational needs – Not applicable. However, allowing reasonable rental use near campus promotes non-vehicular travel within Durham.
- Protect life and property from flooding and other natural hazards – Not applicable. There are no changes proposed that would create risk of hazard from flooding or other natural hazards.
- Preserve historic sites and structures – Granting the variances helps maintain a buffer between Dover Road and the historic and/or residence uses south of Schoolhouse Lane.
- Ensure development is commensurate with the character and physical limitations of the land – The Property is sufficiently sized for the requested four unit apartment use.
- Ensure the timing, location and nature of new development considers the immediate and long-range financial impacts of proposed uses and enhances the Town’s economic development goals – Single family residential use is not longer applicable for Schoolhouse Lane, nor is it likely to be in the future given the nearby commercial uses. The use of the Property for multifamily provides a transitional buffer between those uses and Old Landing Road.

Clearly the requested variances do not “[i]n a marked degree conflict with the ordinance such that it violates the ordinance basic zoning objectives.” *Malachy Glen*, supra which also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality... . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added).

The requested variances, to permit a four-unit multifamily building on the Property, is wholly consistent with the character of the surrounding area, which includes many other rental properties, including those with far greater occupancy. The presence of Tideline and other nearby commercial uses render the lot inappropriate for single family or senior housing use. The proposal would not result any change to the area nor the public health, safety or welfare as it will simply maintain the status quo of providing rental housing in close proximity to downtown Durham and the University of New Hampshire campus. Accordingly, the first two requirements are met.

3. Substantial justice will be done by granting the variance.

If “there is no benefit to the public that would outweigh the hardship to the applicant” this factor is satisfied. *Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C.*, 162 N.H. 508 (2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” *Malachy Glen, supra* at 109. The variances allow the Applicants to develop the Property by adding a four-unit apartment building, consistent with the character of the Schoolhouse Lane neighborhood. Denial will result in a significant loss of use to the Applicants, a loss of additional rental housing and an unreasonable limitation of the productive use of the Property. There will be no gain to the general public by denying the variance. The area is made up of multiple rental properties, many of which have far greater occupancy. Exhibits C, D, and E. Thus, granting the variances poses no harm to the general public. Conversely, denial deprives the Applicants reasonable use of the Property. There is no benefit to the public that outweighs the harm to the owner if the requested variances are not granted. Denial would result in an unreasonable and unconstitutional taking of the owner’s rights.

4. Granting the variance will not diminish surrounding property values.

The Applicants propose to essentially maintain the status quo of the Schoolhouse Lane neighborhood by constructing a three-story, four-unit apartment building. This Project will not result in any noticeable change to the surrounding property owners, and in fact, is consistent with other nearby rental properties. Single family or senior housing use is no longer applicable or practical for Schoolhouse Lane in light of other nearby commercial uses. To the contrary, the proposal would add new, code compliance, housing appealing to faculty, students and other younger residents, in close proximity to these commercial uses and the UNH campus. In light of these factors, granting the requested variances will not diminish surrounding property values.

5. Denial of the variances results in an unnecessary hardship.

a. Special conditions distinguish the property from others in the area.

The Property was originally part of a combined lot with Tax Map 108, Lot 73, prior to an approved lot line adjustment in 2022. The lot line adjustment created the current Property with a lot size of 37,853 s.f., well in excess of the 20,000 s.f. minimum lot size for the Residence A District. However, the location of the Property is in a high-density neighborhood consisting of mostly rental housing, and Schoolhouse Lane itself serves as a buffer between the commercial properties on Dover Road and the Three Chimneys Inn. Further, the restrictions on multiunit residential buildings within the Residence A Zone do not reflect the changing character of the neighborhood, particularly since the addition of Tideline to the area. The size and shape of the Property allows for construction of the Project while complying with the Residence A Zone's dimensional requirements. Thus, the Project is arguably more compliant with the intent of the ordinance than surrounding rental properties.

b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

The general public purpose of the DZO's restriction multifamily and low density residential use is to promote single family use of the district or pursuant to DZO Section 175-57, senior housing. Neither purpose is applicable in this instance. Schoolhouse Lane, in particular the portion in which the Property is located, is poorly suited for single-family or senior housing due to its close proximity to Tideline, with its increase in traffic, and other commercial properties. The neighborhood is already largely residential student housing, which makes the Project a good fit for the area. Exhibit D; see also *Belanger, supra*; *Walker v. City of Manchester*, 107 N.H. 382, 386 (1966) (hardship may be found where similar nonconforming uses exist within the neighborhood

and the proposed use will have no adverse effect on the neighborhood.) Moreover, the current use of the area acts as a transitional buffer between the commercial properties on Dover Road residential properties located beyond. Accordingly, the purposes of the Ordinance are met while protecting the Applicants' constitutional property rights.⁴ In light of these circumstances, no fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

c. The proposed use is reasonable.

The proposal to allow a four-unit apartment on the Property is reasonable in light of the size and layout of the Project and the large number of similar (if not more densely occupied) rental properties in the surrounding area. Given the evolution of the neighborhood with the addition of Tideline, the Property is not desirable for use as single-family residence or senior housing. As such, and for all of the reasons stated above, the proposed use is reasonable.

IV. CONCLUSION

For all of the reasons stated, the Applicants, M.D. Shaad Mahmud and Erika Nauman Gaillat, respectfully request that the Zoning Board of Adjustment grant the requested variance to allow the development of a four-unit apartment building on the Property.

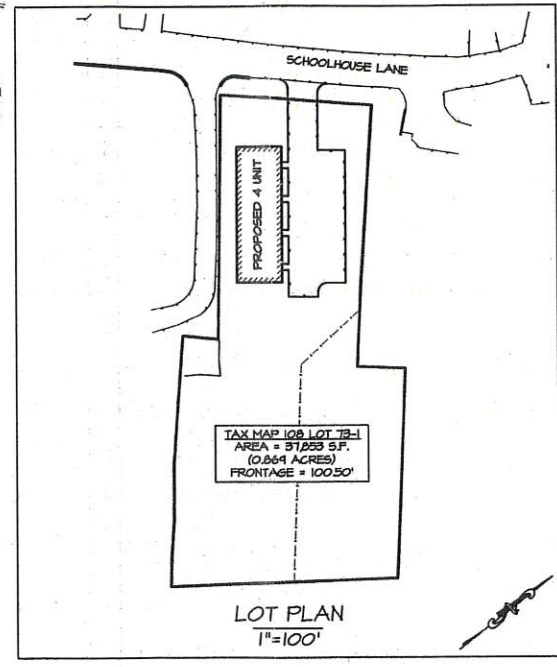
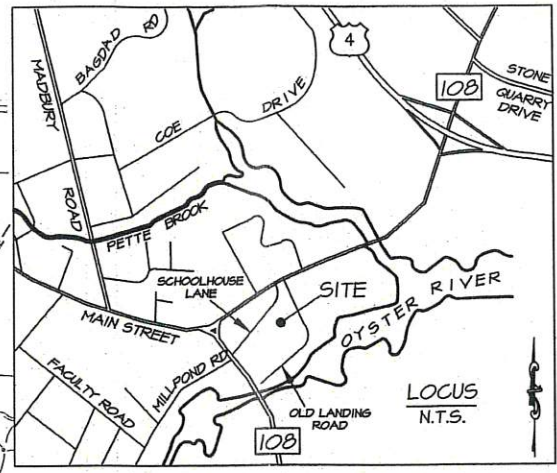
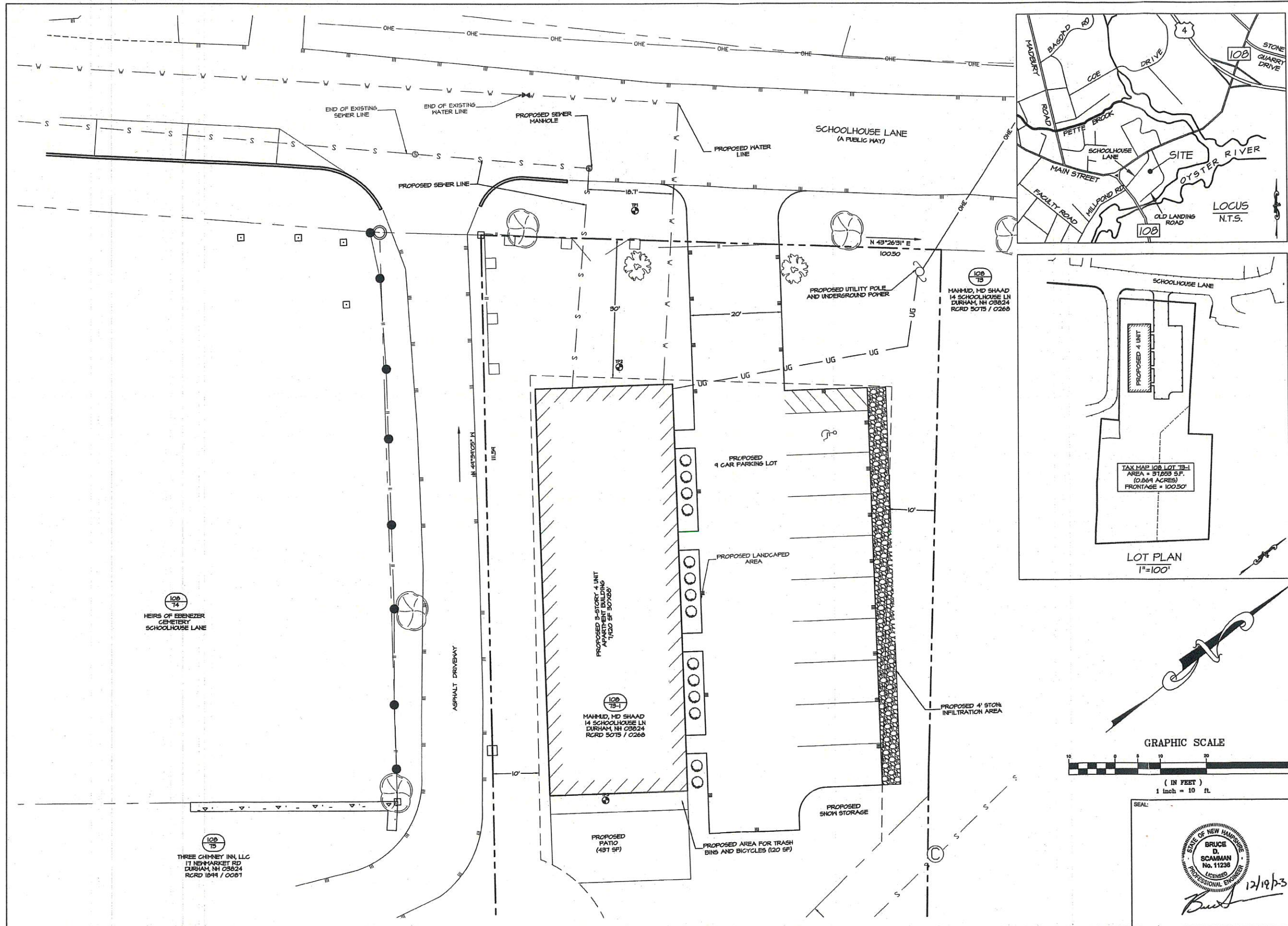
Respectfully Submitted,

