



TOWN OF WARNER

P.O. Box 59
 Warner, New Hampshire 03278-0059
 Land Use Office: (603)456-2298 ex. 7
 Fax: (603) 456-2297

Zoning Board of Adjustment

APPLICATION FOR VARIANCE

This application is subject to NH RSA 91-A which affords the public access to government records and meetings.

Application Fee		Notification Fee	
Residential	\$50.00	Abutter Notification ____ x	\$8.00
Commercial	\$100.00	Applicant Notification	\$60.00

* Fees for publication of the Legal Notice will be invoiced and must be paid prior to starting the hearing ** Please use attached form to list all abutters within 200 feet of the boundaries of the property.

Applicant/Contact Person Information			
Name of Applicant: <i>Paul Fason</i>		Date: <i>1-29-24</i>	
Applicant Mailing Address: <i>130 Couchtown Rd</i>			
Town: <i>Warner</i>	State: <i>NH</i>	Zip: <i>03278</i>	
Telephone Primary: <i>774-266-0541</i>	Alternate:		
Owner of Property Information			
Name of Owner: <i>Same as above</i>		Date:	
Owner Mailing Address:			
Town:	State:	Zip:	
Telephone Primary:	Alternate:		
Location and Description of Property			
Map #: <i>11</i>	Lot #: <i>40</i>	Zoning District: <i>A-3</i>	
Address:			
Will a Site Plan Review approval be required by the Planning Board?		Yes	No
Proposed Use:			
<i>Business - Truck upfitter, Tow Truck assembly</i>			
Details of Request: Please feel free to include additional information on separate attached pages. Be sure to put the name of applicant and date on each sheet. (indicate number of sheets attached _____)			
<i>I receive Trucks as a cab + chassis and install Tow Truck bodies including all hydraulics/wiring/frame attachment, I work with businesses and am not open to public and currently an owner operator with no employees</i>			

Applicant's Checklist

Have you included		Item	Land Use Office finds	
Yes	No		Yes	No
✓		Complete and sign, the proper application for the type of appeal (request).	✓	
✓		If a variance is requested, it must be based on a referral from the Board of Selectmen or the Planning Board and included with the application.	✓	
✓		A list of all abutters within 200 feet of the boundaries of the property on the supplied form. Accuracy is the applicant's responsibility. The abutters list must be obtained from the Town of Warner's Assessor's records.	✓	
N/A		An attached copy of any order, notice of violations or other communications received from either the Board of Selectmen or the Planning Board that pertains to the property. (If applicable)	N/A	
✓		Plans shall include: <ul style="list-style-type: none"> Clearly indicate where the site is located (locus map) and what is proposed drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> Show for the "lot of record" the boundary lines with footage on all sides. 	✓	
✓		<ul style="list-style-type: none"> A copy of the lot's deed (to verify Owner). 	✓	
✓		<ul style="list-style-type: none"> Name of the road the lot fronts on. 	✓	
✓		<ul style="list-style-type: none"> Include all existing structures on the lot, clearly indicating their dimensions, distance from other structures and distance from abutting property line, drawn to scale. 	✓	
✓		<ul style="list-style-type: none"> For a proposed structure, include all of the above a floor plan with dimensions, (length, width, and <u>height</u>). 	✓ no height	
		The applicant has paid fees (see application for specific fees). Check made out to the Town of Warner .	✓	
✓		Application must be received 15 days prior to the next ZBA meeting.	✓	
✓		All property owners must sign the application.	✓	
N/A		Authorization from Owner must be signed to designate someone to speak on behalf of the property owner(s). (If applicable)	N/A	

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

The undersigned hereby requests a VARIANCE to the terms of:

Article: Table 1 retail and services, Section: 14 Auto repair, Auto service station or garage of the Warner Zoning Ordinance

For a Variance to be granted, the following five conditions must be met:

(For more information reference the Warner Zoning Ordinance Article XVII and RSA 674:33.)

Please explain in writing how your project meets each of the five (5) conditions, in the space provided on the following pages. If you do not use the space provided refer to attached pages.

The applicant seeking a variance must be prepared to prove these conditions at the Public Hearing. In order for the public hearing to proceed there needs to be responses to all five conditions.

