



Town of Effingham, New Hampshire
Application Form
Zoning Board of Adjustment

Case No. _____

Property Owner

Name Meena LLC
Address P.O. Box 2262
North Conway NH 03960
Telephone _____
Fax _____
Email _____

Applicant's Agent

Name MARK & JACOB McAnKey
Address 10 Clover Lane #1 Freedom
NH 03836
Telephone 520-8275
Fax _____
Email MRK McAnKey@
gmail.com

Location of Property

Address 41 NH Route 25
Tax Map 401 Lot 5 Zoning District: Check one- PLD ☒ RA ☐ HD

Applicant's Request(s)

(Check applicable request(s))

- ☐ Variance from Article ____ Section ____ in order to _____
- ☒ Special Exception to allow Automobile Service Station & Expansion
OF AN EXISTING USE
- ☐ Appeal from Administrative Decision of Expansion of a Existing Use
on _____ (date) regarding _____
- ☐ Equitable Waiver of Dimensional Requirements
- ☐ Rehearing

Property Owner's Consent

I have read Effingham's land use regulations and will comply with all the requirements therein and any on-site inspections.

[Signature]
Signature(s) of all property owners

3/10/29
date

Initial 

1. Instructions to Applicants

The Board of Adjustment strongly recommends that, before making any appeal, you become familiar with the Effingham Zoning Ordinance. Forms must be obtained from the Municipal Office or Effingham's official website. **INCLUDE ALL PAGES OF THIS APPLICATION SIGNED/INITIALED AS REQUIRED.** You may file for five different types of requests:

Variance: A variance is an authorization, which may be granted under special circumstances, to use your property in a way that is not permitted under the strict terms of the Zoning Ordinance. For a variance to be legally granted, you must show that the proposed use meets all five of the following conditions:

- 1) The variance will not be contrary to the public interest;
- 2) The spirit of the ordinance is observed;
- 3) Substantial justice is done;
- 4) The values of surrounding properties are not diminished;
- 5) and Literal enforcement of provisions of the ordinance would result in an unnecessary hardship.
 - a. For purposes of this subparagraph, "unnecessary hardship" means 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 to the property; and
 - (ii) The proposed use is a reasonable one.
 - b. If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, 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 it

Variance approval expires twenty-four (24) months after date of approval (RSA 674:33, I-a)

Special Exception: Certain sections of the Zoning Ordinance provide that a particular use of the property in a particular zone will be permitted by Special Exception if specified conditions are met. The necessary conditions for each Special Exception are given in the ordinance. Your appeal for a Special Exception will be granted if you can show that the conditions stated in the ordinance are met. Special Exception approval expires twenty-four (24) months after date of approval (RSA 674:33, IV)

Appeal from an Administrative Decision: If you have been denied a building permit or are affected by some other decision regarding the administration of the Effingham Zoning Ordinance, and you believe that the decision was made in error, under the provisions of the ordinance, you may appeal the decision to the Board of Adjustment, within sixty-five (65) days the appeal will be granted if you can show that the decision was indeed made in error.

Equitable Waiver of Dimensional Requirements: When a property is found to be inadvertently in violation of zoning requirements, the Board may grant a waiver in the event that certain criteria are met. These criteria are spelled out in detail in NH RSA 674:33-a.

Rehearing You or any other affected party have the right to appeal the board's decision by filing a re-hearing request, in writing, within thirty (30) days of the Board's decision. The request must include the grounds for the claim that the decision is unlawful or unreasonable. The Board will not hold a second hearing based on the same set of facts. The Board will grant a re-hearing if it is convinced that an injustice will be done by not doing so. The second hearing will be subject to the same notification procedures as the initial hearing.

2. Documentation

Initial 

If you are applying for a **variance**, you must have determined that your proposed use is not permitted without a variance. On a separate sheet of paper, indicate how your proposal meets all five variance criteria cited above.

If you are appealing an **administrative decision**, a copy of the decision being appealed should be attached to your application.

If you are appealing an **Equitable Waiver of Dimensional Requirements**, does the request involve a dimensional requirement, not a use restriction? If you answer "No" you are not entitled to an equitable waiver of dimensional requirement. These waivers may not be granted from use restrictions. On a separate sheet of paper:

1. Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the town.
2. Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser and how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake.
3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area.
4. Explain how the cost of correction far outweighs any public benefit to be gained.

