




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:31:07
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660010202 Parcel ID 000000-00-0-00225-001-0008 Cadastral ID 09-23-16-00670 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 308073 ABRAHAM, EDWARD H & ELLEN DAVIS WAITZKIN 587 HANOVER CENTER RD HANOVER NH 03755-0000 Parcel Location Situs 08704 S COYOTE HILLS LN Subdivision COYOTE HILLS ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 23 / 16 / 5 Neighborhood 1020 - R-V02-NW CHELSEA School District S003 - CHELSEA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2016-08-29 08-29-16\08-29-16 014.J 8/31/2016</p>																																																																																																																			
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Lot Data	Square-Foot - NBHD 1020 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8771	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,207.00 x .57 = 21,778	
Factor Value		
Adjustments	1.0000	
Lot Value	21,778	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	997 / 1,378
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	997
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	131,068	95.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,436		
Lot Value	21,778		
Indicated Value	128,214	93.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	128,214	93.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.02	Total Misc Impr	+	5,615			
Roofing Adj	+ 3.91	Garage Cost	+				
Subfloor Adj	+ -1.85	Total RCN	=	167,089			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	66,836			
Plumbing Adj	+ 4.46	Lump Sums	+	6,183			
Basement Adj	+ 0.00	RCNLD	=	106,436			
Adj Base Cost	= 117.18	Lot Value	+	21,778			
Total Area	x 1,378	Indicated Value	=	128,214			
Adjusted Cost	= 161,474	Value Per SqFt		93.04			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	23787	17x7		119	26.14	40%	1,866
WODO	WOOD DECK - OPEN	23788	22x10		220	21.04	40%	2,777
WODO	WOOD DECK - OPEN	23789	16x10		160	24.07	60%	1,540