The five conditions are:

1. Granting the variance will not be contrary to the public interest because:
2. By granting the variance, the spirit of the ordinance is observed because:
3. By granting the variance substantial justice is done because:
4. Granting the variance will not diminish the values of surrounding properties because:
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:
 - A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property; **and**
 - ii. The proposed use is a reasonable one.
[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]
 - B. Or, if the criteria in 'A' are not established, then 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 the property.
[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

1. Granting the variance will not be contrary to the public interest because:

This business will have little to no effect on public and little to no disturbance to the neighborhood.
All business activities will be performed inside a garage.
There won't be any outside storage of vehicles or parts

2. By granting the variance, the spirit of the ordinance is observed because:

This is essentially a glorified Home occupation, meeting most criteria of home occupation and supports the economic growth of the community with small businesses

3. By granting the variance substantial justice is done because:

I will be able to work from home and be closer to family as well as spend more time with family and less time commuting. I will save money not only on commuting but real estate rental costs as well

4. Granting the variance will not diminish the values of surrounding properties because:

The proposed structure is 200' from roadway making it hardly visible. all processes will be performed inside so as to not add any noise or visible disturbance

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- A. Meaning that owing to special conditions of the property that distinguish it from other properties in the area:
- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision on the property;

I am having a hard time finding a building or structure to work out of in the area that fits my needs and budget Jeopardizing the future of my business

and

- ii. The proposed use is a reasonable one.

[Explain what is unique about the property that makes the specific zoning restriction unfair and unrelated to the purpose of the provision, and that it is a reasonable use]

I believe this is a reasonable use due to the low impact it will have on the community. The property has substantial land to support the structure and enough natural habitat to blend in with surrounding structures and public sights and not to diminish the character of the neighborhood

Or, if the criteria in 'A' are not established

- B. 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 the property.

[Explain what is unique about the property that makes the specific zoning restriction unreasonable]

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

Authorization from Owner(s):

1. I (We) hereby designate _____ to serve as my (our) agent and to appear and present said application before the Warner Zoning Board of Adjustment [Zoning Board].
2. By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Zoning Board may at some point during the review process schedule a Site Visit, which will be duly posted.
3. I (We) understand that the Zoning Board will review the application/plan and/or may send the application/plan out for review. The applicant shall pay for such a review.
4. To the best of my (our) knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town and other applicable state and federal regulations which may apply.

Signature of Owner(s): Paul Fasoli
Cassandra Fasoli

Date: 1-29-24
 Date: 1/29/2024

Signature of Applicant(s), if different from Owner: _____

Date: _____

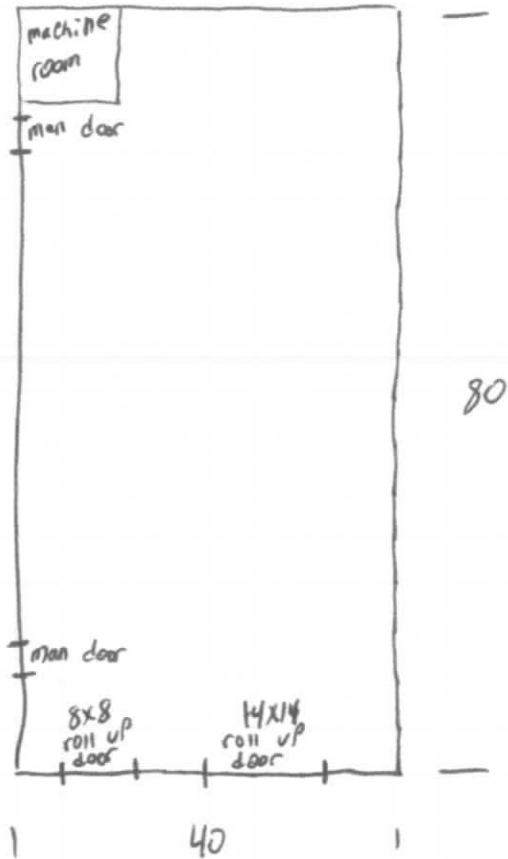
Date: _____

Printed name of person(s) who signed above:

