

17 OCTOBER LN

Location 17 OCTOBER LN

Mblu 006/ 059C/ 1-9/ /

Acct# 10783

Owner WHEELER, RUSSELL CHARLES
AND WHEELER, ANN MARIE
LIVING TRUST

PBN

Assessment \$564,800

Appraisal \$564,800

PID 10499

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$564,800	\$0	\$564,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$564,800	\$0	\$564,800

Owner of Record

Owner WHEELER, RUSSELL CHARLES AND WHEELER, ANN
MARIE LIVING TRUST **Sale Price** \$0
Certificate

Co-Owner WHEELER, CHARLES RUSSELL & ANN MARIE; TRUSTEES **Book & Page** 6557/2427

Address 17 OCTOBER LN **Sale Date** 07/03/2024
Instrument 38

LONDONDERRY, NH 03053

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WHEELER, RUSSELL CHARLES AND WHEELER, ANN MARIE LIVING TRUST	\$0		6557/2427	38	07/03/2024
WHEELER, ANN M	\$662,000		6498/416	00	08/01/2023
MASSIE,CHRISTINE L+JOSEPH REVOCABLE TRUST	\$471,733		5958/522	00	10/31/2018
CROSS FARM DEVELOPMENT LLC	\$180,600		5865/0800	99	10/25/2017

Building Information


Building 1 : Section 1

Year Built: 2018
Living Area: 1,867
Replacement Cost: \$594,081
Building Percent Good: 95
Replacement Cost Less Depreciation: \$564,400

Building Attributes

Field	Description
Style	Condo - 55+
Model	Res Condo
Stories	1
Electric	Typical
Occupancy	
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel	Gas
Heat Type	Forced H/A
AC Percent	100
Bedrooms	2
Full Baths	2
Half Baths	0
Extra Fixtures	1
Total Rooms	5
Bath Rating	Very Good
Kitchen Rating	Very Good
Extra Kitchens	0
Add Kitchen Rating	
Primary Bldg Use	
Hwtr Type	
Insulation	Typical
WS Flue Rating	
2nd Ext Wall %	
Condo Bldg Floors	0
Fireplace(s)	0
2nd Floor %	
Base Flr Pm	
% Sprinkler	
Pct Low Ceiling	

Building Photo

 Building Photo

(https://images.vgsi.com/photos/LondonderryNHPhotos/\0013\IMG_0008_

Building Layout

 Building Layout (ParcelSketch.ashx?pid=10499&bid=10499)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,867	1,867
FGR	Garage	420	0
LLV	Lower Level	1,867	0
		4,154	1,867

Unit Locn	
2nd Heat Type	
# Heat Systems	
% Heated	
2nd % Heated	
Interior/Exterior	Same
View	
Grade	
Stories:	1
Residential Units:	0
Exterior Wall 1:	Vinyl
Exterior Wall 2:	
Roof Structure	Gable
Roof Cover	Asphalt
Cmrc Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	Good
Exterior Wall 1	Vinyl
WS Flues	
Foundation	Concrete
Roof Structure	Hip
Roof Cover	Asphalt
Exterior Wall 2	
Basement Floor	Concrete
# of Units	1
Frame	Wood
Solar Hot Water	No
Central Vac	No

Extra Features

No Data for Extra Features

Land

Land Use

Use Code 1020
Description Condo
Zone AR-I
Neighborhood CFD
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PTIO	Patio			144.00 SF	\$400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$564,800	\$0	\$564,800
2023	\$564,800	\$0	\$564,800
2023	\$491,400	\$0	\$491,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$564,800	\$0	\$564,800
2023	\$564,800	\$0	\$564,800
2023	\$491,400	\$0	\$491,400