

Current Owner	Previous Owner History			Miscellaneous	Assessment Information
Bnfarmdover Llc 25a Portland Av Dover Nh 03820	Name	Deed	Date	Deed Info: 4305/816-07/02/2015 Zoning: CBD-G Neighborhood: 301 Units: 1 Street/Road: Public	Assessed Value: * Inc: 243,400 Prior Land: 345,000 345,000 Bldg: 378,100 Total: 723,100 345,000 Assessed Information: Value: 723,100
	Mairs Robert S	1794/591	02/27/1995		
Notes	Entrance Information				Effective DOV: 4/1/2025 Value Flag: COST VALUE
The Farmtavern	Date	Time	ID Actv Entrance Code Source		
	03/18/2021	P	JF	Entry Gained	
	06/19/2020	P	JF	Ext. Insp.	
	09/29/2025	P	MF	Ext. Insp.	

Sales History				
Book/Page	Date	Price	Type	Validity
4305/816	07/01/2015	750,000	2	33
1794/591	02/27/1995	120,000	2	4
Permit Information				
Date	Permit #	Price	Purpose	% Comp.
02/04/2025	M25-42	3,000	Int Renos	100
02/11/2020	20-031	3,800	Sprial Staircas	100
Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Waterfront	A	0.47 0	Restriction	-5 324,150
Waterfront	L	138x1 0	Restriction	-5 20,800
Total Acres for this Parcel		0.47	Total Land Value	345,000



25 A Portland Av

Commercial Property Record Card - Dover, New Hampshire

Parcel ID: 23003-001000

Map Block No. 23-3-1-0

Class: C

Use:

390

Card 1 of 1

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	1x990	136	Support Area		8	Brk/Conc Blk	Wood Joist	0	Normal				Normal	Fair	0%	101,050
1	01-01	1x1397	146	Restaurant		8	Frame	Wood Joist	0	Normal	Hw/Steam		Normal	Renovated	Normal	0%	146,250
1	02-02	1x990	136	Restaurant		8	Frame	Wood Joist	0	Normal	Hw/Steam		Normal	Renovated	Normal	0%	100,740
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0
0	-	0x0	0			0			0							0%	0

Building Information		Building Summary		Out Building Information										
Building No:	1	Total Unadjusted RCN:	582,070	StructureCode	+/-	Width	Lgth/ SqFt	Ident. Units	Gr	Physical Condition	Functional Utility	Year	Percent Good	RCNLD
Year Built:	1890	Average Percent Good:	.60	Utility Frame		12	16	1	D	Fair	Normal	2005	0%	2,200
No of Units:	1	Total Unadj. RCNLD:	348,040			0	0	0				0	0%	0
Structure Type:	Restaurant	Grade Factor:	1.08			0	0	0				0	0%	0
		No of Identical Units:	1			0	0	0				0	0%	0
Grade:	C+	Economic Cond Factor:	1.00			0	0	0				0	0%	0
Identical Units:	1	RCNLD:	375,900			0	0	0				0	0%	0

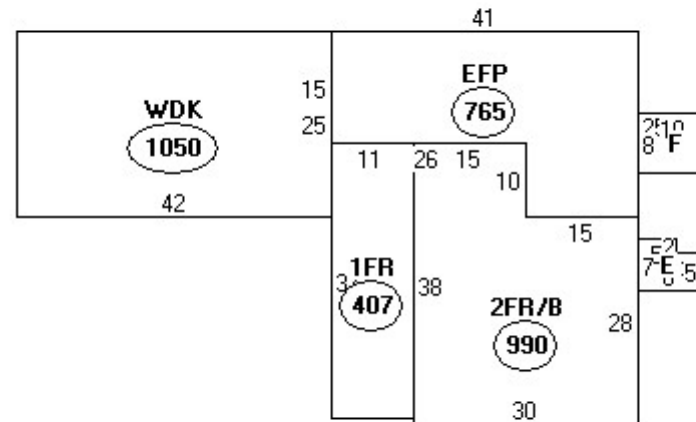
Efficiencies:	0
1 Bedroom Apts:	0
2 Bedroom Apts:	0
3 Bedroom Apts:	0
Covered Park:	0
Uncovered Park:	0
Notes:	

Income Approach Summary	
Net Rentable Area:	2,387

Other Improvements		
Description	+/-	RCNLD
		0

243,400

Building Other Information					
Line	StructureCode	+/-	Measure 1	Measure 2	IdenticalUnits
1	Wood Deck		1100	1	1
1	Canopy - Avg		80	1	1
1	Porch - Encl		765	1	1
1	Cooler Chiller		292	1	1
1	Cooler Freeze		100	1	1
1	Sprinkler - Wet	1	2387	1	1
0			0	0	0
0			0	0	0
Total Other Features					108,080

Descriptor/Area

A: 2FR/B
990 sqft

B: 1FR
407 sqft

C: EFP
765 sqft

D:\W\DK
1050 sqft

E:\WDK
50 sqft

F: CNPY
80 sqft