47 MANSON ROAD

Location	47 MANSON ROAD	**Mblu**	30/ 26/ 1/ /
Acct#	30/26/1	**Owner**	PARAGON PROPERTIES LLC
Assessment	$508,100	**Appraisal**	$508,100
PID	106267	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$274,600	$233,500	$508,100
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$274,600	$233,500	$508,100

Owner of Record

Owner	PARAGON PROPERTIES LLC	**Sale Price**	$235,000
Co-Owner		**Certificate**	
Address	PO BOX 3691 NASHUA, NH 03061	**Book & Page**	19628/0497
		Sale Date	03/28/2025
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PARAGON PROPERTIES LLC	$235,000		19628/0497	00	03/28/2025
LEGACY TRUST	$0		19430/159		05/03/2024

Building Information

Building 1 : Section 1

Year Built:	2025
Living Area:	3,256
Replacement Cost:	$686,521
Building Percent Good:	40
Replacement Cost Less Depreciation:	$274,600

Building Photo



Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Vinyl Plank
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Hot Air-no Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	02
Total Half Baths:	01
Total Xtra Fixtrs:	
Total Rooms:	06
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Layout


Building Layout
(https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/106267_105

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,394	1,394
FUS	Upper Story, Finished	1,394	1,394
TQS	Three Quarter Story	624	468
FGR	Garage, Framed	624	0
UBM	Basement, Unfinished	1,394	0
		5,430	3,256

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R-S
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.82
Frontage	
Depth	
Assessed Value	$233,500
Appraised Value	$233,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$233,500	$233,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$233,500	$233,500

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