M.D. SHAAD MAHMUD &
ERIKA NAUMAN GAILLAT

By: 

Kevin M. Baum, Esquire
Stephanie Johnson, Esquire
Hoefle, Phoenix, Gormley & Roberts, PLLC
127 Parrott Avenue
Portsmouth, NH 03801
(603) 436-0666

⁴ The Supreme Court has held that zoning ordinances must be reasonable, not arbitrary and must rest upon some ground of difference having fair and substantial relation to the object of the regulation. The NH Constitution (pt. I, arts. 2, 12.) guarantees to all persons the right to acquire, possess and protect property. These guarantees limit all grants of power to the State that deprive individuals of reasonable use of their land. *Simplex*, 145 N.H. 727, *supra*.



NOTES:

- OWNER OF RECORD:
TAX MAP 108, LOT 13
M.D. SHAAD MAHMUD
14 SCHOOLHOUSE LANE
DURHAM, NH 03824
RCRD BK 5075 PG 0268
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED 3-STORY 4 UNIT APARTMENT BUILDING FOR PRESENTATION TO THE ZONING BOARD OF ADJUSTMENT.
- PARCEL IS ZONED RESIDENCE A (RA) PER THE OFFICIAL ZONING MAP OF THE TOWN OF DURHAM, DATED MARCH 2012.

MINIMUM LOT AREA - 20,000 SF
FRONTAGE - 100'
FRONT SETBACK - 30'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MINIMUM HABITABLE FLOOR AREA PER OCCUPANT IN UNRELATED HOUSEHOLD - 400 SF
HABITABLE FLOOR AREA PER OCCUPANT PROVIDED - 482 SF
MAXIMUM IMPERVIOUS SURFACE RATIO = 83%
IMPERVIOUS SURFACE PROVIDED = 148%
- PROPERTY TO BE SERVICED BY CITY WATER AND SEWER.
- THIS PLAN IS NOT MEANT FOR CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED WITH EXISTING PLANS.

REFERENCE PLANS:

- "SUBDIVISION PLAN" BY JAMES VERRA AND ASSOCIATES, INC, DATED APRIL, 11TH, 2022, SCALE: 1"=30'.
- "TOPOGRAPHIC PLAN" BY JAMES VERRA AND ASSO, INC, DATED JUNE, 27TH, 2022, SCALE: 1"=30'.

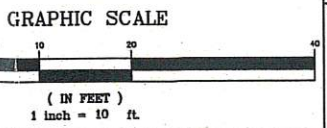
LEGEND

○	IRON PIPE FOUND
⊙	DRILL HOLE FOUND
⊗	M/GRANITE BOUND FOUND
(TYP)	TYPICAL
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
OHE	OVERHEAD UTILITIES
UG	UNDERGROUND UTILITIES
S	SEWER LINE
⊙	SEWER MANHOLE
⊙	SERVICE CLEANOUT
⊙	WATER VALVE
M	SIGN
---	WOOD FENCE
---	CHAIN LINK FENCE
---	STONE WALL
---	TREE LINE
---	TREE/SHRUB
---	RETAINING WALL
---	LANDSCAPED AREA
---	STONE INFILTRATION AREA

1	DEC 19, 2023	FOR APPROVAL	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	NLH/NCB	DESIGN:	NLH/NCB
CHECKED:	BDS	CHECKED:	BDS

EMANUEL ENGINEERING
118 PORTSMOUTH AVENUE, A202
STRATHAM, NH 03885
P: 603-772-4400 F: 603-772-4487
WWW.EMANUELENGINEERING.COM

CLIENT:
M.D. SHAAD MAHMUD
14 SCHOOLHOUSE LANE
DURHAM, NH 03824



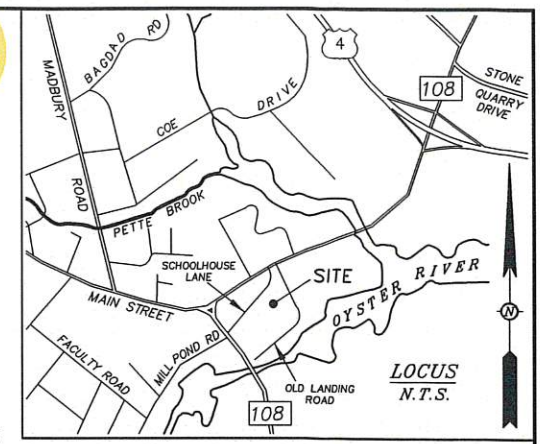
SEAL:

12/19/23

TITLE:
ZONING BOARD OF ADJUSTMENT PLAN
FOR
M.D. SHAAD MAHMUD
12 SCHOOLHOUSE LANE (SITE)
DURHAM, NH 03824

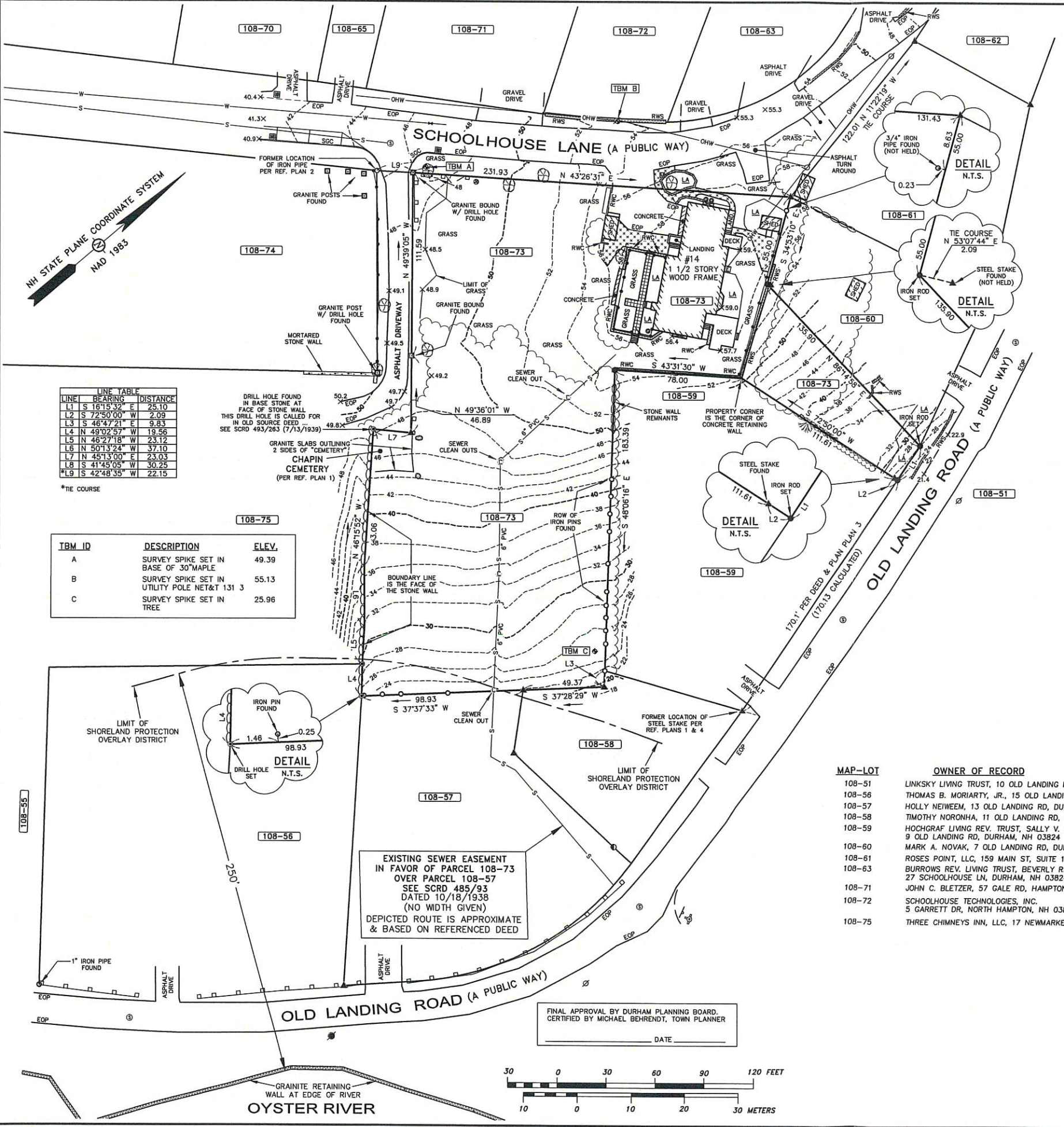
PROJECT:	SCALE:	SHEET:
23-1107	1"=10'	ZBA-1

EXHIBIT B



- LEGEND:**
- STONE WALL
 - IRON ROD SET
 - IRON PIN FOUND
 - BOUND AS DESCRIBED
 - BOUND TO BE SET
 - ▲ STEEL STAKE FOUND
 - DRILL HOLE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - 110-5 TAX SHEET - LOT NUMBER
 - SCRD STRAFFORD COUNTY REGISTRY OF DEEDS
 - EOP EDGE OF PAVEMENT
 - SCC SLOPED FACED GRANITE CURB
 - RWC CONCRETE RETAINING WALL
 - RWS STONE RETAINING WALL
 - SIGN
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - ELECTRIC METER
 - VERTICAL PROPANE TANK
 - WATER GATE VALVE
 - HYDRANT
 - CATCH BASIN
 - DRAIN MANHOLE
 - ROOF DOWNSPOUT
 - SEWER MANHOLE
 - SEWER CLEAN OUT
 - TREE LINE/BRUSH LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - DECIDUOUS SHRUB
 - - - WATER LINE
 - - - SEWER LINE
 - - - DRAIN LINE
 - - - OVERHEAD WIRES
 - ▨ CEMENT CONCRETE
 - ▨ CRUSHED STONE
 - ▨ PAVERS
 - ▨ RETAINING WALL
 - LA LANDSCAPED AREA
 - x12.5 SPOT GRADE

- NOTES:**
- OWNER OF RECORD..... WILLIAM N. MATSON, JR. TRUST
ADDRESS..... 14 SCHOOLHOUSE LN, DURHAM, NH 03824
DEED REFERENCE..... 4600/206
TAX SHEET / LOT..... 108-73
TRUSTEE..... WILLIAM N. MATSON, JR.
PARCEL AREA..... 1.328 ACRES (57,856 S.F.)
 - ZONED:..... RESIDENCE A FRONT YARD SETBACK..... 30'
MINIMUM LOT AREA 20,000 S.F. SIDE YARD SETBACK..... 10'
FRONTAGE..... 100' REAR YARD SETBACK..... 20'
EXISTING 1 1/2 STORY RESIDENTIAL BUILDING PERMITTED AS A PRE-EXISTING NONCONFORMING SINGLE FAMILY DWELLING WITH TWO ACCESSORY APARTMENTS PURSUANT TO JULY 25, 2003 ZONING ADMINISTRATOR LETTER.
PARCEL 108-73 IS SUBJECT TO THE PROVISIONS OF THE SHORELAND PROTECTION OVERLAY DISTRICT.
 - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
 - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.
HORIZONTAL DATUM: NAD 1983 (2011) (EPOCH: 2010.0000)
VERTICAL DATUM: NAVD 1988
PRIMARY BM: NHDOT 133-0570
 - THE SUBJECT TRACT IS SERVED BY MUNICIPAL WATER & SEWER SERVICES.
 - THE SUBJECT TRACT LIES IN ZONE X (NO SCREENING), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0318E, REVISED 9/30/2015, BY FEMA.
 - MICHAEL CUOMO, 6 YORK POND ROAD, YORK, ME 03909, NHCWS#004, VISITED PARCEL 108-73 ON 9/22/2021 TO CONDUCT A WETLAND INVESTIGATION. HE DETERMINED THAT THERE ARE NO WETLANDS ON THE PARCEL.
 - ENGINEER OR CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- REFERENCE PLANS:**
- PLAN OF LAND PREPARED FOR ZARA CHAPIN, SCHOOL HOUSE LANE, DURHAM, N.H., DATED 12/28/1992, SCRD PLAN P0043-0057.
 - EXISTING CONDITIONS SURVEY FOR THE THREE CHIMNEYS INN, RTE 108, NEWMARKET ROAD, DURHAM, N.H., DATED 12/17/1997, SCRD PLAN 51-41.
 - YORK ESTATE, SURVEY BY R.H. BARDWELL & E.H. BARDWELL, DATED 7/1958, SCRD PLAN 37, POCKET 4, FOLDER 2.
 - PLAN OF LAND, GERTRUDE REARDON, DURHAM, N.H., FILE NO. 60-41, DATED 9/2/1959, BY G.L. DAVIS & ASSOCIATES ENGINEERS, NOT RECORDED.
 - PLAN OF LOTS, LANDING ROAD, WALLACE CHAPIN, DURHAM, N.H., DATED 1/1974, SCRD PLAN 43, POCKET 1, FOLDER 5.
 - PLAN OF FROST HOMESTEAD, GEORGE F. SAWYER, JR., DURHAM, N.H., REVISED TO 12/29/1982, SCRD PLAN 22-13.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°15'32" E	25.10
L2	S 72°50'00" W	2.09
L3	S 46°47'21" E	9.83
L4	N 49°02'51" W	19.56
L5	N 46°27'18" W	23.12
L6	N 50°13'24" W	37.10
L7	N 45°13'00" E	23.03
L8	S 41°45'05" W	30.25
L9	S 42°48'35" W	22.15

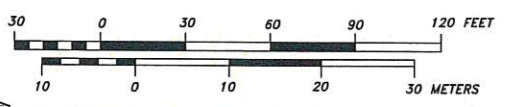
*TIE COURSE

TBM ID	DESCRIPTION	ELEV.
A	SURVEY SPIKE SET IN BASE OF 30" MAPLE	49.39
B	SURVEY SPIKE SET IN UTILITY POLE NET & T 131 3	55.13
C	SURVEY SPIKE SET IN TREE	25.96

MAP-LOT	OWNER OF RECORD	DEED REF.
108-51	LINKSKY LIVING TRUST, 10 OLD LANDING RD, DURHAM, NH 03824	N/A
108-56	THOMAS B. MORIARTY, JR., 15 OLD LANDING RD, DURHAM, NH 03824	2916/865
108-57	HOLLY NEIWEEM, 13 OLD LANDING RD, DURHAM, NH 03824	4697/1026
108-58	TIMOTHY NORONHA, 11 OLD LANDING RD, DURHAM, NH 03824	4055/982
108-59	HOCHGRAF LIVING REV. TRUST, SALLY V. HOCHGRAF, TRUSTEE 9 OLD LANDING RD, DURHAM, NH 03824	2954/767
108-60	MARK A. NOVAK, 7 OLD LANDING RD, DURHAM, NH 03824	1306/194
108-61	ROSES POINT, LLC, 159 MAIN ST, SUITE 100, NASHUA, NH 03060	4680/855
108-63	BURROWS REV. LIVING TRUST, BEVERLY R. BURROS, TRUSTEE 27 SCHOOLHOUSE LN, DURHAM, NH 03824	N/A
108-71	JOHN C. BLETZER, 57 GALE RD, HAMPTON, NH 03842	N/A
108-72	SCHOOLHOUSE TECHNOLOGIES, INC. 5 GARRETT DR, NORTH HAMPTON, NH 03862	N/A
108-75	THREE CHIMNEYS INN, LLC, 17 NEWMARKET RD, DURHAM, NH 03824	1899/87