Paul Fasoli
Cassandra Fasoli

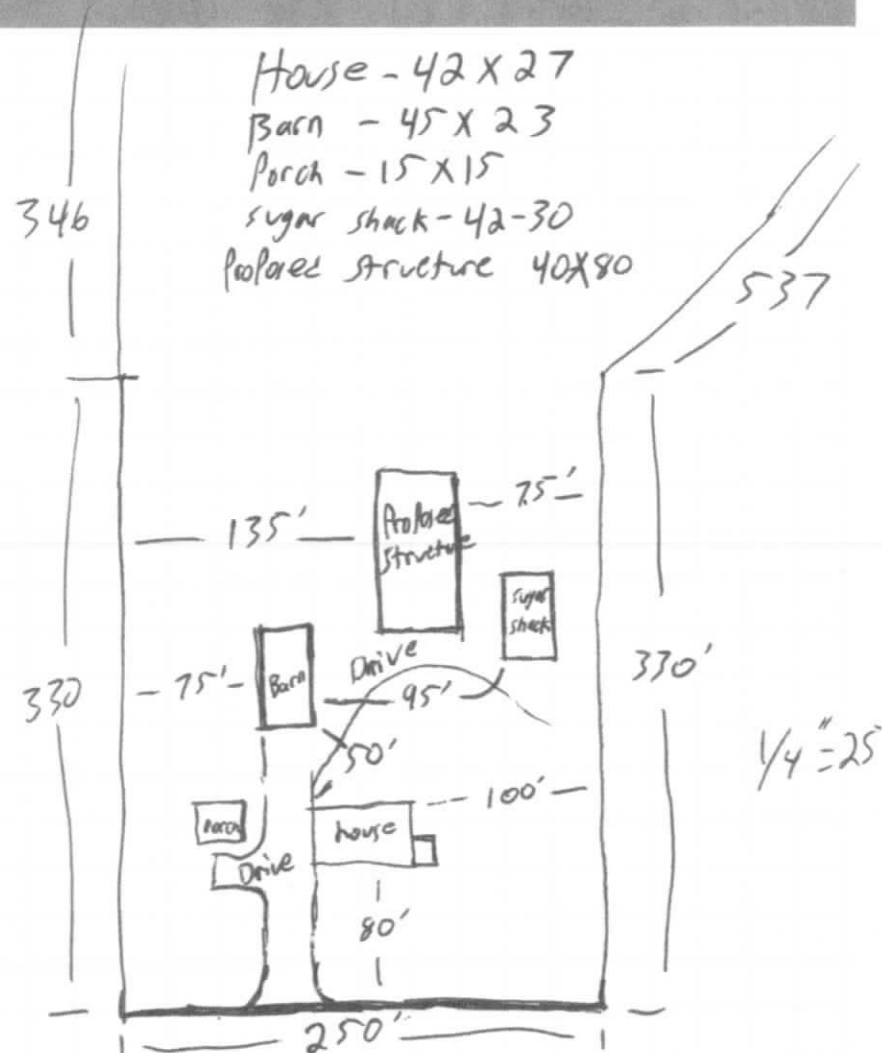
For Zoning Board of Adjustment Use Only			
Assigned Case #: <u>2024-02</u>			
Date Received at Land Use Office: <u>Jan 30, 2024</u>			
Received by: <u>Juday Rogers</u>			
Fees Submitted:			
Amount:	Cash:	Check #:	Other:
Abutters' List Received: <input checked="" type="radio"/> Yes <input type="radio"/> No			
Date of Review: <u>2/14/24</u>	Date of Hearing: <u>2/14/24</u>	Date Approved:	

Proposed Structure



Your Steel Supermarket

- House - 42 X 27
- Barn - 45 X 23
- Porch - 15 X 15
- sugar shack - 42-30
- Proposed structure 40 X 80



Your Steel Supermarket
Coughtown Ad

Return to:
Cassandra Fasoli and Paul Fasoli, III
130 Couchtown Road
Warner, NH 03278

