

Residential Property Record Card - Dover, New Hampshire

Property Location:

32 Wisteria Dr

Parcel ID: N0008-002000

Map Block No. N-8-2-0

Class: R

Use: 101

Card 1 of 2

Current Owner	Previous Owner History						Miscellaneous		Assessment Information	
Pantekidis John Trustee 32 Wisteria Drive Nominee Trust C/O Twinfocus 75 Park Plaza Boston Ma 02116	Name		Deed		Date		Deed Info:	5085/241-12/19/2022	Assessed Value:	* Prior
	Della Penta David & Woodwind Farms Llc		3169/175 2409/684		04/08/2005 11/19/2001		Zoning:	R-40	Land:	947,200
							Neighborhood:	163	Building:	4,618,100 4,062,200
							Living Units:	1	Total:	5,565,300 4,761,040
							Street/Road:	Private	Assessed Information:	
									Value:	5,565,300
Notes	Entrance Information						Estimates MRA: Weighted: Market:		Effective DOV: 4/1/2024 Value Flag: FARM USE	
'villa Como' 9x18 Oby=rearofp 2nd Bldg= Eco-10 No Stv=func-5 Back Up Gen=nv	Date	Time	ID	Actv	Entrance Code	Source				
	03/30/2008	P	TC		Entry Gained	Builder				
	08/09/2019	P	SM		Info At Door	Owner				
	01/18/2023	S	JF		Est-See Note					

Sales History				
Book/Page	Date	Price	Type	Validity
5085/241	12/15/2022	9,750,000	2	90
3169/175	04/06/2005	1,600,000	1	90

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
06/26/2018	18-308	56,000	Slr Pnls 96 35.	100
04/10/2007	07-93	7,500	Add 10x16 Rs1	100

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Waterfront	A	1 0	0	700,000
Secondary	A	4 0	0	330,000
Residual	A	9.3 0	0	238,860
Waste	A	2 0	0	1,000
Waterfront	L	1023x1 0	0	848,400
Wf Nicu	L	200x1 0	0	190,000
Total Acres for this Parcel		16.3	Total Land Value	2,118,300

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Wood Deck	1	2005	1	360	C	A	35%	4,780
Open Porch-Wd	1	2005	9	18	C	A	35%	4,580
Boat Dock-Pile	1	2007	6	150	C	A	64%	111,360
Wood Deck	1	2007	10	40	C	A	40%	6,070
Wood Deck	1	2007	3	30	C	A	40%	1,370
Shed-Frame	1	2008	10	16	C	A	42%	2,550
Pool-Gunite	1	2008	33	55	B	A	20%	35,800
Sun Solar Panel Value								30,000
								0
Total OBY for this card								196,510



Inspection witness by: _____

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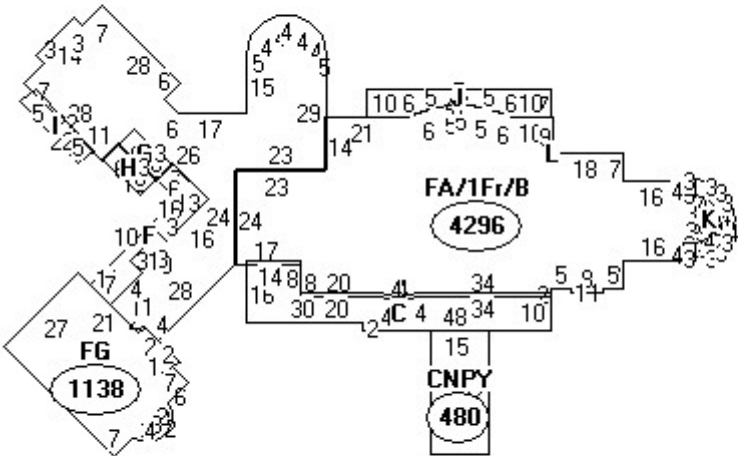
Map Block No. N-8-2-0

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101 Card 1 of 2

Dwelling Information					
Style:	Custom				
Condo Style:					
Exterior Walls:	Masonry+frm				
Story Height:	1.0				
Attic:	Part Finsh				
Interior/Exterior:	Same				
Basement:	Full				
Bsmt Garage:	0				
Rec Room size:	1	2630			
FBLA size:	1	4000			
Unfinished Area:	0				
WB Fireplace:	Stacks 2	Openings 2			
MTL Fireplace:	Stacks 3	Openings 3			
Heating Type:	Central A/C				
Fuel:	Gas				
Heating System:	Forced Air				
Year Built:	2005				
Eff. Yr Built:	0				
Ground Flr Area:	4296				
Tot Living Area:	8002				
Basement Area:	7037				
Grade:	X+				
Condition:	Average				
CDU:	AV				
Building Notes:					
4025/499=RELEASE of VIEW SHED ESMT					
F/K/A 259 GULF RD					
	Low	1st	2nd	3rd	Tot
Rooms:	0	0	0	0	13
Bedrooms:	0	0	0	0	5
Full Baths:	0	0	0	0	5
Half Baths:	0	0	0	0	2
Add'l Fixtures:	0	0	0	0	7

Replacement Costs					
Base Price:	665,460				
Additions:	632,700				
Unfinished Area:	0				
Basement:	0				
Attic:	98,730				
Plumbing:	64,680				
Heating A/C Adj.:	24,190				
FBLA:	81,550				
Rec Room:	50,690				
Fire Place:	38,670				
Basement Garage:	0				
Exterior Trim:	0				
Subtotal:	1,656,670				
Grade Factor:	2.50				
C & D Factor:	0.00				
Total RCN:	4,141,680				
Percent Good:	0.91				
Eco Depr:	0				
Func Depr:	0				
Under Constcn %:	0				
Market Adj.:	0.00				
Total RCNLD:	3,957,300				
Addition Information					
Low	1st	2nd	3rd	Area	Points
50	10			2631	419700
	11			826	66800
	32			480	13400
	13			1138	67500
	32			236	7000
	11			76	6300
	35			76	4200
50				109	2800
	11			277	22500
	11			122	9800
	11			162	12700



Descriptor/Area

- A: FA/1Fr/B
4296 sqft
- B: 1Fr/B
2631 sqft
- C: OFF
826 sqft
- D: CNPY
480 sqft
- E: FG
1138 sqft
- F: CNPY
236 sqft
- G: OFF
76 sqft
- H: MT
76 sqft
- I: Bsmt
109 sqft
- J: OFF
277 sqft
- K: OFF
122 sqft
- L: OFF
0 sqft