EXISTING SEWER EASEMENT IN FAVOR OF PARCEL 108-73 OVER PARCEL 108-57 SEE SCRD 485/93 DATED 10/18/1938 (NO WIDTH GIVEN) DEPICTED ROUTE IS APPROXIMATE & BASED ON REFERENCED DEED

FINAL APPROVAL BY DURHAM PLANNING BOARD. CERTIFIED BY MICHAEL BEHRENDT, TOWN PLANNER DATE _____

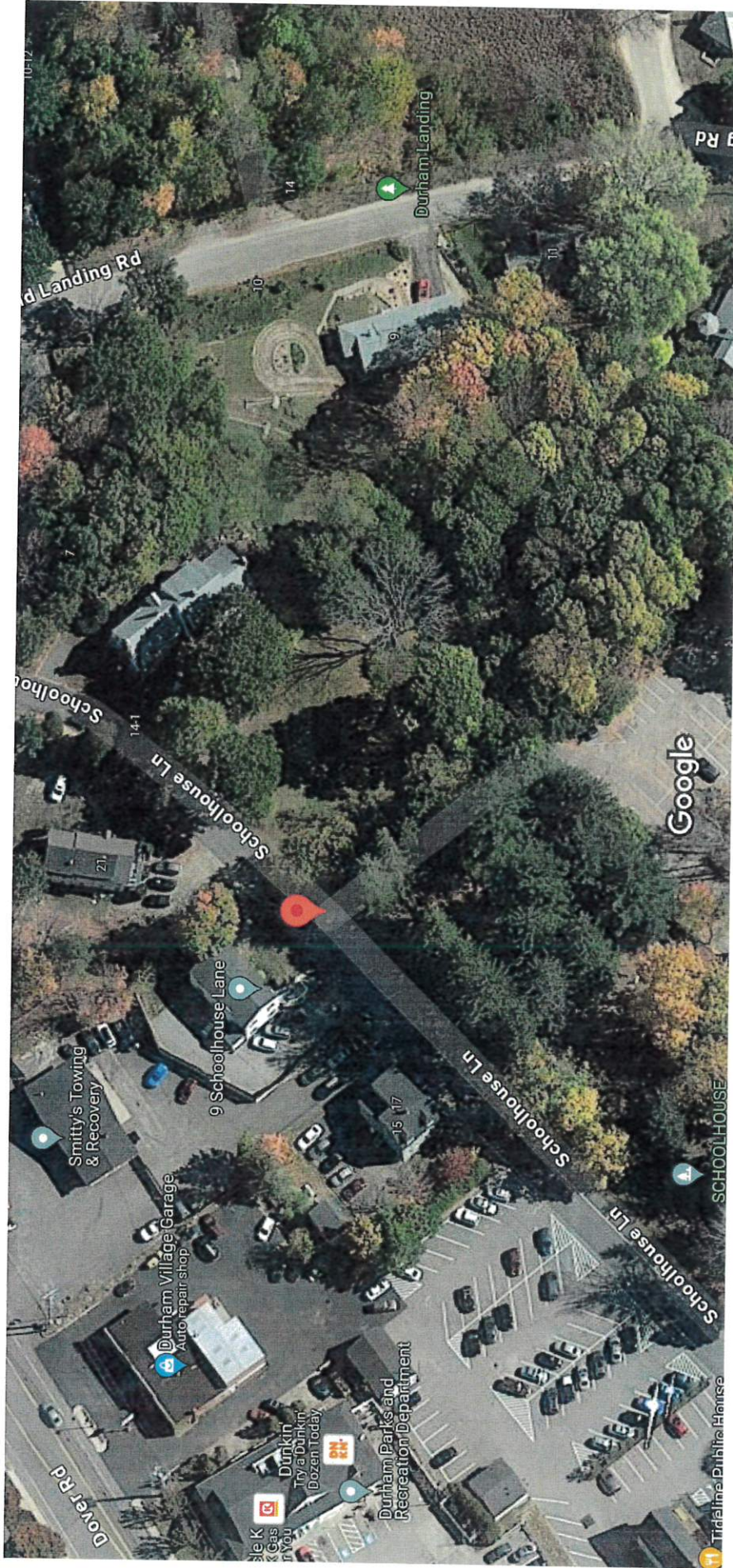


DATE OF SURVEY: 6/27/2022
NO. 924
JOHN C. SALTER
SALTER
SIGNATURE

2	11/1/2022	CORRECT ABUTTING PARCEL NUMBER & ADD SET MONUMENTS ALONG PERIMETER	JCS
1	6/27/2022	ISSUED FOR MUNICIPAL SUBMISSION	JCS
REV. NO.	DATE	DESCRIPTION	APPR'D

TOPOGRAPHIC PLAN
14 SCHOOLHOUSE LANE
DURHAM, NEW HAMPSHIRE
ASSESSOR'S PARCEL 108-73 for
WILLIAM N. MATSON, JR. TRUST
WILLIAM N. MATSON, JR., TRUSTEE

JAMES VERRA and ASSOCIATES, INC. DATE: 6/27/2022
101 SHATTUCK WAY JOB NO: 23942
SUITE 8 SCALE: 1" = 30'
NEWINGTON, N.H. 03801-7876
603-436-3557 DWG NAME: 23942
PROJECT MGR: JCS DRAWN BY: JCS PLAN NO: 23942-2
COPYRIGHT © 2022 BY JAMES VERRA and ASSOCIATES, INC. SHEET: 1 of 1



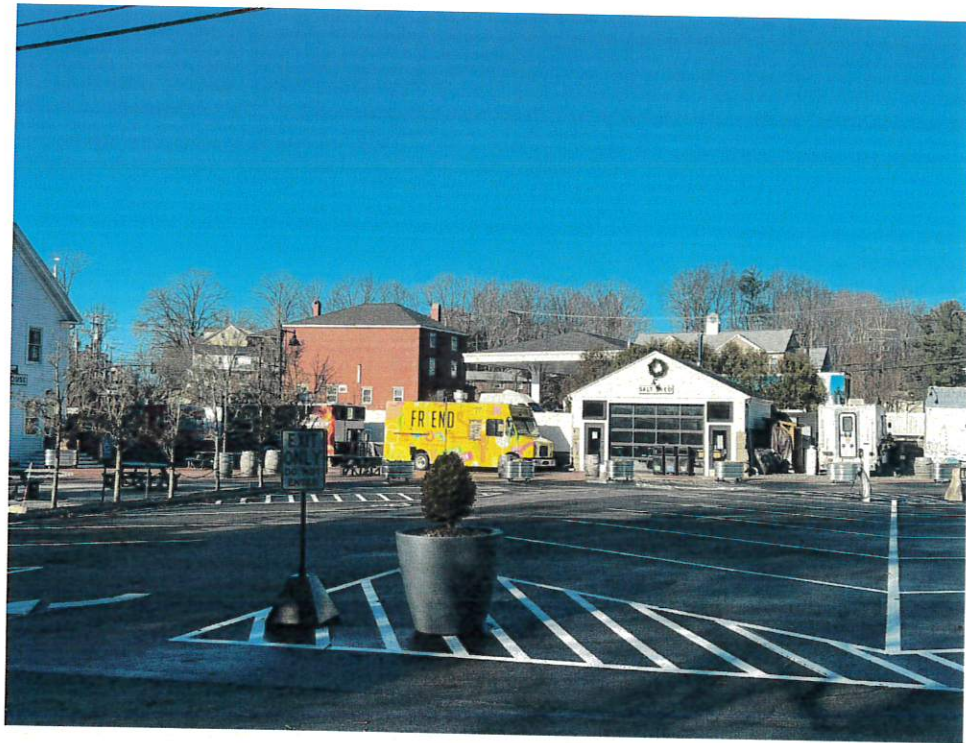
Imagery ©2023 Airbus, Maine GeoLibrary, Maxar Technologies, Map data ©2023 50 ft

