

Town of Franconia

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Parcel ID: 000012 000079 000000 (CARD 1 of 1)  
 Owner: CUCHULAIN HOLDING CO., LLC  
 Location: 1095 PROFILE ROAD  
 Acres: 3.050

General

Valuation		Listing History	
<b>Building Value:</b>	\$1,381,500	<u>List Date</u>	<u>Lister</u>
<b>Features:</b>	\$79,700	01/25/2023	DWPR
<b>Taxable Land:</b>	\$236,100	09/01/2022	RWVM
<hr/>		01/07/2022	INSP
<b>Card Value:</b>	\$1,697,300	12/11/2019	JDVE
<b>Parcel Value:</b>	\$1,697,300	03/20/2018	INSP
<a href="#">Review and Pay Property Taxes Online</a>			

**Notes:** ; LOT HAS I-93FRONTAGE; VERY GOOD QUALITY CONSTRUCTION, INT HAS LODGE LOOK; HEAT SYSTEM IS ELECTRIC HEAT PUMP UNITS; DNPU EYEBROWS OVER EXIT DOORS; "ALPINE CLINIC"; 12/19 SPOKE WITH LADY WHO WANTED NOTHING DONE WITHOUT SUPERIOR ON SITE; P/U PAVING AND LIGHTS; 9/22; NO INFO, NC EXT, AVG COND; 2023 NC, NO CHNG TO VALUE;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,381,500	\$79,700	\$236,100	Cost Valuation	\$1,697,300
2023	\$1,381,500	\$79,700	\$236,100	Cost Valuation	\$1,697,300
2022	\$1,381,500	\$79,700	\$236,100	Cost Valuation	\$1,697,300
2021	\$1,381,500	\$79,700	\$236,100	Cost Valuation	\$1,697,300
2020	\$1,343,300	\$78,600	\$149,200	Cost Valuation	\$1,571,100
2019	\$1,343,300	\$33,800	\$149,200	Cost Valuation	\$1,526,300
2018	\$1,343,300	\$33,800	\$149,200	Cost Valuation	\$1,526,300
2017	\$1,343,300	\$33,800	\$149,200	Cost Valuation	\$1,526,300
2016	\$1,343,300	\$33,800	\$149,200	Cost Valuation	\$1,526,300
2015	\$1,336,400	\$33,800	\$156,100	Cost Valuation	\$1,526,300
2014	\$1,336,400	\$91,500	\$156,100	Cost Valuation	\$1,584,000
2013	\$1,336,400	\$76,500	\$156,100	Cost Valuation	\$1,569,000
2012	\$1,336,400	\$76,500	\$156,100	Cost Valuation	\$1,569,000
2011	\$1,336,400	\$76,500	\$156,100	Cost Valuation	\$1,569,000
2010	\$1,372,500	\$76,500	\$151,300	Cost Valuation	\$1,600,300
2009	\$0	\$0	\$147,800	Cost Valuation	\$147,800
2008	\$0	\$0	\$112,600	Cost Valuation	\$112,600
2007	\$0	\$0	\$112,600	Cost Valuation	\$112,600
2006	\$0	\$0	\$112,600	Cost Valuation	\$112,600

**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/13/2007	VACANT	YES	\$150,400	REINHOLD, RICHARD C &	3427	783
08/16/1999	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	R.A.D.C.O.R.P.	2412	843

**Land**

**Size:** 3.050 Ac.  
**Zone:** 02 - RES-B RESIDENTIAL B  
**Neighborhood:** AVG 100%  
**Land Use:** COM/IND  
**Site:** GOOD  
**Driveway:** PAVED  
**Road:** PAVED  
**Taxable Value:** \$236,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	3.000 AC	149,600	E	100	105	100	100	100 LEVEL	150	235,600	0	N	235,600	USE
COM/IND	0.050 AC	7,200	X	100	0	0	0	85 MODERATE	150	500	0	N	500	USE

**Building**

**1.00 STORY FRAME MED OFF Built In 2009**

<b>Roof:</b>	GABLE OR HIP ASPHALT	<b>Bedrooms:</b>	0	<b>Quality:</b>	EXC
<b>Exterior:</b>	AVERAGE WOOD SHINGLE	<b>Bathrooms:</b>	AVERAGE	<b>Size Adj.</b>	0.8335
<b>Interior:</b>	DRYWALL WOOD/LOG	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	110.00
<b>Flooring:</b>	CARPET HARDWOOD	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	1.2136
<b>Heat:</b>	ELECTRIC FA DUCTED	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	133.49
		<b>AC:</b>	YES	<b>Effective Area:</b>	11,373
		<b>Comm. Wall Factor:</b>	100%	<b>Gross Living Area:</b>	7,153
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$1,518,182

**Depreciation**

Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
9%	0%	0%	0%	0%	9%	\$1,381,500

**Features**

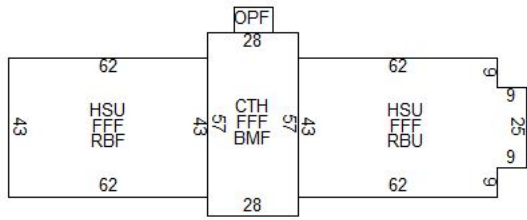
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
ELEVATOR	1		100	50000.00	60	\$30,000	
FIREPLACE 1-CUST	1		100	5000.00	75	\$3,750	
LIGHTS-PKG LOT/SINGL	7		100	1700.00	80	\$9,520	
PAVING	23000	23000 x 1	61	3.25	80	\$36,478	
<b>Total:</b>						<b>\$79,700</b>	

**Photo**





**Sketch**



Code	Description	Area	Eff Area	GL Area
RBF	RAISED BSMNT FIN	2,666	2,000	0
OPF	OPEN PORCH	96	24	0
HSU	1/2 STRY UNFIN	5,557	834	0
FFF	FST FLR FIN	7,153	7,153	7,153
RBU	RAISED BSMNT UNFIN	2,891	723	0
CTH	CATHEDRAL CEILING	1,596	160	0
BMF	BSMNT FINISHED	1,596	479	0
<b>Totals</b>			<b>11,373</b>	<b>7,153</b>

**Map**



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