

Property Information Packet

On- Site Real Estate

Auction

Completely Restored Colonial Cape

Situated on a private 40/ 42 +/- acre lot

To Settle the Estate of Dr. Robert Bosak

Saturday, August 25th @ 11 AM

~108 Depot Road Rt. 107 ~

East Kingston, New Hampshire

Open Houses:

Saturday and Sunday ~ 12 -2 PM

August 11 – 12 & August 18-19

Thursday August 23 ~ 4-6 PM

Auction Day 9-11 AM

76 Main Street

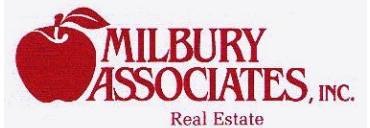
Amesbury, Massachusetts 01913

mcinnisauctions.com

1-800-822-1417



In Cooperation with



603-778-0773

TABLE OF CONTENTS

108 Depot Road ◊ East Kingston, New Hampshire

DISCLAIMER

TRANSMITTAL LETTER

PHOTO GALLERY

TERMS AND CONDITIONS

PURCHASE & SALE AGREEMENT

PROPERTY DESCRIPTION

LEAD PAINT CERTIFICATION

SELLERS DISCLOSURE

BROKER PARTICIPATION INFORMATION

FINANCING INFORMATION

REAL ESTATE ABSENTEE BID FORM

In Cooperation with



76 MAIN STREET
AMESBURY, MASSACHUSETTS 01913
www.mcinnisauctions.com
1-800-822-1417

**IMPORTANT INFORMATION FOR
PROSPECTIVE BIDDERS**

AUCTIONEER'S DISCLAIMER

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT AND IS BEING MADE AVAILABLE FOR INFORMATION PURPOSES ONLY. THE OWNER OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS MAKE NO WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION.

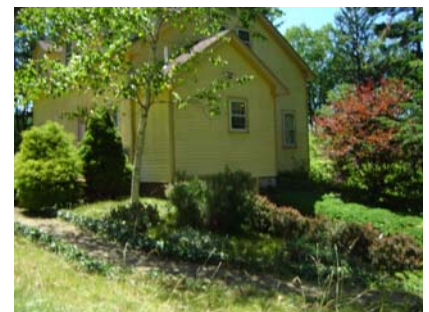
BUYERS SHALL RELY ENTIRELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. THIS PROPERTY IS TO BE SOLD ON AN AS IS, WHERE IS BASIS.

***Auction is Subject to the approval by the
Executor***

THE AUCTIONEER HEREBY DISCLOSES HE/SHE ARE ACTING SOLELY AS AN AGENT FOR THE SELLER'S IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER'S AND AUCTIONEER MAKE NO WARRANTY OF ANY KIND REGARDING THE CONDITION OR VALUE OF THE REAL OR PERSONAL PROPERTY.



This lovely Cape has been completely remodeled and restored in 1987. It offers a custom kitchen and new baths with wood and tile floors throughout!



Dear Prospective Bidder,

Thank you for your inquiry on our upcoming Real Estate Auction to be held on Saturday, August 25th at 11 AM. This beautiful single family completely restored Colonial Cape situated on a hill in a very private setting on 40 +/- acres.

Seldom does the opportunity present itself for you to set your own price for such a property. Please review this information package and our web site.

The Executor of the estate has chosen the auction method of marketing to sell this home, because of their faith in the quick and simple process of selling real estate at auction. This decision allows you to set the market price for this wonderful property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

Open Houses for this auction have been scheduled for Saturday and Sunday ~ 12 -2 PM August 11 – 12 & August 18-19, Thursday August 23 ~ 4-6 PM and Auction Day 9-11 AM

The property will be sold subject to confirmation of the final auction sale price by the Executor to the Estate of Dr. Robert Bosak. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.

Please remember to have the \$15,000.00 certified deposit check and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

This bidder's prospectus has been assembled for your convenience. Our Experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls. We look forward to seeing you at the auction and good luck with your bids!!