TT: \$5,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Marian A. Rogers, A widow, Trustee of the Marian A. Rogers Living Trust, of 130 Couchtown Road, Warner, NH 03278, for consideration paid grant(s) to Cassandra Fasoli and Paul Fasoli, III, Wife and Husband, of 438 Williams Street, Mansfield, MA 02048, As Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in the Town of Warner, County of Merrimack and State of New Hampshire, shown on a plan entitled "Lot Line Adjustment Plan prepared for Philip and Marion Rogers, Couch-town Road, Warner, New Hampshire" prepared by Jeffrey A. Evans, Land Consult-ant, dated October 2001, and recorded in the Merrimack County Registry of Deeds as Plan No. 15690 and designated as a "Portion of Tax Map 11, Lot 42-5 to be con-veyed from Marion Rogers to Tax Map 11 Lot 40, Philip & Marion Rogers," and as "Map 11 Lot 40" said lots to be merged and described as follows, to wit:

Beginning at a point on the Easterly side of Couchtown Road, being the northwest corner of the property described herein;

Thence S 10° 52' 37" East a distance of 250.19 feet to a stone wall at the north-west corner of the property designated on said plan as Map 11, Lot 42-5 now of Keith M. Rogers; thence N 79° 29' 15" East, a distance of 330.00 feet; Thence S 42° 08' 54" East, a distance of 537.61 feet; Thence S 07° 01' 31" East, a distance of 174 .43 feet; Thence running along land now or formerly of Jeffrey R. Laberge N 48° 29' 15" East, a distance of 1,291.84 feet; Thence N 12° 15' 00" West, a distance of 250.00 feet; Thence turning and running in a southwesterly direction the following courses and distances:

S 77° 22' 15" West, a distance of 889.15 feet; S 82° 40' 00" West, a distance of 24.42 feet; S 75° 09' 00" West, a distance of 13.34 feet; S 79° 07' 00" West, a distance of 102.23 feet; S 79° 28' 00" West, a distance of 346.22 feet; S 79° 30' 00" West, a distance of 327 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey hereby a portion of the same prem-ises conveyed to the said Marian A. Rogers by Fiduciary Deed of Marian Rogers and Sarah Colby, co-executrices of the Estate of Gladys Mock dated January 16, 1987 and recorded in the Merrimack County Registry of Deeds at Book 1624, Page 25 and all and the same premises conveyed to the



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
Email: landuse@warnernh.gov

ABUTTER'S NOTICE OF PUBLIC HEARING
Zoning Board of Adjustment Meeting

Town Hall Lower Meeting Room and via Zoom
February 14, 2024
7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/84102051310>

Meeting ID: 84102051310 **Passcode:** 1234

The Town of Warner Zoning Board of Adjustment has received an application. The ZBA will hold a Public Hearing on the request in accordance with NH RSA 675:7. Notification of this hearing is being made to abutters as defined in the application. The hearing will give you the opportunity to look at the proposal, ask questions and make comments. The application will be available the Thursday before the meeting, online at <https://warner.nh.us> on the Planning Board web page, accessible under the "Cases" icon.

Written comments will be made a part of the record of the meeting and must be *received by 12:00 PM noon on the day of the meeting Wednesday, February 14, 2024*, mailed, emailed or delivered to the address above.

The board will determine which type of appeal, as defined in TABLE 1 Use Regulations of the ordinances, best fits a truck upfitter/tow truck assembly business.

A. Application for a Special Exception

Case: 2024-01
Applicant: Paul Fasoli
Agent: Paul Fasoli
Property Owner: Paul and Cassandra Fusoli
Address: 130 Couchtown Road
Map/Lot: Map 11, Lot 40
District: R3

Description: Truck upfitter and tow truck assembly. Seeking a Special Exception to TABLE 1 Retail and Services, Section 15, Miscellaneous Business Repair Services of the Warner Zoning Ordinance. As recommended by the Planning Board.

B. Application for a Variance

Case: 2024-02
Applicant: Paul Fasoli
Agent: Paul Fasoli
Property Owner: Paul and Cassandra Fusoli
Address: 130 Couchtown Road
Map/Lot: Map 11, Lot 40
District: R3

Description: Truck upfitter and tow truck assembly. Seeking a Variance to the terms of TABLE 1 Retail and Services, Section 14 Auto Repair, Auto Service Station or Garage of the Warner Zoning Ordinance. As recommended by the Land Use Office.