EXHIBIT C

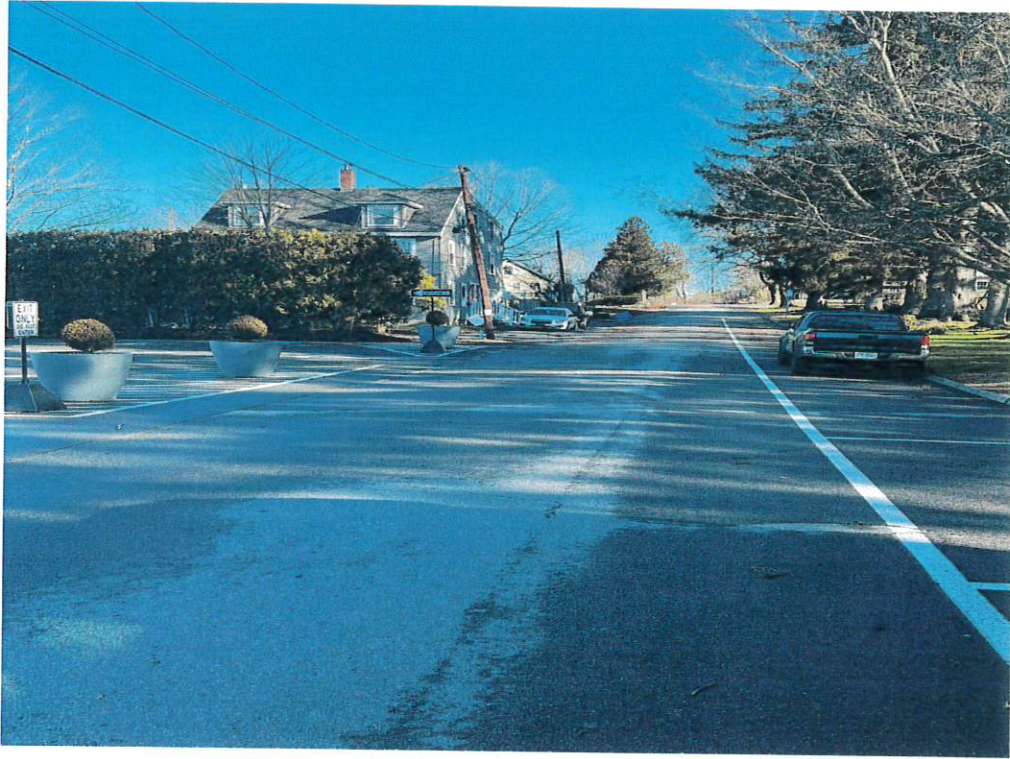




View from Schoolhouse Lane toward Newmarket Road



View of Tideline Public House Parking Lot (Lot 69)



View of Schoolhouse Lane from Newmarket Road



View of Schoolhouse Lane from Property (Lot 73-1)



View Across Schoolhouse Lane from 14 Schoolhouse Lane (Lot 73)



14 Schoolhouse Lane (Lot 73)



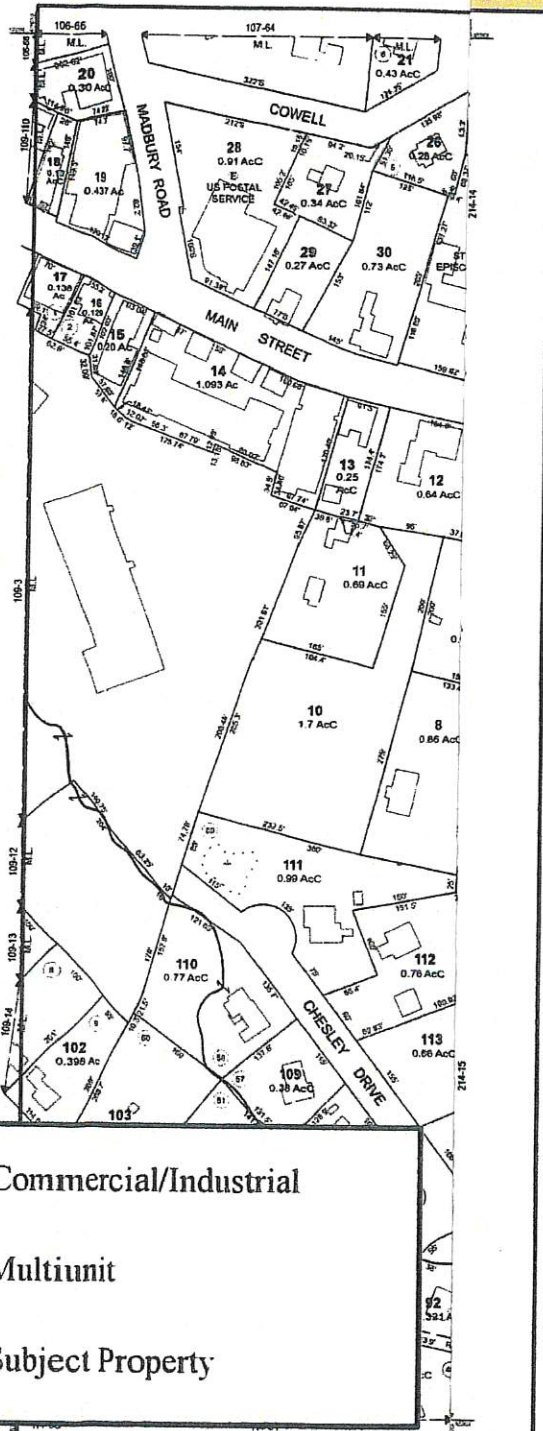
9 A-B Schoolhouse Lane (Lot 71)






15-17 Schoolhouse Lane (Lot 70)



21 Schoolhouse Lane (Lot 72)



	Commercial/Industrial
	Multiunit
	Subject Property

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 29, 2018

COMPLETION DATE: MAY 1, 2023

MAP NO. 08

EXHIBIT E

SCHOOLHOUSE LANE

Location SCHOOLHOUSE LANE

Mblu 108 / 73 / 1 /

Owner MAHMUD, MD SHAAD

Assessment \$156,700

Appraisal \$156,700

PID 104772

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$156,700	\$156,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$156,700	\$156,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MAHMUD, MD SHAAD
Co-Owner NAUMANN GAILLAT, ERIKA I
Address 14 SCHOOLHOUSE LANE
DURHAM, NH 03824

Sale Price \$675,000
Certificate
Book & Page 5075/0268
Sale Date 10/31/2022
Instrument 21

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAHMUD, MD SHAAD	\$675,000		5075/0268	21	10/31/2022

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

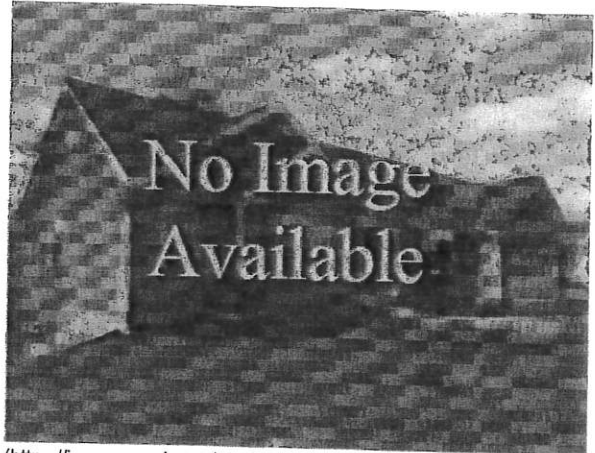
Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



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

Building Layout

(https://images.vgsi.com/photos/DurhamNHPhotos//Sketches/104772_103)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1300
Description RES ACLNDV MDL-00
Deeded Acres 0.87

Land

Land Use

Use Code 1300
Description RES ACLNDV MDL-00
Zone
Neighborhood 50
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.87
Frontage
Depth
Assessed Value \$156,700
Appraised Value \$156,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal
No Data for Appraisal History

Assessment
No Data for Assessment History

SCHOOLHOUSE LANE

Location SCHOOLHOUSE LANE

Mblu 108 / 74/0 0/0

Owner SMITH ET AL, HEIRS OF EBENEZER

Assessment \$40,200

Appraisal \$40,200

PID 2257

Building Count 1

Location HISTORIC DISTRICT

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$800	\$39,400	\$40,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$800	\$39,400	\$40,200

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SMITH ET AL, HEIRS OF EBENEZER
Co-Owner
Address -, NH 00000

Sale Price \$0
Certificate
Book & Page /0
Sale Date
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH ET AL, HEIRS OF EBENEZER	\$0		/0		

Building Information

Extra Features

Extra Features		Legend
No Data for Extra Features		

Parcel Information

Use Code 9030
 Description MUNICIPAL MDL-00
 Deeded Acres 0.96

Land

Land Use

Use Code 9030
 Description MUNICIPAL MDL-00
 Zone CH
 Neighborhood 50
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.96
 Frontage 0
 Depth 0
 Assessed Value \$39,400
 Appraised Value \$39,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	
SHD1	SHED FRAME			80.00 S.F.	\$800	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$700	\$123,200	\$123,900
2021	\$700	\$99,500	\$100,200
2020	\$700	\$99,500	\$100,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$700	\$123,200	\$123,900
2021	\$700	\$99,500	\$100,200
2020	\$700	\$99,500	\$100,200

9A & 9B SCHOOLHOUSE LANE

Location 9A & 9B SCHOOLHOUSE LANE

Mblu 108 / 71/0 0/0

Owner BLETZER, JOHN C

Assessment \$708,700

Appraisal \$708,700

PID 100712

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$377,400	\$331,300	\$708,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$377,400	\$331,300	\$708,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner BLETZER, JOHN C
Co-Owner
Address 57 GALE ROAD
 HAMPTON, NH 03842

Sale Price \$0
Certificate
Book & Page 4857/0317
Sale Date 01/13/2021
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLETZER, JOHN C	\$0		4857/0317	40	01/13/2021
SHETLAND HOLDINGS LLC	\$0		4541/0898	40	01/11/2018
BLETZER, LARA J	\$0		4491/0390	40	07/10/2017
SHETLAND HOLDINGS INC.	\$137,533		3104/0677	UNKQ	11/23/2004