Sincerely,

John

*John P. McInnis
John McInnis Auctioneers*

Dottie

*Dottie Milbury
Milbury Associates*

On-Site Real Estate Auction

To Settle an Estate

Completely Restored Colonial Cape

AUCTION:

SATURDAY, AUGUST 25th at 11 AM

Open Houses:

Saturday and Sunday ~ 12 -2 PM

August 11 – 12 & August 18-19

Thursday August 23 ~ 4-6 PM

Auction Day 9-11 AM

Terms of Sale: A Fifteen Thousand Dollar (\$15,000.00) deposit must be presented in cash, certified or bank check. Ten Percent (10%) Buyer's Premium.

A. Make the deposit check payable to yourself. If you are the successful bidder, you will endorse the check to John McInnis Auctioneers, Escrow Agent.

B. Closing will take place on or before 45 days from the auction unless otherwise agreed upon by Seller, in writing.

C. The property is being sold “**as is, with all faults**”. We encourage you to attend the preview showing and thoroughly inspect the property. You must to rely on your own inspection and judgment when bidding on this property.

D. Auction is Subject to Confirmation by the Executor to the Estate of Dr. Robert Bosak

TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts. *New Hampshire Auctioneer's License #2182.*
2. The Seller is *Susan Stine, Administratrix of the Estate of Robert Bosak* herein, "Sellers".
3. This sale is of certain real property; a single family home located at:

108 Depot Road ~ East Kingston, New Hampshire
The property will be sold "AS IS WHERE IS".
4. A description of said Property to be sold is contained herein. Said real estate is described in a deed recorded in the Rockingham County Registry of Deeds, *Book 2692 Page 1708.*
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** A deposit of which Fifteen Thousand Dollars (\$15,000.00) in cash, certified or bank check will be required at the time and place of the auction to register to bid on the property. The balance in 45 days at closing. No bid will be considered unless said bidder has first registered with the Auctioneer and deposited with him the required earnest money deposit. Bids will be made orally. The auctioneer reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.
7. Auction will be conducted as a public auction and is subject to conformation of *Susan Stine, Administratrix of the Estate of Dr. Robert Bosak.* The highest bidder will be the Buyer of the property, once the Owner has confirmed the high bid. At the completion of the sale, the highest bidder will sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
8. The balance of the purchase price payable by the successful bidder shall be made in cash, certified check, cashier's or bank check. Closing is to be held no more than forty-five (45) days following the date of the Purchase and Sale Agreement.
9. Seller will convey good and marketable title to said property, free and clear of all encumbrances, except building and/or zoning restrictions of record, restrictive covenants of record, usual public utilities associated with servicing of property and easements/right-of-way which exist on the face of the earth.

10. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.
11. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.
12. The Buyer's commitment under the Purchase and Sale Agreement will **NOT** be contingent upon securing financing or upon any other conditions; the Buyer's deposit will not be refunded due to any inability to obtain financing or any other failure by the Buyer to perform.
13. The property is sold "**AS IS, WHERE IS, WITH ALL FAULTS**", and with all existing defects and without any warranties of any kind even as to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. BUYER agrees that SELLERS are not giving any express warranty, has no successor liability and is not obligated to give any implied warranties. The Buyer will assume responsibility and expense for any title search, title examination or title insurance, as set forth in said Purchase and Sale Agreement.

THE BUYER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATION MADE BY SELLERS OR HIS AGENTS.

- 14.** In the event of a substantial loss or damage to the property occurring after the execution of the Purchase and Sale Agreement and prior to closing, the Buyer shall have the election either to terminate said Purchase and Sale Agreement and receive a refund of the earnest money deposit or to complete the purchase and receive any insurance proceeds or eminent domain award received by Sellers on account of the damage or loss.
- 15.** In the case of disputed bidding, the Auctioneer shall be the sole and absolute judge of such dispute.
- 16.** The Auctioneer acts only as agent for the Seller(s).
- 17.** In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
- 18.** Other terms or conditions may be announced at the sale.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below, herein agrees to purchase said real estate in accordance with the following terms and conditions.