Note: Zoning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 000152

Printed 01/29/2024 Card No. 1 of 1

PARCEL NUMBER 15-059 Parent Parcel Number

IVERSON, BARBARA L. 160 COUCHTOWN ROAD WARNER, NH 03278

TRANSFER OF OWNERSHIP

Date

10/28/2004 SWAN, WOODBURY D. & BARBARA L. \$0 Bk/Pg: 2715, 1473

Property Address COUCHTOWN ROAD 160

Neighborhood 19 NEIGHBORHOOD #19

Property Class 101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH Area 219 Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Assessed/Use, and various valuation years (2015, 2018, 2019, 2020).

Site Description

Topography: Rolling Public Utilities: Water, Sewer, Electric Street or Road: Paved Neighborhood:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

CU: Current Use PU16: 2016 PICK-UP N.O.A.H. TO VERIFY KITCHEN REMO'D. CHECK 2017 FOR UPDATE. PU17: 2017 Pickup=KITCHEN UPDATE-DONE, N/C TO VALUE. PU20: 2020 PICKUP=ADD 840 SF ADDITION. EST 10%UC ON DWL. ADD 1/2 BATH. PU22: 2022 PICKUP=DWL 100% COMPLETE. REMOVE NOTES ON SKETCH.

Supplemental Cards MEASURED ACREAGE 26.9700

Supplemental Cards TRUE TAX VALUE 100080

Supplemental Cards TOTAL LAND VALUE 68750

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
15-059-1
Parent Parcel Number

Property Address
COUCHTOWN ROAD 148

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

KUCHARSKI, BRIAN H
PARKER, KRISTIN
148 COUCHTOWN ROAD
WARNER, NH 03278

Tax ID 002002

Printed 01/29/2024 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
11/23/2021	KUCHARSKI, BRIAN H. Bk/Pg: 3771, 21	\$0
10/08/2021	KUCHARSKI &, BRIAN H Bk/Pg: 3762, 2266	\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2006	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020
Reason for Change	06 PICK-UPS	2010 Reval	2015 PRELIM	2015 Reval	2020 Prelim	2020 Reval	
VALUATION	L 81060	64550	69550	69550	79550	79550	79550
Market	B 138180	159920	165840	165840	175700	175700	201030
	T 219240	224470	235390	235390	255250	255250	280580
VALUATION	L 81060	64550	69550	69550	79550	79550	79550
Assessed/Use	B 138180	159920	165840	165840	175700	175700	201030
	T 219240	224470	235390	235390	255250	255250	280580

LAND DATA AND CALCULATIONS

Site Description

Topography:
Rolling

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

Zoning:
R3-Low Density Res
Legal Acres:
5.0300

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-	Rate	Rate	Value	Factor	
	-or-	-or-	Effective	Depth Factor					
	Actual	Effective	Depth	-or-					
	Frontage	Frontage	Depth	Square Feet					
1 Homesite Improved		2.0000		1.00	37500.00	37500.00	75000		75000
2 EXCESS REAR		3.0300		1.00	1500.00	1500.00	4550		4550

G: GENERAL
 2015: 4/15/15 DMRE. EXT REVIEW.
 O: OBS
 PRIOR TO 2015 = WET BSMT, FOUNDATION ISSUES. ADJ
 FD FOR 2015 TO 5%.
 PU04: 2004 Pick-up
 STILL UNFINISHED FLOORING IN 2 BDRMS & SOME TRIM
 WORK, CHECK FOR RAILINGS ON 8X12 DECK
 PU22: 2022 PICKUP-REMOVE SHED SECT. ADD 24X38 GARAGE SECT.
 S021: 2021 SALE=INVALID, QUIT-CLAIM DEED.

Supplemental Cards

MEASURED ACREAGE 5.0300

Supplemental Cards

TRUE TAX VALUE 79550

Supplemental Cards
TOTAL LAND VALUE

79550

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
15-060
Parent Parcel Number

Property Address
COUCHTOWN ROAD 133

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

ROGERS, KALVIN
COURTNEY J. ROGERS
133 COUCHTOWN ROAD
WARNER, NH 03278

Tax ID 000153

TRANSFER OF OWNERSHIP

Date		
04/06/2016	JOSEPH BOURKE & DEBORAH CALLAS Bk/Pg: 3510, 2860	\$47400
09/20/2011	ROGERS, KALVIN Bk/Pg: 3273, 141	\$0