Building Information

Building 1 : Section 1

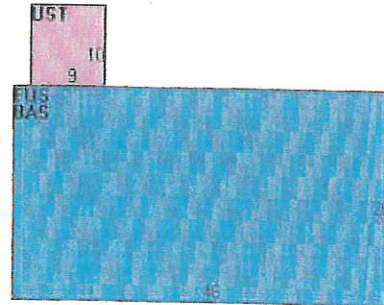
Year Built: 2006
Living Area: 2,392
Replacement Cost: \$470,328
Building Percent Good: 76
Replacement Cost Less Depreciation: \$357,400

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos//0005\DSC00424_523)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos//Sketches/100712_284)

Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average
Stories:	2
Occupancy	6.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	9
Total Bedrms	06
Total Baths	2
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	
% Corn Wall	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,196	1,196	
FUS	Upper Story, Finished	1,196	1,196	
STP	Stoop	16	0	
UST	Utility, Storage, Unfinished	100	0	
		2,508	2,392	

15 & 17 SCHOOLHOUSE LANE

Location 15 & 17 SCHOOLHOUSE LANE

Mblu 108 / 70/0 0/0

Owner SCHOOLHOUSE LANE LLC

Assessment \$1,141,300

Appraisal \$1,141,300

PID 468

Building Count 2

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$405,300	\$736,000	\$1,141,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$405,300	\$736,000	\$1,141,300

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SCHOOLHOUSE LANE LLC
Co-Owner
Address 254A DOVER POINT ROAD
 DOVER, NH 03820

Sale Price \$749,933
Certificate
Book & Page 4741/0014
Sale Date 03/12/2020
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHOOLHOUSE LANE LLC	\$749,933		4741/0014	UNKQ	03/12/2020
SMITH REV TRUST, WESLEY R	\$0		3459/0421		11/14/2006
SMITH, WESLEY R	\$0		3447/0732		10/17/2006
SMITH, WESLEY	\$0		/0		

Building Information

Building 1 : Section 1

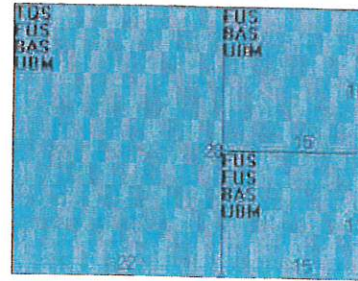
Year Built: 1905
Living Area: 2,680
Replacement Cost: \$590,179
Building Percent Good: 50
Replacement Cost Less Depreciation: \$295,100

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos//0005/DSC00426_523)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos//Sketches/468_468.jpg)

Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2.5
Occupancy	16.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	10
Total Baths	4
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,036	1,036	
FUS	Upper Story, Finished	1,036	1,036	
TQS	Three Quarter Story	811	608	
STP	Stoop	6	0	
UBM	Basement, Unfinished	1,036	0	
WDK	Deck, Wood	18	0	
		3,943	2,680	

14 SCHOOLHOUSE LANE

Location 14 SCHOOLHOUSE LANE

Mblu 108 / 73/0 0/0

Owner MAHMUD, MD SHAAD

Assessment \$672,000

Appraisal \$672,000

PID 472

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$522,000	\$150,000	\$672,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$522,000	\$150,000	\$672,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MAHMUD, MD SHAAD
Co-Owner NAUMANN GAILLAT, ERIKA I
Address 14 SCHOOLHOUSE LANE
 DURHAM, NH 03824

Sale Price \$675,000
Certificate
Book & Page 5075/0268
Sale Date 10/31/2022
Instrument 21

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAHMUD, MD SHAAD	\$675,000		5075/0268	21	10/31/2022
MATSON JR TRUST, WILLIAM N	\$0		4600/0206		09/13/2018
MATSON, WILLIAM N	\$550,000		2859/0390	UNKQ	09/22/2003
CHAPIN REV TRST, ZARA O	\$0		1722/0378		01/07/1994

Building Information

Building 1 : Section 1

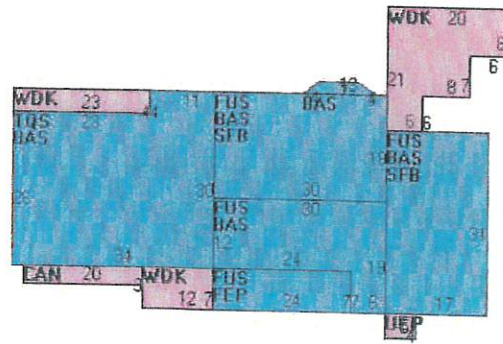
Year Built: 1938
Living Area: 4,750
Replacement Cost: \$713,474
Building Percent Good: 70
Replacement Cost Less Depreciation: \$499,400

Building Photo



(<https://images.vgsi.com/photos/DurhamNHPhotos/A00\00\06\17.jpg>)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/472_472.jpg)

Building Attributes	
Field	Description
Style:	3 Family
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	3
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Fir 1	Pine/Soft Wood
Interior Fir 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	8 Bedrooms
Total Bthrms:	6
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	20 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	03
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,417	2,417	
FUS	Upper Story, Finished	1,637	1,637	
TQS	Three Quarter Story	928	696	
FEP	Porch, Enclosed, Finished	168	0	
ROF	Roof Overhang	60	0	
SFB	Raised Basement, Finished	1,067	0	
UEP	Porch, Enclosed, Unfinished	20	0	
WDK	Deck, Wood	548	0	
		6,845	4,750	

21 SCHOOLHOUSE LANE

Location 21 SCHOOLHOUSE LANE

Mblu 108 / 72/0 0/0

Owner SCHOOLHOUSE TECHNOLOGIES LLC

Assessment \$683,600

Appraisal \$683,600

PID 466

Building Count 1

Location Suburban

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$285,700	\$397,900	\$683,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$285,700	\$397,900	\$683,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SCHOOLHOUSE TECHNOLOGIES LLC

Sale Price \$0

Co-Owner

Certificate

Address 5 GARRETT DRIVE

Book & Page 4439/0301

NORTH HAMPTON, NH 03862

Sale Date 12/05/2016

Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHOOLHOUSE TECHNOLOGIES LLC	\$0		4439/0301	40	12/05/2016
COTE, LAYTON C	\$80,000		1830/0708	1A	11/02/1995

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 2,782
Replacement Cost: \$536,466
Building Percent Good: 50
Replacement Cost Less Depreciation: \$268,200

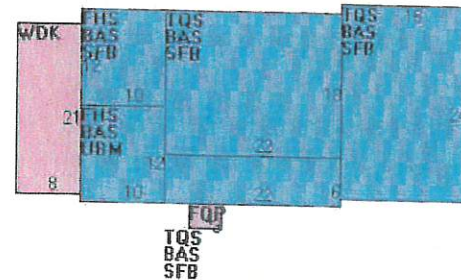
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average
Stories:	1
Occupancy	7.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Ceram Clay Til
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	12
Total Bedrms	07
Total Baths	3
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/DurhamNHPhotos/A00\00\06\15.jpg>)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/466_466.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,152	1,152
SFB	Raised Basement, Finished	1,032	826
TQS	Three Quarter Story	912	684
FHS	Half Story, Finished	240	120
FOP	Porch, Open Framed	12	0
UBM	Basement, Unfinished	120	0
WDK	Deck, Wood	168	0
		3,636	2,782

27 SCHOOLHOUSE LANE

Location 27 SCHOOLHOUSE LANE

Mblu 108 / 63/0 0/0

Owner SCHLIEMANN, ERIC

Assessment \$359,600

Appraisal \$359,600

PID 465

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$219,700	\$139,900	\$359,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$219,700	\$139,900	\$359,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SCHLIEMANN, ERIC

Co-Owner

Address 27 SCHOOLHOUSE LANE

DURHAM, NH 03824

Sale Price \$335,000

Certificate

Book & Page 5038/400

Sale Date 06/06/2022

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHLIEMANN, ERIC	\$335,000		5038/400	00	06/06/2022
BURROWS REV LIVING TRUST, BEVERLY R	\$0		3280/0975		10/24/2005
BURROWS, BEVERLY R	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1902
Living Area: 1,697
Replacement Cost: \$280,636
Building Percent Good: 75
Replacement Cost Less Depreciation: \$210,500

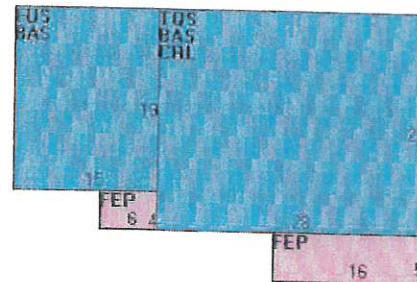
Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/0004\4906843_4689.j)

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/465_465.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	929	929	
TQS	Three Quarter Story	644	483	
FUS	Upper Story, Finished	285	285	
CRL	Crawl	644	0	
FEP	Porch, Enclosed, Finished	80	0	
WDK	Deck, Wood	132	0	
		2,714	1,697	