1. SELLER(S):

Susan Stine

Administratrix to the Estate of Robert Bosak

Address: 108 Depot Road
East Kingston, New Hampshire

Tel. No:

BUYER(S):

Address: _____

Tel.No. _____

2. PROPERTY: Land 40 +/-acres.

DEED REFERENCE: Book 2692 Page 1708

3. BID PRICE (HAMMER PRICE)

\$ _____

10% BUYER'S PREMIUM

\$ _____

TOTAL PURCHASE PRICE DUE FROM BUYER

\$ _____

DEPOSIT required at the time of registration on auction day to be held by John McInnis Auctioneers, receipt of which is acknowledged and in NON-REFUNDABLE, except as provided below.

\$ 15,000.00 Ck _____.

Balance Due at Transfer of Title:

\$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before **October 9, 2007**, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Rockingham County Registry of Deeds in Kingston, NH on or before **October 9, 2007**

5. Title shall be transferred by a **Fiduciary Deed** to the premises, which shall be provided at Seller's expense.

6. If the Seller shall be unable to give title or to make conveyances or to deliver possession of the premises as herein stipulated, Buyer shall have the election, at either the original or any extended time for performance to accept such title as the Seller can deliver to said premises in their then condition and to pay therefore the purchase price without deduction, in which case the Seller shall convey such title as he shall have.

7. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or casualty, the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of said insurance which Seller agrees to assign to Buyer if Buyer so elects.

8. Real estate taxes and all charges against the property shall be apportioned as of the date of transfer of title.

9. If Buyer desires an examination of title, he shall pay the cost thereof. Buyer may examine title for 10 days after the date the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire** State Bar Association. Sellers shall have 30 days to cure any

defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

10. This instrument is to be construed as a **New Hampshire Contract**; and is to take effect as a sealed instrument; set forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation there under shall be joint and several.

11. **TIME IS OF THE ESSENCE** as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement herein shall survive the closing.

12. **Risk of Defects.** The Buyer shall assume risk for any defects. Each bidder for said Property expressly acknowledges and agrees that the amount bid reflects the **"AS IS, WHERE IS, WITH ALL FAULTS"** condition and subject to all laws and ordinances with all faults of said Property and the assumption of all risks relating to undisclosed defects. Each bidder further acknowledges and agrees that such bidder in no way relies on representation made by Sellers or Auctioneer.

13. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.

14. Any and all representations, statements and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf. The Buyer fully acknowledges that he or she has examined the real estate to be sold and is purchasing at public Auction and accepts the property as is as shown.

15. The Sellers and Buyers agree that the Auctioneer is exclusively responsible for conducting and orchestrating this real estate auction in that no commission is due to any other broker or agent except as follows:

16. Buyer acknowledges that in the event he or she is represented by a Broker, up to a 2% co-broke fee is entitled to that Broker, according to the terms on the Broker Participation Form and the Broker should have pre-registered a Buyer forty-eight (48) hours prior to the auction.

17. **Lead Paint Law-** - The Buyer acknowledges that whenever a child or children under six (6) years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six (6) years of age. Buyer further acknowledges that he has been notified of said lead paint law by Seller and Auctioneer.

	August 25, 2007	
Buyer	Date	SS#:

	August 25, 2007	
Buyer	Date	SS#:

The Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions set forth.
August 25, 2007

Seller	Date	SS#:
--------	------	------

	August 25, 2007	
Seller	Date	SS#:

John McInnis, Auctioneer

Witness

PROPERTY DESCRIPTION

TOWN: East Kingston, New Hampshire

LOCATION: 108 Depot Road

Age: 100 +/- years

STYLE: Two Story Post & Beam Rustic Log Single Family Home

LAND: 42 +/- acres

EST. SQUARE FEET: 1,520 square feet

TOTAL ROOMS: Five Rooms

BATHROOMS: Three Baths

BEDROOMS: Three

BASEMENT: Full

FIREPLACE: One

ROOF SURFACE: Asphalt Shingles

SIDING: Clapboard

INSULATION: Unknown

FOUNDATION: Stone/ Concrete

FLOORS: Wood/Tile

HEATING: FHW/oil heat

WATER: Private Well

SEWER: Septic

ZONING: Residential

MUNICIPAL DATA: Town of East Kingston Title Reference: Book 2692, Page 1708
Date Recorded: 7/13/1987
Assessed Value: \$267,605
Taxes: \$ 5,472

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(initial)

___(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and or lead-based paint hazards are present in the housing(explain)._____

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.