Printed 01/29/2024 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2016	04/01/2018	04/01/2020	04/01/2020	
Reason for Change	2015 PRELIM	2015 Reval	lot line	CU Rate Adj	2020 Prelim	2020 Reval	Worksheet
VALUATION	L 92750	92750	164450	164450	159950	159950	159950
Market	B 223490	223490	223490	223490	236840	236840	236840
	T 316240	316240	387940	387940	396790	396790	396790
VALUATION	L 55740	55720	58300	59240	61950	61950	61950
Assessed/Use	B 223490	223490	223490	223490	236840	236840	236840
	T 279230	279210	281790	282730	298790	298790	298790

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor							
Soil ID	Acres		-or-	Base	Adjusted	Extended	Influence		Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor			
Actual	Effective	Depth	-or-							
Frontage	Frontage	Depth	Square Feet							
Zoning:										
R3-Low Density Res	1 Homesite Improved	1.0000	1.00	70000.00	70000.00	70000	1 -10% a	-10%		56700
	2 Homesite Improved	4 1.0000	0.00	5000.00	5000.00	5000			SV	5000
Legal Acres:	3 Pine No Stewardship	4 1.0000	1.00	157.00	157.00	160 R	-25%			120
75.7000	4 Excess Frontage	4 12.0000	1.00	2500.00	2500.00	30000	1 -10%			27000
	5 Pine No Stewardship	4 12.0000	1.00	157.00	157.00	1880 R	-25%			1410
	6 EXCESS REAR	4 2.5000	1.00	1500.00	1500.00	3750				3750
	7 Pine No Stewardship	4 2.5000	1.00	157.00	157.00	390 R	-25%			290
	8 EXCESS REAR	4 30.0000	1.00	1500.00	1500.00	45000	1 -20%			36000
	9 Hardwood No Stewardship	4 30.0000	1.00	76.00	76.00	2280				2280
	10 EXCESS REAR	4 17.0000	1.00	1500.00	1500.00	25500				25500
	11 Other Forest No Stewardship	4 17.0000	1.00	51.00	51.00	870				870
	12 EXCESS WASTE	4 12.0000	1.00	500.00	500.00	6000				6000
	13 CU Unproductive	4 12.0000	1.00	23.00	23.00	280				280

B: BUILDING = HEATS W/ WOOD ONLY, HRDW ON 1ST EXCEPT FOR KITCHEN, SMALL LOFT AREA UPSTAIRS DID NOT COUNT AS ROOM
 CU: Current Use
 FLD: FLOODPLAIN
 L: LAND = LONG DRIVEWAY
 RIGHT OF WAY GRANTED TO PHIL AND MARIAN ROGERS
 MCRD BOOK 3192 PAGE 1220 FOR MAP 15 LOT 33
 LOT LINE ADJUSTMENT WITH BOURKE 11/17/2015 PLAN NO. 201600000362 RECORDED IN MCRD.
 PU10: ADDED 30X32 NEW ADDITION = ATTACHED GARAGE
 ADJ DWL TO 95% COMP, ADJ THE BATHRM & BEDRM
 COUNTS 4/6/10 RE

Supplemental Cards

MEASURED ACREAGE 75.5000

Supplemental Cards

TRUE TAX VALUE 159950

Supplemental Cards
TOTAL LAND VALUE

61950

ALL APPLICABLE PAGES MUST BE COMPLETED TO BE ACCEPTED

ALL COSTS OF MAILING BY CERTIFIED MAIL, FEES, AND LEGAL ADVERTISEMENT IN A NEWSPAPER MUST BE PAID BY APPLICANT BEFORE THE HEARING MAY BEGIN.

Town of Warner Zoning Board of Adjustment Abutter(s) List

Please list all abutters **within 200 feet** of the boundaries of the property.
 Applicant must reference and follow stipulations in the Abutter(s) List Instructions
 on page 3, item numbers 10.a. through 10.d. of the Application Instructions.

see attached list

Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	
Map	Name:	
Lot	Address:	

11-051

COURSER JR FAMILY TRUST FRED W

SCHOODAC ROAD

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 000328

TRANSFER OF OWNERSHIP

Printed 01/29/2024 Card No. 1

PARCEL NUMBER 11-051
Parent Parcel Number

COURSER JR FAMILY TRUST FRED W
374 SCHOODAC ROAD
Warner, NH 03278

Date 04/30/2008
COURSER JR MARITAL TRUST, F. W
Bk/Pg: 3062, 1048

Property Address SCHOODAC ROAD
Neighborhood 17 NEIGHBORHOOD #17
Property Class 100 Res Vacant Lot

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 2015 PRELIM, 2015 Reval, CU Rate Adj, 2020 Prelim, 2020 Reval, Works. Rows include VALUATION Market and VALUATION Assessed/Use.