If you are appealing for a Special Exception explain how the proposal meets the special exception criteria as specified in Section 904 of the Effingham Zoning Ordinance (list responses to all criteria from the ordinance. For example "Criterion 1: then your response", etc.) Use a separate sheet of paper if necessary:


3. General Information

For any appeal, the application should be properly filled out and complete. **INCLUDE ALL PAGES OF THIS APPLICATION SIGNED/INITIALED AS REQUIRED.** Incomplete forms will be returned.

Attach a list of all abutters using attached abutter list (abutter includes property abutting yours and any across any street or stream). Your abutters can be found on the tax map at the Municipal Office. (If you need help in finding them, the office clerk will assist you with this.)

Obtain and include a complete copy of the Town tax assessment card or cards; available from the Municipal Office.

Include all pages of original permit application as well as documentation copies of all decisions of the Zoning and Administrative officer(s) or administrative body(ies) to be appealed. The Board will schedule a public hearing once your application has been accepted as complete. Public notice of the hearing will be published in a local newspaper and posted at one of the following: Town Hall, Library or Town Website. Notices will be mailed to the applicant, all abutters, and any other party that the Board may deem to have an interest, at least five days before the date of the hearing. **The applicant, agent or attorney for the applicant must attend the hearing or the application will be considered withdrawn and all costs forfeited.**

Initial 

Include a drawing of the situation on the ground, including at a minimum, the following: dimensions of the lot, locations and dimensions of all structures on the lot, setbacks from boundaries, parking areas, names of current abutters, and names of abutting streets or roads. In some cases, more detailed information may be required, including but not limited to maps, drawings to scale, prints, survey or plat plans, etc. A sample plan is attached.

4. **Fees:** Include a check or money order, made out to the Town of Effingham for the proper amount, with the application.

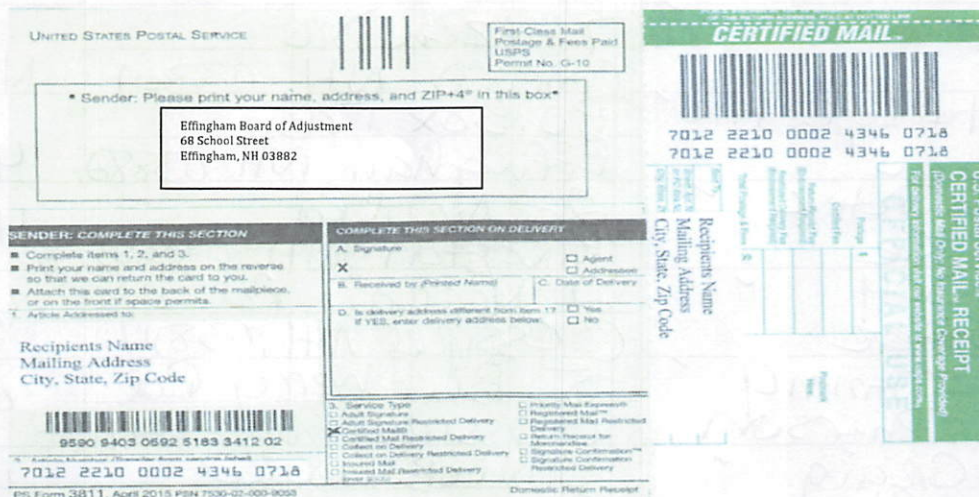
1 – A flat rate of \$100.00 per application (Effective 1-1-05)

2 – Plus \$10.00 per each abutter (see Notification List) for certified mailing costs(Effective (9-29-11)

3 – Plus \$20.00 fee for certified notification of hearing date and certified mailing of the Notice of Decision to the applicant, agent or attorney..... (Effective 2-3-10)

4 --For the Applicant or Agent provide two of a,b,c & d. For each Abutter on the Notification list provide one of a,b,c & d:

- Complete a #10 business size envelope, with return address on each addressed to: Effingham Board of Adjustment, 68 School Street, Effingham NH 03882. **Hand printed or computer generated labels only.**
- Fill out the "Return for Certified Mail" (see sample provided).
- Fill out the "Return Receipt Post Card" (see sample provided).
- Do not stuff or seal envelopes**, place "Return for Certified Mail" and "Return Receipt Post Card" under envelope flap and submit with your application package.