___(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser will all available records and reports pertaining too lead- based paint and or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead- based paint and or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

___(c) Purchaser has received copies of all information listed above.

___(d) Purchaser has received the pamphlet *Protect your Family from Lead in your Home*.

SELLER'S DISCLOSURE

Property: 108 Depot Road, East Kingston, NH

John McInnis Auctioneers has gathered as much information as possible from the Owner. As agents for the owner's, we have made every effort to provide information gathered to potential buyers.

WATER SUPPLY: _____

Town/City:

Type of System:

Malfunctions: _____ Not Known _____

Date of Installation: _____ Not Known _____

Date of Most Recent

Water Test: _____ Not Known _____

INSULATION DISCLOSURE:

Attic: _____ Not Known _____

Exterior Walls: _____ Not Known _____

SEPTIC SYSTEM DISCLOSURE:

Size: _____ N/A _____ Not Known _____

Location: _____ N/A _____ Not Known _____

Malfunctions: _____ Not Known _____

TOWN SEWERAGE:

Town/City: _____

KNOWN HAZARDOUS MATERIALS DISCLOSURE:

A) Asbestos _____ Not Known _____

B) Lead Based Paint _____ Not Known _____

C) Radon _____ Not Known _____

D) Underground Tanks _____ Not Known _____

Seller's Signature Date

Seller's Signature Date

Buyer's Signature Date

Potential Purchasers are encouraged to seek information from any professionals in any of these areas regarding a specific issue.

BROKER PARTICIPATION INFORMATION
BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: _____
Agency: _____
Address: _____
Telephone Number: _____

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, _____
License Number _____ (attach copy of Real Estate
License),

Wish to register my client:

Name: _____
Address: _____
Telephone Number: _____

For the upcoming auction of the following property: _____,
With an opening bid amount of \$ _____. (optional)

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A TWO PERCENT (2%) commission will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

Witness

Broker/Salesperson Date

Witness

Broker/Salesperson Date

FINANCING AVAILABLE

TO

QUALIFIED BUYERS

THROUGH:



Please Contact:

Kimberley A. Foulkes

Vice President, Residential Lending Officer

63 State Street – Newburyport, MA 01950

Office: 978.225.8726

Fax: 978.225.8744

Email: kfoulkes@newburyportbank.com

We provided the name of the above mentioned lender and their contact for your convenience. We make no representation as to the availability of financing or to individual's ability to qualify for financing. Additionally, we recommend to interested parties, that the successful buyer(s) must close on the property according to the terms of sale and the closing **is not** contingent upon financing.

REAL ESTATE ABSENTEE BID FORM

I, _____ (Name)

Of, _____ (Address),

Wish to submit the following as my high bid on the following Real Estate:

Situated in the City/Town of: **East Kingston**

Street Address: **108 Depot Road**

County Of: **Rockingham** of: **New Hampshire**

Amount of Bid: \$ _____

I understand that John McInnis Auctioneers will be auctioning this property on: **August 25, 2007**. If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee bid is purely an accommodation on the part of John McInnis Auctioneers and I, my successors and assigns agree and consent that no liability on the part of John McInnis Auctioneers is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the within property, if this absentee bid is the highest bid therefore, then my deposit in the amount of \$ _____ which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorneys fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property. If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

_____.

DATE: _____, 2007

Witness

Signature

Print Name

BOSAK, ROBERT D (DECEASED)

Date	Book	Page	Type	Price	Grantor
07/13/1987	2692	1708	Q1		MONTROSE,

108 DEPOT ROAD

EAST KINGSTON NH 03827

GOLD,DORMS BOTH SIDE-HOME,STN FDTN, LOWHD RM IN BMU,EXC COND,4/4/95 INT INSP,4/00 CU OK
MNGD-TREE FARM, INT GOOD;