Site Description
Topography: Rolling

Public Utilities: Electric

Street or Road: Paved

Neighborhood: Declining

Zoning: R3-Low Density Res
Legal Acres: 201.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor. Lists various land types like Homesite Vacant, Pine No Stewardship, etc.

FLD: FLOODPLAIN
IS08: 2008 Invalid Sale / TRUST
L: LAND / FP=7050'
CONSERVATION EASEMENT BOOK 2785 PAGE 1765 6/10/05
7/22/03 REC ADDED TO ALL CU CATERGORIES

Supplemental Cards

MEASURED ACREAGE 201.0000

Supplemental Cards

TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

11-041

WAMSER, SHAWN C

COUCHTOWN ROAD 108

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 000965

Printed 01/29/2024 Card No

PARCEL NUMBER
11-041
Parent Parcel Number

WAMSER, SHAWN C
SHANNON WAMSER
108 COUCHTOWN ROAD
WARNER, NH 03278

TRANSFER OF OWNERSHIP

Date

06/23/2017 DAVIS, CHRISTOPHER EDWARD
Bk/Pg: 3560, 808
03/02/2012 WEHR, ZACHARY B
Bk/Pg: 3300, 1186
04/24/2007 HANWELL &, WENDY
Bk/Pg: 2982, 226
04/12/2001 LAPLACA, EMMY E
Bk/Pg: 2254, 1234

Property Address
COUCHTOWN ROAD 108

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2010	04/01/2015	04/01/2015	04/01/2020	04/01/2020	04/01/2020
Reason for Change	2010 Reval	2015 PRELIM	2015 Reval		2020 Prelim	2020 Reval
VALUATION	L 58350	63350	63350	63350	73350	73350
Market	B 153060	154680	154680	155260	153300	153300
	T 211410	218030	218030	218610	226650	226650
VALUATION	L 58350	63350	63350	63350	73350	73350
Assessed/Use	B 153060	154680	154680	155260	153300	153300
	T 211410	218030	218030	218610	226650	226650

Site Description

Topography:
Rolling
Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

Zoning:
R3-Low Density Res
Legal Acres:
1.6700

Land Type
1 Homesite Improved

Rating Measured Table Prod. Factor
Soil ID Acreage -or-
-or- -or- Depth Factor
Actual Effective Effective -or-
Frontage Frontage Depth Square Feet

LAND DATA AND CALCULATIONS

Base Rate	Adjusted Rate	Extended Value	Influence Factor
43922.16	43922.16	73350	

G: GENERAL
2015: 9/10/14 NTRM.
200 AMP ELECTR, 1000 GAL SEPTIC, DRILLED WELL.
364 SQ FT BSMT FIN PER MLS.
PU04: 2004 Pick-up
SCREEN PORCH COMPLETE
RE20: 2020 REVALUATION:ADD 8X8 SHED. ADJ DWL FLR CVR TYPE.
S01: 2001 Sale
SV12: 2012 VALID SALE:
MLS# 4071080. ORIG AP=\$240K. SOLD 226 DOM.

Supplemental Cards

MEASURED ACREAGE 1.6700

Supplemental Cards

TRUE TAX VALUE

Supplemental Card
TOTAL LAND VALUE

11-042-5

HOWELL, KENDA J

COUCHTOWN ROAD 120

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
11-042-5
Parent Parcel Number

Property Address
COUCHTOWN ROAD 120

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

OWNERSHIP

HOWELL, KENDA J
GORDON J HOWELL
120 COUCHTOWN ROAD
WARNER, NH 03278

Tax ID 001371

TRANSFER OF OWNERSHIP

Date
04/29/2015 ROGERS, KEITH M
Bk/Pg: 3476, 529

Printed 01/29/2024 Card No.