The image shows a sample of a USPS Certified Mail envelope and its return receipt. The envelope is addressed to the Effingham Board of Adjustment at 68 School Street, Effingham, NH 03882. It features a 'CERTIFIED MAIL' label with a barcode and tracking number 7012 2210 0002 4346 0718. The return receipt form is attached, showing the sender's information and the recipient's signature. The form includes sections for 'SENDER: COMPLETE THIS SECTION' and 'COMPLETE THIS SECTION ON DELIVERY'. The recipient's name is listed as 'Effingham Board of Adjustment' and the address is '68 School Street, Effingham, NH 03882'. The form also includes a section for 'Service Type' with checkboxes for 'Certified Mail Restricted Delivery', 'Certified Mail Return Receipt', and 'Certified Mail Signature Confirmation'. The form is dated 'PS Form 3811, April 2015 PSN 7530-02-000-9055'.

Mail the complete application, mail certifications/receipts, envelopes, and check to:
Effingham Board of Adjustment, 68 School Street, Effingham NH 03882

Town of Effingham Notification List

For Public Hearing notification purposes, the applicant is required to provide a list of names, mailing addresses, **Tax Map # and Lot #** of all abutters. The list shall also include the applicant and or designated agent. When applicable, all associated Surveyors /Engineers must also be listed. Notifications will be by certified mail with return receipt.

Abutter: Is defined as any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use Board per RAS: 672:3

| Applicant Name: | Address | Tax Map/lot # |
|-----------------|-------------------------------------|---------------|
| Meena LLC | P.O. Box 2262 N. Conway NH 03860 | 401-5 |

| Name (If Designating an Agent): | Address |
|---------------------------------|--|
| Mark & Jacob McCamKee | 10 Clover Lane #1 Freedom, NH 03836 |

| Surveyor/Engineer Name(s) | Mailing Address |
|--|--|
| Christopher Williams Engineer NHPE 9997 | 1914 S. Hill Rd Moretown, VT- 05660 |

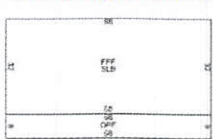
| Abutter Name(s) | Mailing Address | Tax Map/lot # |
|---|---|--------------------------|
| Town of Effingham | 68 School Street Effingham, NH 03882 | 401-9 |
| NH DOT | 7 Hazen Dr Concord NH 03301 | NH ET 25 |
| Michael & Lynette Kacher | P.O. Box 178 Effingham NH 03882 | 401-4.1 |
| Tammy & Peter Bakie | 26 North Rd Kingston, NH 03848 | 401-6 |
| Roger & Joy Rutter | 2 Norway Rd C. Ossipee NH-03814 | 47-43 ^{ossipee} |
| Richard & Tammy McPherson | 5 Blueberry Rd C. Ossipee NH 03814 | 47-41 ^{ossipee} |
| Robert Craig 3 Blueberry Rd | 3 Blueberry Rd Ctn. Ossipee NH 03814 | 48-01 ^{ossipee} |
| William & BARBARA BARTOSWICK | 79 Main St C. Ossipee NH 03814 | 33-2 ^{ossipee} |

Use additional forms when space provided is insufficient to include all Abutters and Surveyor Engineer information.

Michael & Deb Lavoie 4409 E Paradise Ln. 33-42 ^{ossipee}
Phoenix AZ 85032
Richard & Mary Giglio 41 Weona Dr 406-80 ^{EFF.}
Freedom N.H. 03836

EFFINGHAM TAX MAP: 401 LOT: 6
BAKIE, PETER
BAKIE, TAMMY L
26 NORTH ROAD
KINGSTON, NH 03848

STORE DIMENSIONS



| Code | Description | Area | Off Area | On Area |
|--------|-----------------|-------|----------|---------|
| SLB | SLAB FOUNDATION | 2,313 | 0 | 0 |
| FFP | FFP FLD. FLD. | 2,313 | 0 | 0 |
| SLB | SLAB FOUNDATION | 2,313 | 0 | 0 |
| Totals | | 2,313 | 0 | 0 |



APARTMENTS DIMENSIONS



| Code | Description | Area | Off Area | On Area |
|--------|-----------------|-------|----------|---------|
| SLB | SLAB FOUNDATION | 2,313 | 0 | 0 |
| FFP | FFP FLD. FLD. | 2,313 | 0 | 0 |
| SLB | SLAB FOUNDATION | 2,313 | 0 | 0 |
| Totals | | 2,313 | 0 | 0 |