Date	Permit ID	Permit Type	Notes

Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000	
							3,000	

EAST KINGSTON ASSESSING
OFFICE

District	Percentage

Land Type	Units	Base Rate	NC Adj	Cond	Ad Valorem	SPI R	Tax Value	Notes
IF RES	2.000 ac	112,500	E	100 100	112,500	0 N	112,500	
IF RES	14.000 ac	x 2,000	X	87 80	19,500	0 N	19,500	WET
MNGD PINE	8.000 ac	x 2,000	X	87 75	10,400	95 N	604	
MNGD HARDWD	12.000 ac	x 2,000	X	87 75	15,700	85 N	251	
WETLANDS	10.000 ac	x 2,000	X	87 10	1,700	100 N	150	
	46.000 ac				159,800		133,005	

06/04/03 LTRL
08/14/02 VMRM
02/09/95 BH

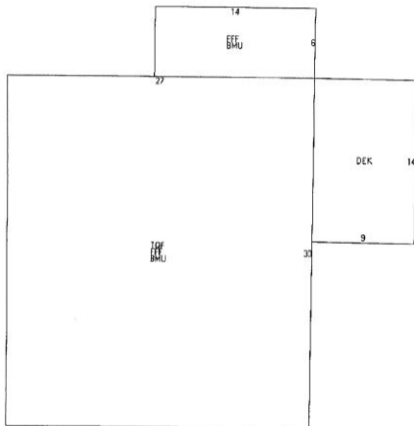
Base Year: 2003

Building Value:	\$ 131,600
Features Value:	\$ 3,000
Taxable Land Value:	\$ 133,005

\$ 267,605

\$ 267,605

BUILDING SKETCH



TQF,FF,BMU=R27030014(DEX-K9U14),R,FF,BMU=UNL14)

BUILDING DESCRIPTION

1987 CAPE
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: HARDWOOD
 Heat: OIL/FA DUCTED
 Bedrooms: 2 Baths: 2.0 A/C: No
 Base Rate: BRSA Fixtures: \$ 68.00
 Com. Wall:
 Stories: 1.75 STORY 0.99
 Quality: A2 1.1520 Size Adjust: 1.1184
 Building Square Foot Cost: \$ 86.73

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect
TQF	3/4 STRY FIN	810	0.75	608
FF	FST FLR FIN	894	1.00	894
BMU	BSMNT	894	0.15	134
DEK	DECK/ENTRANCE	126	0.10	13
		2,724		1,649

BUILDING MARKET COST NEW

\$ 143,018

DEPRECIATION

Normal: GOOD 8 %
 Physical:
 Functional:
 Economic:
 Temporary:

Total Depreciation: 8 %

BUILDING DEPRECIATED VALUE

\$ 131,600

TOWN OF EAST KINGSTON

Tax Collector's Office
 PO BOX 249
 East Kingston, NH 03827
 Office Hours
 Mon/Tues/Thurs/Fri 9-2:30pm
 Mon (evening) 6-8:00pm
 (603) 642-8794

Invoice Summary

Current Owner	Billed Owner
BOSAK, ROBERT D (DECEASED) 108 DEPOT ROAD EAST KINGSTON, NH 03827	BOSAK, ROBERT D 108 DEPOT ROAD EAST KINGSTON, NH 03827

Invoice Number: 2006P01 001206	Bill Amount: \$5,472.00
Invoice Type: Property Tax	Due Date: 12/11/2006
Map Lot Sub: 000004 000002 000011	Interest Rate: 12%
Location: 108 DEPOT ROAD	Per Diem: 0
Book & Page: 2692 1708	Principal Due: \$0.00
	*Interest Due: \$0.00
	Penalties Due: \$0.00
	*Total Amount Due: \$0.00

Exemptions & Credits	Assessments	Taxable Districts
	Land: 159,800	
	CU Credit: 26,795	
	Building: 134,600	
	Assessment: 267,605	
Exempts. 0	Net Assmnt: 267,605	
	Acres: 46	

Transaction Activity					
Date	Activity	Amount	Int. Paid	Penalty	Int. Due
12/08/2006	Payment of \$5,472.00 (#71269369)	(\$ 5,472.00)	\$ 0.00	\$ 0.00	\$ 0.00