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2010	04/01/2010	04/01/2015	04/01/2017	04/01/2020	04/01/2020
Reason for Change	2010 Reval	2015 PRELIM	2015 Reval	PICK UPS	2020 Prelim	2020 Reval
VALUATION L	59550	70480	70480	70480	80930	80930
Market B	228160	220150	220150	224860	225720	225720
T	287710	290630	290630	295340	306650	306650
VALUATION L	59550	70480	70480	70480	80930	80930
Assessed/Use B	228160	220150	220150	224860	225720	225720
T	287710	290630	290630	295340	306650	306650

Site Description

Topography:
Rolling
Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

Zoning:
R3-Low Density Res
Legal Acres:
3.7020

Land Type
1 Homesite Improved
2 EXCESS REAR

Rating Measured Table Prod. Factor
Soil ID Acreage
-or-
-or-
Actual Effective Effective Depth Factor
Frontage Frontage Depth Square Feet

LAND DATA AND CALCULATIONS

Base Rate	Adjusted Rate	Extended Value	Influence Factor
37500.00	37500.00	75000.00	10% 4 -5%
1500.00	1500.00	2550	

G: GENERAL
2007:ADDED ADDITION AND EFP TO SKETCH
2009:ADDED GAR AND "BREEZEWAY" & SHD
2010:ADJ THE DWL TO 100%.
2015: 9/10/14 NTRM.
ACTIVE ON MKT W/CONTRACT FOR \$319K PER MLS#
4364847. 200 AMP ELECTR, WELL, SEPTIC.
L: LAND ADJ FOR SHAPE & SIZE
PU17: 2017 Pickup=ADD 15'RADIUS AGP & FRONT DECK

Supplemental Cards
MEASURED ACREAGE 3.7020

Supplemental Cards
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
11-042-5-1
Parent Parcel Number

OWNERSHIP

HAVEY &, ROBERT
HAVEY, KRISTINE
92 COUCHTOWN ROAD
WARNER, NH 03278

Tax ID 001971

TRANSFER OF OWNERSHIP

Date

Printed 01/29/2024 Card No. 1 of 1

Property Address
COUCHTOWN ROAD 092

Neighborhood
19 NEIGHBORHOOD #19

Property Class
101 One Family

TAXING DISTRICT INFORMATION

Jurisdiction 219 WARNER, NH
Area 219
Routing Number 2015

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2015	04/01/2015	04/01/2016	04/01/2017	04/01/2020	04/01/2020	
Reason for Change	2015 PRELIM	2015 Reval	PICK UPS	PICK UPS	2020 Prelim	2020 Reval	Worksheet
VALUATION	L 67280	67280	67280	67280	77280	77280	77280
Market	B 126210	126210	131320	131460	163030	163030	163030
	T 193490	193490	198600	198740	240310	240310	240310
VALUATION	L 67280	67280	67280	67280	77280	77280	77280
Assessed/Use	B 126210	126210	131320	131460	163030	163030	163030
	T 193490	193490	198600	198740	240310	240310	240310

Site Description

Topography:
Rolling
Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved
Neighborhood:
Static
Zoning:
R3-Low Density Res
Legal Acres:
3.5180

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-						
Frontage	Frontage	Depth	Square Feet	Base	Adjusted	Extended	Influence		Value
				Rate	Rate	Value	Factor		
1 Homesite Improved	2.0000		1.00	37500.00	37500.00	75000			75000
2 EXCESS REAR	1.5180		1.00	1500.00	1500.00	2280			2280

B: BUILDING
PRIMARY HEATS WITH WOOD
G: GENERAL
2004:2 CAR GARAGE W/LOFT.
2015: 9/10/14 NTRM. CORRECT WDK SIZE ON SIDE DWL.
PU16: 2016 PICK-UP
DWL=ADD OFF, AND WOOD DECK AREA. PU-COMPLETE.
PU17: 2017 Pickup=REMOVE 1#UC FROM DET. GARAGE.

Supplemental Cards
MEASURED ACREAGE 3.5180

Supplemental Cards
TRUE TAX VALUE 77280

Supplemental Cards
TOTAL LAND VALUE 77280