OSSIPEE TAX MAP: 33 LOT: 2
BARTOSWICZ, WILLIAM
BARTOSWICZ, BARBARA
79 MAIN ST
CTR OSSIPEE, NH 03814

EFFINGHAM TAX MAP: 401 LOT: 9
EFFINGHAM, TOWN OF
68 SCHOOL STREET
EFFINGHAM, NH 03882

OSSIPEE TAX MAP: 48 LOT: 1
CRAIG, ROBERT L
3 BLUEBERRY RD
CTR OSSIPEE, NH 03814

EFFINGHAM TAX MAP: 401 LOT: 4-1
KAICHEN, MICHAEL D.
KAICHEN, LYNETTE N.
423 SILVER STREET
MILTON, NH 03851

24"x36" 1" = 30'
SCALED PLANS
TO BE AVAILABLE
AT THE HEARING.
SCALE 1" = 85'

LEGEND

- PROPERTY LINE
- TREE
- LIGHTING
- UTILITY POLE

Property Location:
41 NH ROUTE 25
EFFINGHAM, NH 03816
Tax Map: 401 Lot: 5

PREPARED BY:
Jacob & Mark McConkey
10 CLOVER LANE #1
FREEDOM, NH 03836
(603) 307 - 0324
MRK.MCCONKEY@GMAIL.COM

SITE PLAN REVIEW PLOT FOR:

MEENA LLC
PO BOX 2262
NORTH CONWAY, NH. 03860

DATE: 3/12/2021

FILE: 2021 EFFINGHAM ZONING PLOT.DWG

20,562.16 SQ' OF
PAVEMENT INCLUDING
UNDER THE CANOPY

SITE PLAN DRAWN FROM POINTS FOUND ON THE GROUND,
SURVEY BY THADDEUS THORN-SURVEYS, INC. TITLED '
PROPERTY OF DY-NO-MITE VARIETY STORE, LTD EFFINGHAM,
NEW HAMPSHIRE' DATED 9-6-1991 REVISED 9-30-91.

Friday, March 05, 2021

WE, Meena LLC of PO Box 2262 North Conway NH. 03960 owning property in Effingham, NH. Tax Map 401 Lot 5 at 41 NH Route 25, authorize Mark and Jacob McConkey to act as our agents for the purposes of securing the following permits in Effingham:

- Town Zoning permit, building permit appear before the ZBA and the Planning Board

Representations made by my agent may be accepted as though made by us personally and I understand that I am bound by any official decision made on such representations.

Agent Mark and Jacob McConkey

10 Clover lane Unit 1

Freedom, NH. 03836

Pankaj Garg, Member of Meena LLC

A handwritten signature in black ink, appearing to be 'Pankaj Garg', written over a horizontal line.

Date 3/5/2021

Article 9 Special Exceptions

Section 904 Conditions of Approval

- A. **The specific site of the proposal is in an appropriate location for that use:** This property had state permitted underground storage tanks (UST) with dispensers previously and those were removed. The new owner has applied to the state to install new UST's and dispensers. The gas canopy is in place, the state permitting is in place, a state licensed contractor is ready to install the tanks, piping, and dispensers according to the current state standards. There is sufficient highway access for this use along with the patrons of the convenience store.
- B. **The proposed use will not reduce property values in the district due to incompatible land use:** The previous and existing use for this property has been a convenience store with gas operations. The use remains the same and will not reduce property values due to an incompatible land use.
- C. **The proposed use will not harm the community or neighborhood.** The installation of the UST's has been thoroughly reviewed and permitted by the NHDES Waste Management Division and must be installed in strict compliance of the engineered plan, Christopher Williams NH P.E. #9997. The state will also be involved overseeing the entire construction before the facility is provided a license to dispense fuel.
- D. **Adequate facilities will be provided which are appropriate to the proposed use.** The canopy that sheltered the dispensers is still in place and the UST's will be installed below grade. The flow of traffic and parking will remain as they have always been.
- E. **Adequate on-site parking is to be provided appropriate to the proposed use.** This is a 2.03 acre parcel the existing parking for the business and the previous gas dispensers is still in place.
- F. **The proposed use will not result in any nuisance or hazard as outlined in the Section 902 "Noxious Use" above.** The proposed use of dispensing fuel will not be noxious or injurious by reason of production or emission of odor, dust, smoke, refuse matter, fumes, noise, vibration or similar conditions, or that is dangerous to comfort, peace, health, or safety of the community is prohibited. As previously stated, the use and the install of the UST's, piping and dispensers has been thoroughly vetted by the NHDES Waste Management division and found to be in compliance with state and federal EPA standards.
- G. **There is adequate area for safe and sanitary sewage disposal.** Enclosed is the operational approval for the convenience store septic system installed in 1990, Operational approval #184290
- H. **There are no valid objections from abutters based on demonstrable fact.** We are unaware of valid objections from abutters based on demonstrable fact.
- I. **The installation of monitoring wells or other appropriate environmental monitoring systems may be required.** The UST's, dispensers and piping was removed in 2015 and the new tanks will double walled, have monitoring systems in place to alert and guard the surrounding subsoil for an accidental spill or mechanical malfunction. In fact, for the owner is subject to regularly scheduled testing and maintenance of the tanks / dispensers to stay in operation. I don't see a need for further monitoring wells or environmental monitoring systems.

