14 WEST BROADWAY

Location	14 WEST BROADWAY	**Mblu**	30/ 026/ 003/ /
Acct#		**Owner**	JAL LLC
Total Market Va...	$617,200	**PID**	10596
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$401,100	$216,100	$617,200

Owner of Record

Owner	JAL LLC	Sale Price	$499,000
Co-Owner		Book & Page	6396/0820
Address	PO BOX 1220 DERRY, NH 03038	Sale Date	04/01/2022
		Instrument	00

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
JAL LLC	$499,000	6396/0820	00	04/01/2022
KPN REALTY LLC	$300,000	4638/0285	00	04/04/2006
VERRES FINANCIAL CORP	$0	3026/2105	1B	12/17/1993

Building Information

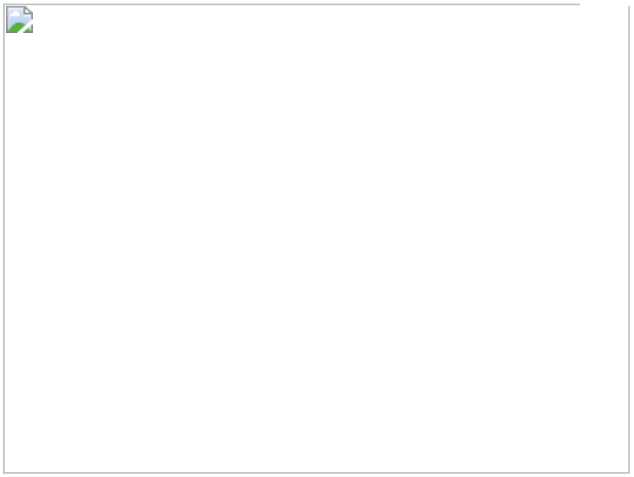
Building 1 : Section 1

Year Built:	1987
Living Area:	1,628
Replacement Cost:	$595,951
Building Percent Good:	65
Replacement Cost Less Depreciation:	$387,400

Building Attributes	
Field	**Description**
Style:	Restaurant
Model	Comm/Ind

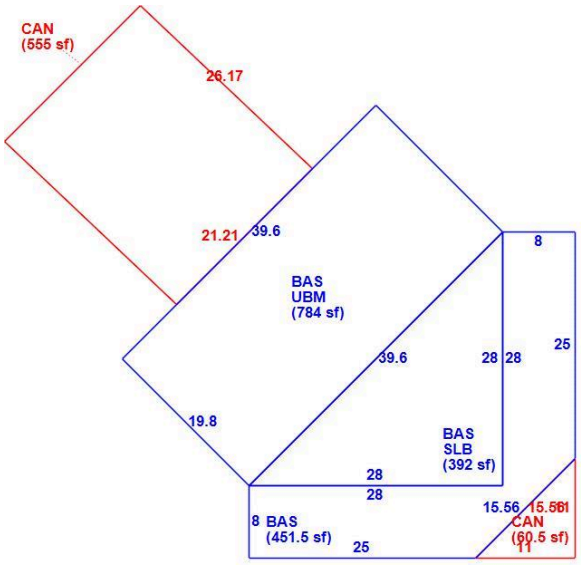
Grade	C
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	Restaurant/Club
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3260
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(/photos/DerryNHPhotos//\0021\10596_21320.JPG)

Building Layout



(ParcelSketch.ashx?pid=10596&bid=10596)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,628	1,628
CAN	Canopy	616	0
SLB	Slab	392	0
UBM	Basement, Unfinished	784	0
		3,420	1,628

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

CLR1	COOLER	128.00 SF	$1,700	1

Land

Land Use

Use Code	3260
Description	Restaurant/Club
Zone	CBD-TBO
Neighborhood	330
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.39
Frontage	
Depth	
Total Market Land	$216,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	COM PAVING -ASPHALT			8000.00 SF	$12,000	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$381,900	$194,100	$576,000
2024	$381,900	$194,100	$576,000
2023	$347,500	$129,400	$476,900

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