

**Property Location:**

23 Cataract Av

**Commercial Property Record Card - Dover, New Hampshire**

**Parcel ID:** 13023-000000

**Map Block No.** 13-23-0-0

**Class:** C

**Use:**

340

**Card 1 of 2**

Current Owner
Mcintosh Dover Llc 953 Islington Street #23d Portsmouth Nh 03801

Previous Owner History		
Name	Deed	Date
Scioto Riverpark Llc	4558/908	04/06/2018
Profero Management & Holdings	2126/381	07/26/1999
Mcintosh College Inc	01464/0531	

Miscellaneous
<b>Deed Info:</b> 4837/714-11/25/2020
<b>Zoning:</b> G*
<b>Neighborhd:</b> 320
<b>Units:</b> 1
<b>Street/Road:</b> Public

Assessment Information
<b>Assessed Value:</b> *
<b>Inc:</b> 2,099,700 <b>Prior</b>
<b>Land:</b> 711,100 711,100
<b>Bldg:</b> 3,286,600 2,417,500
<b>Total:</b> 3,997,700 3,128,600
<b>Assessed Information:</b> <b>Value:</b> 3,997,700
<b>Effective DOV:</b> 4/1/2023
<b>Value Flag:</b> COST VALUE

Notes
1) Rising Phoenix Martial Arts Card#1 Uat=combined 2) Ecofit 3) Great Bayservices 4) Great Bay Church

Entrance Information					
Date	Time	ID	Actv	Entrance Code	Source
03/17/2022	P	JF		Entry Gained	Owner
07/22/2016	A	W		Entry Gained	Owner
08/16/2020	P	JF		Est-See Note	

Sales History				
Book/Page	Date	Price	Type	Validity
4558/908	04/06/2018	2,425,000	2	21
4837/714	11/25/2020		2	40

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
07/27/2021	21-348	3,000	Temp Walls For	100
01/27/2020	19-505	270,000	Strwy Elevator	100

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	3.5 0	0	546,250
Secondary	A	2 0	Shape/Size	76,000
Residual	A	6.63 0	-10	88,860
<b>Total Acres for this Parcel</b>		12.13	<b>Total Land Value</b>	711,100



Inspection witness by: \_\_\_\_\_

**Property Location:**

23 Cataract Av

**Commercial Property Record Card - Dover, New Hampshire**

Parcel ID: 13023-000000

Map Block No. 13-23-0-0

Class: C Use: 340 Card 1 of 2

Exterior/Interior Information																
Sec	Levels	Size	Perimeter	Use Type	Height	Exterior Walls	Construction Type	Finish	Partitions	Heating	A/C	Plumbing	Physical Condition	Functional Utility	%Good Override	Unadjusted RCNLD
1	B1-B	1x2400	165	Support Area	8	Frame	Wood Joist	100	Normal				Normal	Fair	0%	76,330
1	01-01	1x12206	727	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Normal	Fair	0%	1,054,070
1	02-02	1x6024	356	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Electric		Normal	Normal	Fair	0%	368,070
1	03-03	1x3416	234	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Electric		Normal	Normal	Fair	0%	212,550
1	A1-A	1x8059	575	Multi-Use Storage	8	Frame	Wood Joist	100	Normal			Normal	Normal	Fair	0%	123,350
2	01-01	1x3416	189	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Hot Air		Normal	Normal	Fair	0%	228,870
2	01-01	1x1692	121	Multi-Use Office	20	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Normal	Fair	0%	146,390
2	A1-A	1x299	41	Multi-Use Office	8	Frame	Wood Joist	100	Normal	Hot Air	Central	Normal	Normal	Fair	0%	11,270

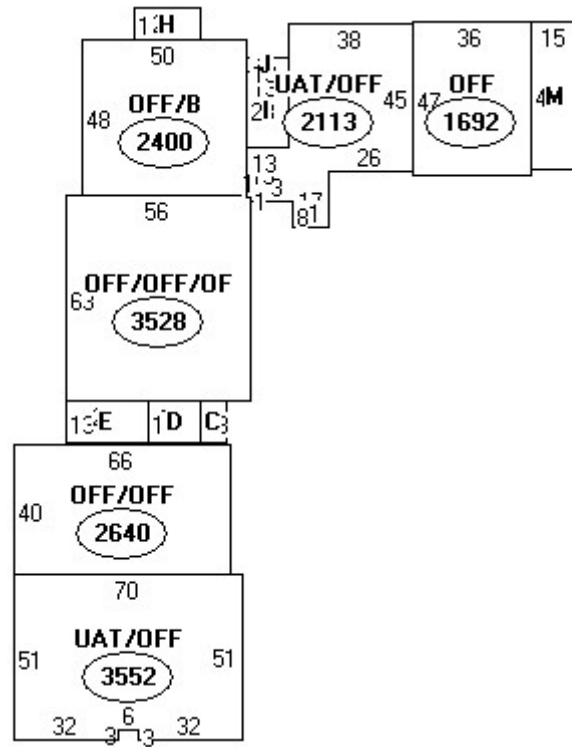
Building Information	
<b>Building No:</b>	1
<b>Year Built:</b>	1967
<b>No of Units:</b>	4
<b>Structure Type:</b>	Office Building - Low-Rise
<b>Grade:</b>	C+
<b>Identical Units:</b>	1
<b>Efficiencies:</b>	0
<b>1 Bedroom Apts:</b>	0
<b>2 Bedroom Apts:</b>	0
<b>3 Bedroom Apts:</b>	0
<b>Covered Park:</b>	0
<b>Uncovered Park:</b>	145
<b>Notes:</b>	32,391 Sf Gla + Att Unfin Net Leasable Area= 26,100 Sf

Building Summary	
<b>Total Unadjusted RCN:</b>	4,441,750
<b>Average Percent Good:</b>	.50
<b>Total Unadj. RCNLD:</b>	2,220,900
<b>Grade Factor:</b>	1.08
<b>No of Identical Units:</b>	1
<b>Economic Cond Factor:</b>	1.00
<b>RCNLD:</b>	2,398,600
Income Approach Summary	
<b>Net Rentable Area:</b>	38,721

Out Building Information										
StructureCode	+/-	Width	Lgth/ SqFt	Ident. Units	Gr	Physical Condition	Functional Utility	Year	Percent Good	RCNLD
Asphalt Parking		1	108240	1	C	Normal	Normal	1999	0%	283,060
Light - Pole Mounted		1	1	14	C	Normal	Normal	1999	0%	6,370
		0	0	0					0%	0
		0	0	0					0%	0
		0	0	0					0%	0
		0	0	0					0%	0

Other Improvements		
Description	+/-	RCNLD
		0

Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
2	Sprinkler - Wet	24174	1	1	1
2	Sprinkler - Dry	11914	1	1	1
2	Porch - Open	186	1	1	1
2	Porch - Open	13	1	4	1
2	Enclosed Entry	13	1	8	1
2	Patio - Concrete	8	1	12	1
2	Elevator - Elec. Passenger	1500	3	125	1
0		0	0	0	0
Total Other Features					324,710



- Descriptor/Area
- A: UAT/OFF 3552 sqft
  - B: OFF/OFF 2640 sqft
  - C: EE1 104 sqft
  - D: OFF/OFF 208 sqft
  - E: OFF 325 sqft
  - F: OFF/OFF/OF 3528 sqft
  - G: OFF/B 2400 sqft
  - H: LP3 200 sqft
  - I: FAT/OFF 299 sqft
  - J: LP3 52 sqft
  - K: UAT/OFF 2113 sqft
  - L: OFF 1692 sqft
  - M: OFF 675 sqft