9 DOVER ROAD

Location 9 DOVER ROAD

Mblu 108 / 43/0 0/0

Owner TYCHE CAPITAL GROUP LLC

Assessment \$635,700

Appraisal \$635,700

PID 373

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$291,300	\$344,400	\$635,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$291,300	\$344,400	\$635,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner TYCHE CAPITAL GROUP LLC

Sale Price \$475,000

Co-Owner

Certificate

Address 43 NELSON STREET
DOVER, NH 03820

Book & Page 4750/0339

Sale Date 04/13/2020

Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TYCHE CAPITAL GROUP LLC	\$475,000		4750/0339	UNKQ	04/13/2020
ATKINSON GREEN LLC	\$411,533		4294/0413	UNKQ	05/21/2015
VAN RICH PROPERTIES LLC	\$135,000		2482/0036		03/27/2002
GSOTTSCHEIDER REV TRUST, R K	\$0		2039/0561		09/14/1998
	\$138,000		1231/0040		06/01/1986

Building Information

Building 1 : Section 1

Year Built: 1947
Living Area: 2,702
Replacement Cost: \$576,063
Building Percent Good: 50
Replacement Cost Less Depreciation: \$288,000

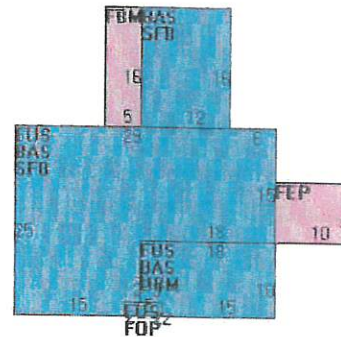
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	3.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	12
Total Bedrms	06
Total Baths	3
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos//0005\DSC05429_542)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos//Sketches/373_373.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,057	1,057
FUS	Upper Story, Finished	875	875
SFB	Raised Basement, Finished	963	770
FEP	Porch, Enclosed, Finished	80	0
FOP	Porch, Open Framed	10	0
UBM	Basement, Unfinished	174	0
WDK	Deck, Wood	35	0
		3,194	2,702

22 DOVER ROAD

Location 22 DOVER ROAD

Mblu 108 / 62/0 0/0

Owner SMITH REV TRUST, WESLEY R

Assessment \$400,800

Appraisal \$400,800

PID 469

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$158,400	\$242,400	\$400,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$158,400	\$242,400	\$400,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SMITH REV TRUST, WESLEY R
Co-Owner
Address 26 WOODRIDGE ROAD
 DURHAM, NH 03824

Sale Price \$0
Certificate
Book & Page 3447/0734
Sale Date 10/17/2006
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH REV TRUST, WESLEY R	\$0		3447/0734		10/17/2006
SMITH, WESLEY	\$0		/0		

Building Information

Building 1 : Section 1

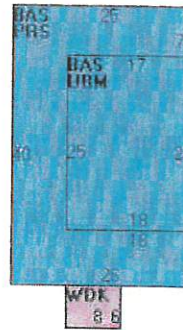
Year Built: 1910
Living Area: 1,033
Replacement Cost: \$293,678
Building Percent Good: 50
Replacement Cost Less Depreciation: \$146,800

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/0005/DSC00423_522)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/469_469.jpg)

Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average
Stories:	1
Occupancy	4.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	
% Conn Wall	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,033	1,033
PRS	Piers	583	0
UBM	Basement, Unfinished	450	0
WDK	Deck, Wood	48	0
		2,114	1,033

28 DOVER ROAD

Location 28 DOVER ROAD

Mblu 108 / 48/0 0/0

Owner HENDERSON FAMILY PROPERTIES LLC

Assessment \$866,800

Appraisal \$866,800

PID 480

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$309,900	\$556,900	\$866,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$309,900	\$556,900	\$866,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HENDERSON FAMILY PROPERTIES LLC

Sale Price \$296,000

Co-Owner

Certificate

Address 28 MAIN STREET

Book & Page 2501/0338

DURHAM, NH 03824

Sale Date 04/30/2002

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENDERSON FAMILY PROPERTIES LLC	\$296,000		2501/0338		04/30/2002
CHINGBURG REV TRUST, DALE L	\$0		2314/0697		05/22/2001
CHINBURG, DALE	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,655
Replacement Cost: \$584,763
Building Percent Good: 50
Replacement Cost Less Depreciation: \$292,400

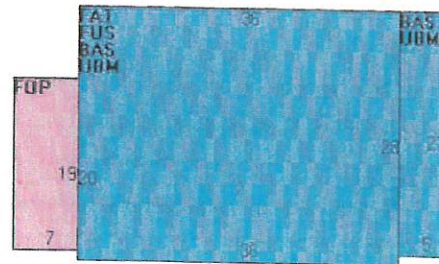
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2.5
Occupancy	10.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	4
Total Baths	4
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005DSC00421_522)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/480_480.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,143	1,143	
FUS	Upper Story, Finished	1,008	1,008	
FHS	Half Story, Finished	1,008	504	
FOP	Porch, Open Framed	133	0	
UBM	Basement, Unfinished	1,143	0	
WDK	Deck, Wood	35	0	
		4,470	2,655	

4 OLD LANDING ROAD

Location 4 OLD LANDING ROAD

Mblu 108 / 49/0 0/0

Owner HENDERSON FAMILY PROPERTIES LLC

Assessment \$1,802,000

Appraisal \$1,802,000

PID 479

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$690,800	\$1,111,200	\$1,802,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$690,800	\$1,111,200	\$1,802,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HENDERSON FAMILY PROPERTIES LLC

Sale Price \$1,800,000

Co-Owner

Certificate

Address 28 MAIN STREET
DURHAM, NH 03824

Book & Page 5005/0987

Sale Date 02/07/2022

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENDERSON FAMILY PROPERTIES LLC	\$1,800,000		5005/0987	00	02/07/2022
CONRAD REV TRUST, THOMAS M	\$880,000		4176/0735	UNKQ	10/30/2013
BAYTREE REALTY LLC	\$0		2969/0685		04/07/2004

ROBBINS REV TRUST, EVELYN G	\$0	1682/0520	1A	07/02/1993
ROBBINS RICHARD L & EVELYN G	\$0	/0		

Building Information

Building 1 : Section 1

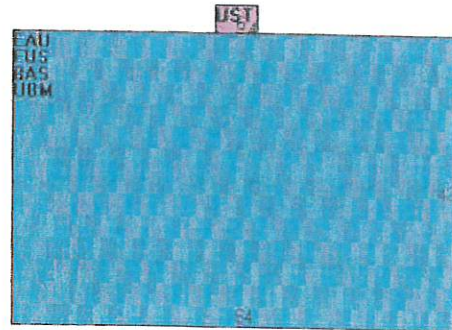
Year Built: 1880
Living Area: 5,376
Replacement Cost: \$1,042,028
Building Percent Good: 60
Replacement Cost Less Depreciation: \$625,200

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005DSC00422_522)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/479_479.jpg)

Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	20.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	20
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,688	2,688	
FUS	Upper Story, Finished	2,688	2,688	
STP	Stoop	32	0	
UBM	Basement, Unfinished	2,688	0	
UHS	Half Story, Unfinished	2,688	0	
UST	Utility, Storage, Unfinished	24	0	
		10,808	5,376	

1 MAIN STREET

Location 1 MAIN STREET

Mblu 108 / 2/0 0/0

Owner HENDERSON FAMILY PROPERTIES LLC

Assessment \$2,625,700

Appraisal \$2,625,700

PID 457

Building Count 1

Location HISTORIC DISTRICT

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,014,100	\$1,611,600	\$2,625,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,014,100	\$1,611,600	\$2,625,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HENDERSON FAMILY PROPERTIES LLC
Co-Owner
Address 28 MAIN STREET
 DURHAM, NH 03824

Sale Price \$1,650,000
Certificate
Book & Page 3162/0003
Sale Date 03/28/2005
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENDERSON FAMILY PROPERTIES LLC	\$1,650,000		3162/0003	40	03/28/2005
FALCON PROPERTIES LLC	\$0		2348/0001		07/23/2001
FALCON PROPERTIES	\$179,001		1615/0714		06/10/1992

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 8,285
Replacement Cost: \$1,570,689
Building Percent Good: 60
Replacement Cost Less Depreciation: \$942,400

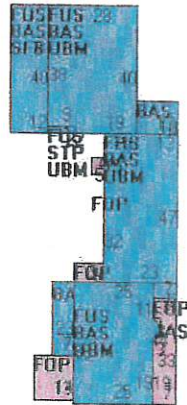
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	27.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	30
Total Baths	13
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005\DSC00390_521)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/457_457.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,928	3,928	
FUS	Upper Story, Finished	2,562	2,562	
SFB	Raised Basement, Finished	1,582	1,266	
FHS	Half Story, Finished	1,058	529	
FOP	Porch, Open Framed	463	0	
STP	Stoop	18	0	
UBM	Basement, Unfinished	2,038	0	
		11,649	8,285	

