

305 CEDAR ST

Location

305 CEDAR ST

Mblu

0070/ / 0012/ /

Owner

305 CEDAR LLC

Total Market Value

\$824,700

Building Count

1

Current Value

Assessment	
Valuation Year	Total
2025	\$824,700

Owner of Record

Owner

305 CEDAR LLC

Sale Price

\$950,000

Co-Owner

Certificate

Book & Page

9750/1294

Sale Date

12/29/2023

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
305 CEDAR LLC	\$950,000		9750/1294	00	12/29/2023
JSTAR BRAVO LLC	\$560,000		8908/2480	04	10/17/2016
CEDAR STREET PROP RENTALS LLC	\$480,000		8698/0370	04	10/08/2014
GARZA, JESSE	\$485,000		7197/2203	00	03/30/2004

Building Information

Building 1 : Section 1

Year Built:

1910

Living Area:

7,356

Replacement Cost

Less Depreciation:

\$721,600

Building Attributes	
Field	Description
Style:	Apartment 9-30 Units
Model	Commercial

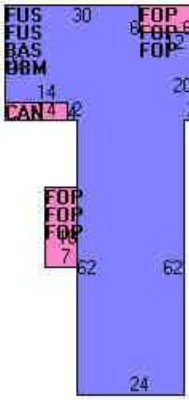
Grade	Average
Stories:	3
Occupancy	9.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Laminate
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	APT OVER 8
Total Rooms	39
Total Bedrms	21
Total Baths	9
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\55\55.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/2197_21)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	4,904	4,904
BAS	First Floor	2,452	2,452
CAN	Canopy	56	0
FOP	Porch, Open	594	0
UBM	Basement, Unfinished	2,452	0
		10,458	7,356

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	1120	Size (Sqr Feet)	5009
Description	APT OVER 8		

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2024	\$824,700