Section 1005 Automobile Service Station

A. The following site requirements and improvements apply:

1. The operating hours will comply with 6:00 AM to 11:00 PM seven days a week.
2. The lot size is to be 2.03 acres.
3. Pumps will be located no closer than 35' feet to any building and greater than 35' feet from either right-of-way of any street.
4. The subsoil is excessively drained soil but there is an existing vegetative buffer present that is in excess of ten foot wide on all sides (photo enclosed).
5. All areas utilized by vehicular traffic, either stationary or in motion, are paved (photo enclosed).
6. There are three pre-existing, free-standing signs that have been on site for years that are associated with the previous gas operation. They will comply with the standard set in this item (6) with any new signage going forward.
7. Will comply with this item (7) One portable sign is also permitted not to exceed 12 square feet in area, not to be internally illuminated and to be placed in a location, which does not obstruct vehicular sight lines (see photo enclosed).
8. There is adequate room for snow storage provided.
9. Will comply with this item (9). A used oil container for storage is to be approved by the ZBA and is to meet applicable state regulations.

Article 7 NON-CONFORMING USES AND STRUCTURES

Section 702 Change or Expansion of Non-Conforming Use:

Upon approval of a Special Exception by the Zoning Board of Adjustment, a nonconforming use may be changed or expanded upon a finding by the ZBA that such a change will bring the use into closer conformance with the provisions of this Ordinance or will make the nonconforming aspect no worse. The ZBA may approve, approve with conditions, or disapprove requests under this section. [Amended 2008]: Our request for a special exception to add the UST's and gas dispensers will make this nonconforming use, no worse. **The repurposing of the laundromat area for use as a apartment adds no added dimension to the second building and the waste will directed to a new leach field.**

- A. **The dimensions of the lot or structure are unchanged *or* more nearly meet the frontage, setback or lot size standards of this ordinance.** The dimensions of the lot and the existing structures are unchanged. The lot meets frontage zoning setbacks and lot size standards of the ordinance.
- B. **If the proposed use is less or no more intense than the previous non-conforming use as measured by:**
- **Volume and type of traffic expected to be generated;** Volume will remain as it was prior to the removal of the UST's.
 - **Size of the building or structure housing the use;** The number of structures remain the same and one use is being discontinued (laundromat)
 - **Number of potential customers;** Potential numbers of customers will return to the time when the gas dispensers were in use. The site was originally developed with good access from the highway and plenty of paved interior space to accommodate the perceived increase if there was to be an increase of customers going forward.
 - **Number of potential bedrooms;** there are presently two apartments and the owner intends to add a third apartment in the future.

parcel ID: 000401 000005 000000 (CARD 1 of 2)
owner: BFM REALTY, LLC
location: 41 NH ROUTE 25
acres: 2.030

General

| Valuation | | Listing History | |
|--|-------------|-----------------|--------|
| Building Value: | \$112,900 | List Date | Lister |
| Features: | \$47,200 | 09/28/2016 | JDVL |
| Taxable Land: | \$93,000 | 09/15/2016 | INSP |
| | | 09/16/2014 | JBVM |
| Card Value: | \$253,100 ? | 06/30/2010 | DMVL |
| Parcel Value: | \$378,100 | 12/15/2005 | CMPM |
| Review and Pay Property Taxes Online | | | |

Notes: GRAY; "BOYLE'S FAMILY MARKET"; BACK SIDE OF ROOF=METAL; USE 2 BLDG & COMM; 9/14 NO INFO FROM WORKER, U LT, SHED EQ, 1-2 FIX BATH= AVG 4 USE, NO TOUR W/WORKER, MOVED STO TO XFOB'S; 9/16 CORR BTHRM=2-2 FIX; REMOVED GAS PUMPS & TANKS BEFORE 4/1; CANOPY REMAINS; PU SHED-M;