5 MAIN STREET

Location 5 MAIN STREET

Mblu 108 / 3/0 0/0

Owner HENDERSON FAMILY PROPERTIES LLC

Assessment \$1,025,500

Appraisal \$1,025,500

PID 456

Building Count 1

Location HISTORIC DISTRICT

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$264,300	\$761,200	\$1,025,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$264,300	\$761,200	\$1,025,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HENDERSON FAMILY PROPERTIES LLC
Co-Owner
Address 28 MAIN STREET
 DURHAM, NH 03824

Sale Price \$1,650,000
Certificate
Book & Page 3162/0003
Sale Date 03/28/2005
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENDERSON FAMILY PROPERTIES LLC	\$1,650,000		3162/0003	40	03/28/2005
FALCON PROPERTIES LLC	\$0		2348/0001		07/23/2001
FALCON PROPERTIES	\$179,001		1615/0714		06/10/1992

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 2,542
Replacement Cost: \$585,712
Building Percent Good: 40
Replacement Cost Less Depreciation: \$234,300

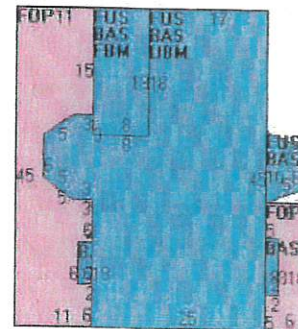
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	12.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	8
Total Baths	4
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005\DSC00391_521)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/456_456.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,283	1,283
FUS	Upper Story, Finished	1,259	1,259
FBM	Basement, Finished	144	0
FOP	Porch, Open Framed	507	0
UBM	Basement, Unfinished	1,053	0
		4,246	2,542

9 MAIN STREET

Location 9 MAIN STREET

Mblu 108 / / 4/0 0/0

Owner HENDERSON FAMILY PROPERTIES LLC

Assessment \$893,900

Appraisal \$893,900

PID 455

Building Count 1

Location Historic Distr

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$254,600	\$639,300	\$893,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$254,600	\$639,300	\$893,900

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HENDERSON FAMILY PROPERTIES LLC
Co-Owner
Address 28 MAIN STREET
 DURHAM, NH 03824

Sale Price \$1,650,000
Certificate
Book & Page 3162/0003
Sale Date 03/28/2005
Instrument 40

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HENDERSON FAMILY PROPERTIES LLC	\$1,650,000		3162/0003	40	03/28/2005
FALCON PROPERTIES LLC	\$0		2348/0001		07/23/2001
FALCON PROPERTIES	\$179,001		1615/0714	1L	06/10/1992

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,427
Replacement Cost: \$542,798
Building Percent Good: 40
Replacement Cost Less Depreciation: \$217,100

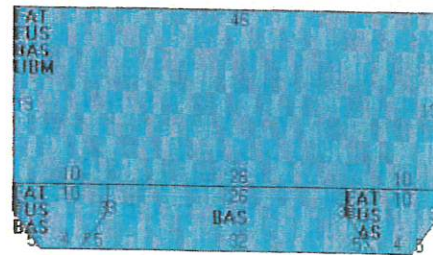
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	10.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	8
Total Baths	4
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/DurhamNHPhotos/A00\00\01\19.jpg>)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/455_455.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,184	1,184	
FUS	Upper Story, Finished	994	994	
FAT	Attic, Finished	994	249	
UBM	Basement, Unfinished	874	0	
		4,046	2,427	

15 MAIN STREET

Location 15 MAIN STREET

Mblu 108 / 5/0 0/0

Owner MACGREGOR PROPERTIES 1
LLC

Assessment \$1,011,600

Appraisal \$1,011,600

PID 454

Building Count 1

Location HISTORIC DISTRICT

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$345,600	\$666,000	\$1,011,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$345,600	\$666,000	\$1,011,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MACGREGOR PROPERTIES 1 LLC
Co-Owner
Address 92 DOVER ROAD
 DURHAM, NH 03824

Sale Price \$950,000
Certificate
Book & Page 4895/0459
Sale Date 04/16/2021
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACGREGOR PROPERTIES 1 LLC	\$950,000		4895/0459	00	04/16/2021
15 MAIN STREET DURHAM LLC	\$650,000		4383/0690	UNKQ	05/24/2016
CANNER, IRVING E	\$500,000		3744/0702	UNKQ	06/02/2009

TEERI LIVING REV TRUST, ROBERT S	\$0	2061/0459	11/30/1998
TEERI ROBERT S & GALE S	\$240,000	1968/0302	11/25/1997

Building Information

Building 1 : Section 1

Year Built: 1935
Living Area: 3,014
Replacement Cost: \$630,129
Building Percent Good: 50
Replacement Cost Less Depreciation: \$315,100

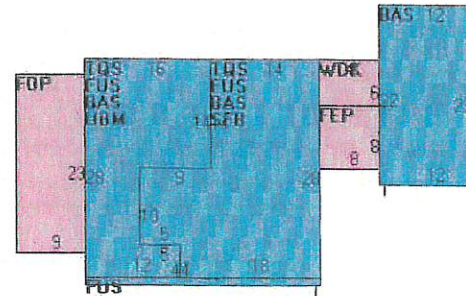
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average +10
Stories:	2.75
Occupancy	10.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Hardwood
Interior Floor 2	Laminate
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	10
Total Bedrms	07
Total Baths	5
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005/DSC00372_521)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/454_454.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,116	1,116	
FUS	Upper Story, Finished	870	870	
TQS	Three Quarter Story	840	630	
SFB	Raised Basement, Finished	498	398	
FEP	Porch, Enclosed, Finished	64	0	
FOP	Porch, Open Framed	207	0	
UBM	Basement, Unfinished	342	0	
WDK	Deck, Wood	48	0	

2 MILL POND ROAD

Location 2 MILL POND ROAD

Mblu 108 / / 116/0 0/0

Owner TORRINGTON MALDEN ONE
LLC

Assessment \$1,727,700

Appraisal \$1,727,700

PID 458

Building Count 1

Location HISTORIC DISTRICT

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$411,000	\$1,316,700	\$1,727,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$411,000	\$1,316,700	\$1,727,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner TORRINGTON MALDEN ONE LLC
Co-Owner UEP LIVING LLC
Address 60 K STREET SUITE 302
 BOSTON, MA 02127

Sale Price \$23,810,000
Certificate
Book & Page 4720/0149
Sale Date 12/20/2019
Instrument 21

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TORRINGTON MALDEN ONE LLC	\$23,810,000		4720/0149	21	12/20/2019
ORION UNH LLC	\$12,825,000		3990/0886	52	02/06/2012
VARSITY DURHAM LLC	\$20,154,066		3510/0416	UNKQ	03/30/2007

SUMNER PROPERTIES LLC	\$0	2337/0567	07/03/2001
CUTTER FAMILY PROPERTIES LP	\$0	1786/0161	1A 01/09/1995

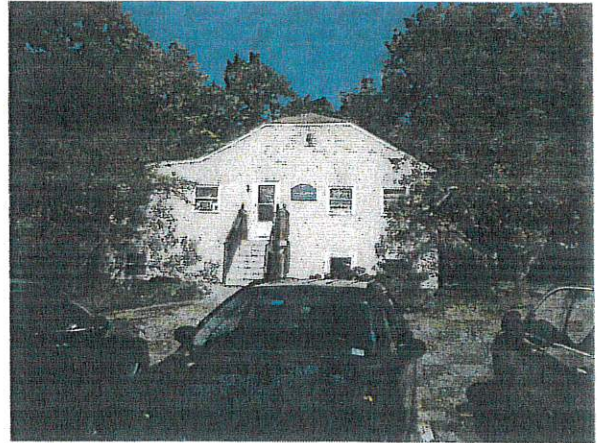
Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 4,608
Replacement Cost: \$722,020
Building Percent Good: 50
Replacement Cost Less Depreciation: \$361,000

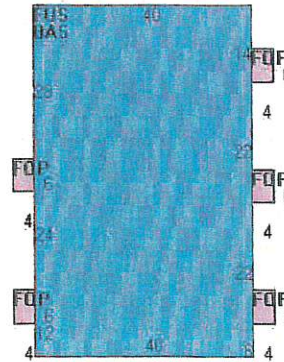
Building Attributes	
Field	Description
Style:	Student Housing
Model	Commercial
Grade	Average
Stories:	2
Occupancy	19.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Floor 1	Laminate
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Struct Class	
Bldg Use	STUDENT HOUSING
Total Rooms	
Total Bedrms	12
Total Baths	7
1st Floor Use:	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0005\DSC00427_523)

Building Layout



(https://images.vgsi.com/photos/DurhamNHPhotos/Sketches/458_458.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,560	2,560	
SFB	Raised Basement, Finished	2,560	2,048	
FOP	Porch, Open Framed	152	0	
WDK	Deck, Wood	24	0	
		5,296	4,608	