

TUFTS, JAMES P & THEODORA K, TRUSTEES OF  
 THE 15 COURTNEY LANE REALTY TRUST  
 9 HUMMINGBIRD LANE  
 HUDSON NH 03501

B16283P18 B16346P829 B19115P71 B19174P164

Previous Owner  
 TUFTS JAMES P  
 9 HUMMINGBIRD LN  
 HUDSON NH 03051  
 Sale Date: 10/13/2022

Previous Owner  
 TUFTS JON PETER\*  
 C/O JAMES TUFTS  
 9 HUMMINGBIRD LN  
 HUDSON NH 03051  
 Sale Date: 3/19/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>22 WEST SHORE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	314,400	99,900	16,000	398,300		
1ST MORTGAGE <b>0</b>			2013	314,400	99,900	0	414,300		
2ND MORTGAGE <b>0</b>			2014	314,400	99,900	0	414,300		
Zone/Land Use <b>48 Shoreland</b>			2015	314,400	99,900	0	414,300		
Secondary Zone <b>31 .....</b>			2016	298,700	99,900	0	398,600		
Topography <b>2 Rolling</b>			2017	298,700	99,900	0	398,600		
1.Level 4.Below St 7.Steep			2018	298,700	99,900	0	398,600		
2.Rolling 5.Low 8.Wet			2019	298,700	99,900	0	398,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	298,700	100,000	0	398,700		
Utilities <b>9 No Water/No Sewer</b>			2021	328,500	100,000	0	428,500		
1.Public 4.Improve 7.Improve			2022	358,400	110,000	0	468,400		
2.Water 5.Improve 8.			2023	394,200	122,000	0	516,200		
3.Sewer 6.Improve 9.None			2024	442,000	137,500	0	579,500		
Street <b>3 Gravel</b>			2025	461,100	200,100	0	661,200		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>10/13/2022</b>			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot						8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot						9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land						<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement						31.Tillable/Horti
Validity <b>2 Related Parties</b>									32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac						34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming						36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>						37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)						38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)						39.Hardwood
			26.Excess						40.Wasteland
			27.Rear (1-100)						41.Gravel Pit (Ac
			28.Rear (101-150)						42.Mobile Home Si
			29.Rear (151-200)						43.Condo Site
					<b>Total Acreage</b>	0.57			44.Utility ROW
									45.Camp Lot
									46.Site Improve