History Of Taxable Values

| Tax Year | Building | Features | Land | Value Method | Total Taxable |
|----------|-----------|----------|----------|----------------|---------------|
| 2020 | \$237,900 | \$47,200 | \$93,000 | Cost Valuation | \$378,100 |
| 2019 | \$240,200 | \$49,300 | \$60,000 | Cost Valuation | \$349,500 |
| 2018 | \$240,200 | \$49,300 | \$60,000 | Cost Valuation | \$349,500 |
| 2017 | \$240,200 | \$49,300 | \$60,000 | Cost Valuation | \$349,500 |
| 2016 | \$233,600 | \$69,800 | \$60,000 | Cost Valuation | \$363,400 |
| 2015 | \$233,600 | \$69,800 | \$60,000 | Cost Valuation | \$363,400 |
| 2014 | \$274,700 | \$70,000 | \$72,000 | Cost Valuation | \$416,700 |
| 2013 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2012 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2011 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2010 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2009 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2008 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2007 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2006 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |

Sales

| Sale Date | Sale Type | Qualified | Sale Price | Grantor | Book | Page |
|------------|-----------|-----------|------------|------------------------|------|------|
| 05/05/2008 | IMPROVED | YES | \$450,000 | DY-NO-MITE VARIETY STO | 2710 | 0957 |

Zone: 2.000 AC
Location: 01 - RA RURAL AGRI
Neighborhood: AVERAGE
and Use: COM/IND
Driveway: PAVED
Road: PAVED
Taxable Value: \$93,000

| Land Type | Units | Base Rate | NC | Adj | Site | Road | Dway | Topo | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|-----------|----------|-----------|---|-----|------|------|------|-----------|---|------------|---|---|-----------|---------|
| COM/IND | 2.000 AC | 62,000 | E | 100 | 100 | 100 | 100 | 100 LEVEL | 150 | 93,000 | 0 | N | 93,000 | USE COM |
| COM/IND | 0.030 AC | 1,000 | X | 100 | 0 | 0 | 0 | 100 LEVEL | 100 | 0 | 0 | N | 0 | |
| | | |  | | | | | |  | |  |  | | |

Building

1.00 STORY FRAME STORE Built In 1991

| | | | | | |
|------------------|-----------------|---------------------------|------|---------------------------|-----------|
| Roof: | GABLE OR HIP | Bedrooms: | 0 | Quality: | AVG |
| | ASPHALT | Bathrooms: | 1.0 | Size Adj. | 0.9939 |
| Exterior: | CLAP BOARD | | | Base Rate: | 60.00 |
| | | Extra Kitchens: | 0 | Building Rate: | 0.9144 |
| Interior: | DRYWALL | Fireplaces: | 0 | | |
| | PLYWOOD PANEL | Generators: | 0 | Sq. Foot Cost: | 54.86 |
| Flooring: | LINOLEUM OR SIM | AC: | NO | Effective Area: | 2,312 |
| | | | | Gross Living Area: | 2,176 |
| Heat: | OIL | Comm. Wall Factor: | 100 | | |
| | FA DUCTED | Comm Wall: | WOOD | Cost New: | \$126,836 |

| Depreciation | | | | | | | |
|--------------|----------|------------|----------|-----------|------------|------------|--|
| Normal GOOD | Physical | Functional | Economic | Temporary | Total Dpr. | Assessment | |
| 11% | 0% | 0% | 0% | 0% | 11% | \$112,900 | |

Features

| Feature Type | Units | Length x Width | Size Adj | Rate | Cond | Value | Notes |
|----------------|-------|----------------|----------|-------|------|----------|-----------|
| COLD STORAGE | 240 | 24 x 10 | 127 | 50.00 | 75 | \$11,430 | |
| CANOPY | 1248 | 48 x 26 | 73 | 23.00 | 75 | \$15,715 | |
| SHED-METAL | 160 | 8 x 20 | 160 | 6.00 | 40 | \$614 | TT BODY |
| PAVING | 14000 | 70 x 200 | 61 | 3.25 | 65 | \$18,041 | EST/SHAPE |
| SHED-EQUIPMENT | 32 | 4 x 8 | 400 | 8.00 | 65 | \$666 | ATT BLDG |
| LEAN-TO | 224 | 4 x 56 | 131 | 4.00 | 65 | \$763 | ATT BLDG |
| Total: | | | | | | \$47,200 | |

Photo



Sketch

| | | |
|----|-----------------------|----|
| 32 | 68 | 32 |
| | FFF SLB | |
| 8 | 68 68 OPF 68 | 8 |

| Code | Description | Area | Eff Area | GL Area |
|--------|--------------------|-------|-------------|------------|
| OPF | OPEN PORCH | 544 | 136 | 0 |
| FFF | FST FLR FIN | 2,176 | 2,176 | 2,176 |
| SLB | SLAB FOUNDATION | 2,176 | | 0 |
| Totals | | | 2,312 | 2,176 |

parcel ID: 000401 000005 000000 (CARD 2 of 2)
owner: BFM REALTY, LLC
location: 39 NH ROUTE 25
acres:

General

Valuation

Building Value: \$125,000
Features: \$0
Taxable Land: \$0

Card Value: \$125,000 ?
Parcel Value: \$378,100

Review and Pay Property Taxes Online

Listing History

List Date

Lister

09/28/2016 JDVM

09/15/2016 INSP

09/16/2014 JBVM

10/02/2006 MAIL

12/15/2005 CMPM

Notes: LAUNDROMAT; 2 RENTALS ;PER STORE CLERK APTS = 1 BDRM, 1 BATH EACH; LAUNDRY= 1 BATH=3 TOTAL BATHS; 9/14
IO INFO FROM CLERK, DIESEL PUMP UNDER 7 X 20 OPF; 9/16 VU'D (1) UNIT, LAUNDRY MAT & 10X20 FFU, NO LONGER SELLS
DIESEL BUT PUMP & 3000 G ABV GRND TANK REMAINS, TANK INSIDE 10X20 FFU; PU 4X12 STO , PREFAB WD SIDING;

History Of Taxable Values

| Tax Year | Building | Features | Land | Value Method | Total Taxable |
|----------|-----------|----------|----------|----------------|---------------|
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| 2013 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2012 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2011 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2010 | \$275,100 | \$67,400 | \$72,000 | Cost Valuation | \$414,500 |
| 2009 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2008 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2007 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |
| 2006 | \$336,200 | \$54,600 | \$67,500 | Cost Valuation | \$458,300 |

Sales
There Are No Sales For This Card

and
Size: Ac. Site:
Phone: Driveway:
Neighborhood: Road:
and Use: COM/IND
Taxable Value: \$0

uilding

1.00 STORY FRAME COMM BLDG Built In 1992

| | | | | | |
|-----------|--------------------|-----------------|-----|--------------------|-----------|
| Roof: | GABLE OR HIP | Bedrooms: | 2 | Quality: | AVG+10 |
| | ASPHALT | Bathrooms: | 3.0 | Size Adj. | 1.0019 |
| Exterior: | CLAP BOARD | | | Base Rate: | 60.00 |
| | PREFAB WD PNL/T111 | Extra Kitchens: | 0 | Building Rate: | 1.0360 |
| Interior: | DRYWALL | Fireplaces: | 0 | | |
| | PLYWOOD PANEL | Generators: | 0 | Sq. Foot Cost: | 62.16 |
| Flooring: | LINOLEUM OR SIM | AC: | NO | Effective Area: | 2,260 |
| | CARPET | | | Gross Living Area: | 1,915 |
| Heat: | OIL | | | | |
| | HOT WATER | | | Cost New: | \$140,482 |

| Depreciation | | | | | | |
|--------------|----------|------------|----------|-----------|------------|------------|
| Normal | Physical | Functional | Economic | Temporary | Total Dpr. | Assessment |
| GOOD | | | | | | |
| 11% | 0% | 0% | 0% | 0% | 11% | \$125,000 |

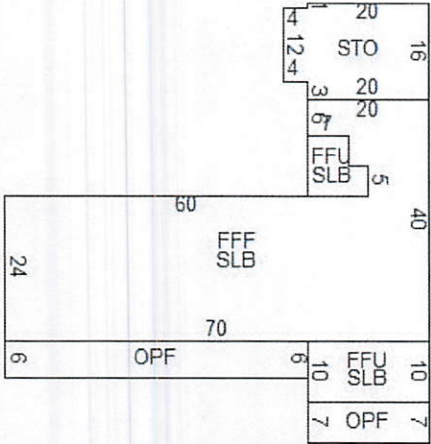
eatures

here Are No Features For This Card

hoto



sketch



| Code | Description | Area | Eff Area | GL Area |
|--------|-----------------|-------|----------|---------|
| SLB | SLAB FOUNDATION | 2,200 | | 0 |
| OPF | OPEN PORCH | 440 | 110 | 0 |
| FFU | FST FLR UNFIN | 285 | 143 | 0 |
| STO | STORAGE AREA | 368 | 92 | 0 |
| FFF | FST FLR FIN | 1,915 | 1,915 | 1,915 |
| Totals | | | 2,260 | 1,915 |



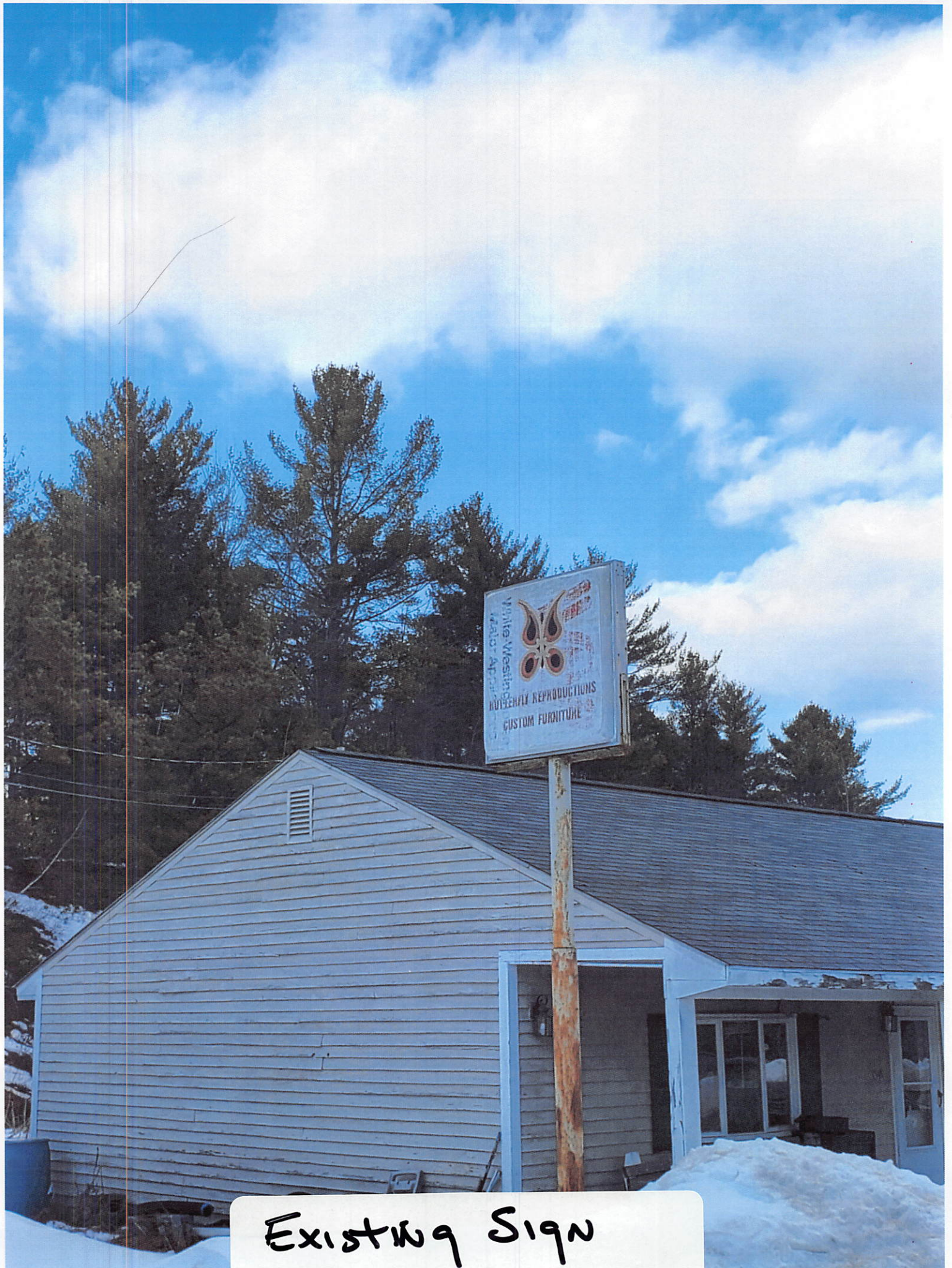
Aerial View



Existing Sign



Existing Sign



Existing Sign



← Subject Property

Ossipee TAX Map

Mark McConkey
10 CLOVER LANE #1
FREEDOM, NH 03836
6035208275

5749

54-42/117

Pay to the
Order of

3/12-20 21
Town of Effingham \$ 250 -
Two hundred fifty dollars



Security
Features
Details on
Back.

Northway
West Ossipee New Hampshire

For

ZBA
Harry Meene


MP

⑆011700425⑆

⑈5353513⑈5749

ENDORSE HERE

X

☐ CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

Security Features exceed industry standards and include:

- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Padlock icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back



IJP

