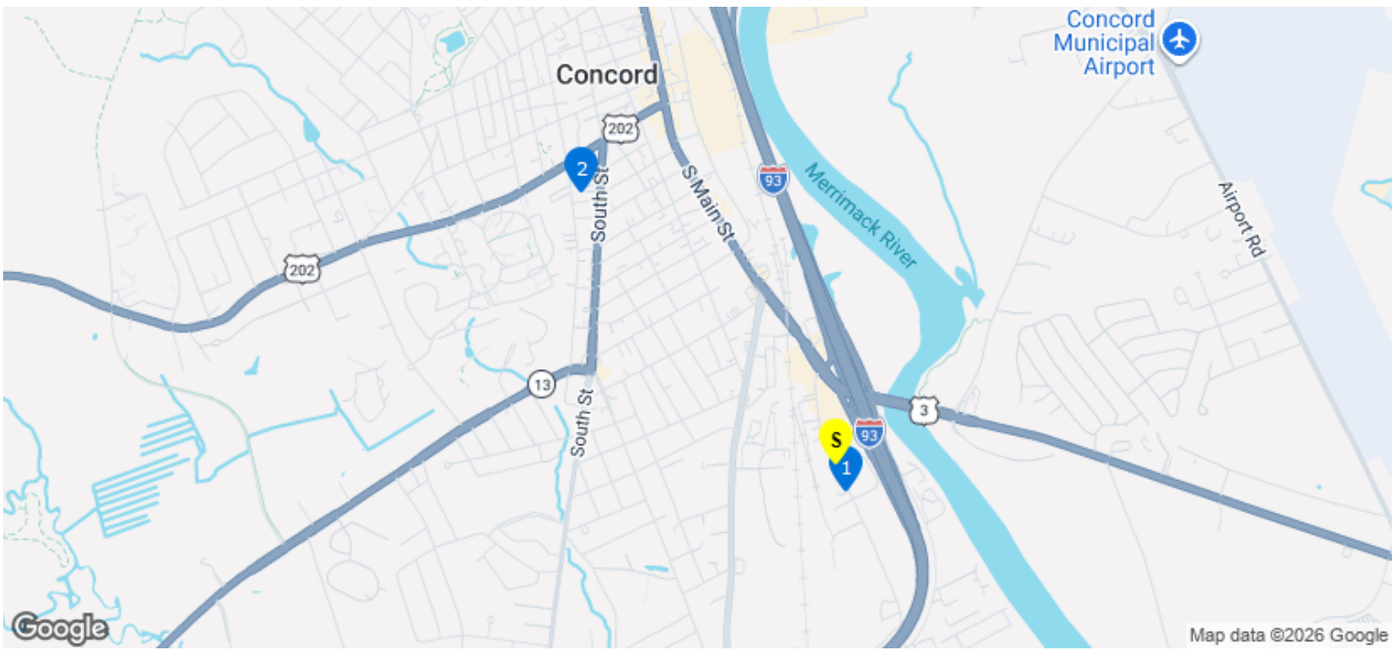
ICE SiteX Report

OrderID: 98761822

SiteX Property Information Report



Subject Property Location

40 HALL ST, CONCORD, NH 03301-3414

County:	**MERRIMACK NH**	Census Tract:	0322.00
Property Use:	Commercial/Office/Residential (mixed use)	Zoning:	GWP
Parcel Number:	CNCD M:792Z B:58	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$116,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$78,400	Market Improvment Value:		Total Taxable Value:	$5,662
Total Assessed Value:	$194,500	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 58

Abbreviated Description:	BLK:58 CITY:CONCORD
City/Muni/Twp:	CONCORD

Property Characteristics

Lot Size:	15,246 SF	Bedrooms:		Pool:	
Building Area:	1410 SF	Baths:		Fireplace:	
Year Built:	1880	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Conventional	Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/05/2008	Loan Amount:	N/A
Document #:	BK-PG 03063-1653	Loan Type:	Unknown Loan Type
TD Due Date:		Type Finance:	

Legal Description:
District: CNCD Map Ref: 0
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date:	03/05/1996	Sales Price:	N/A
Document #:	BK-PG 2015-1438	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 58
City/Muni/Twp: CONCORD

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

ICE SiteX Report

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Comparable Sales Data

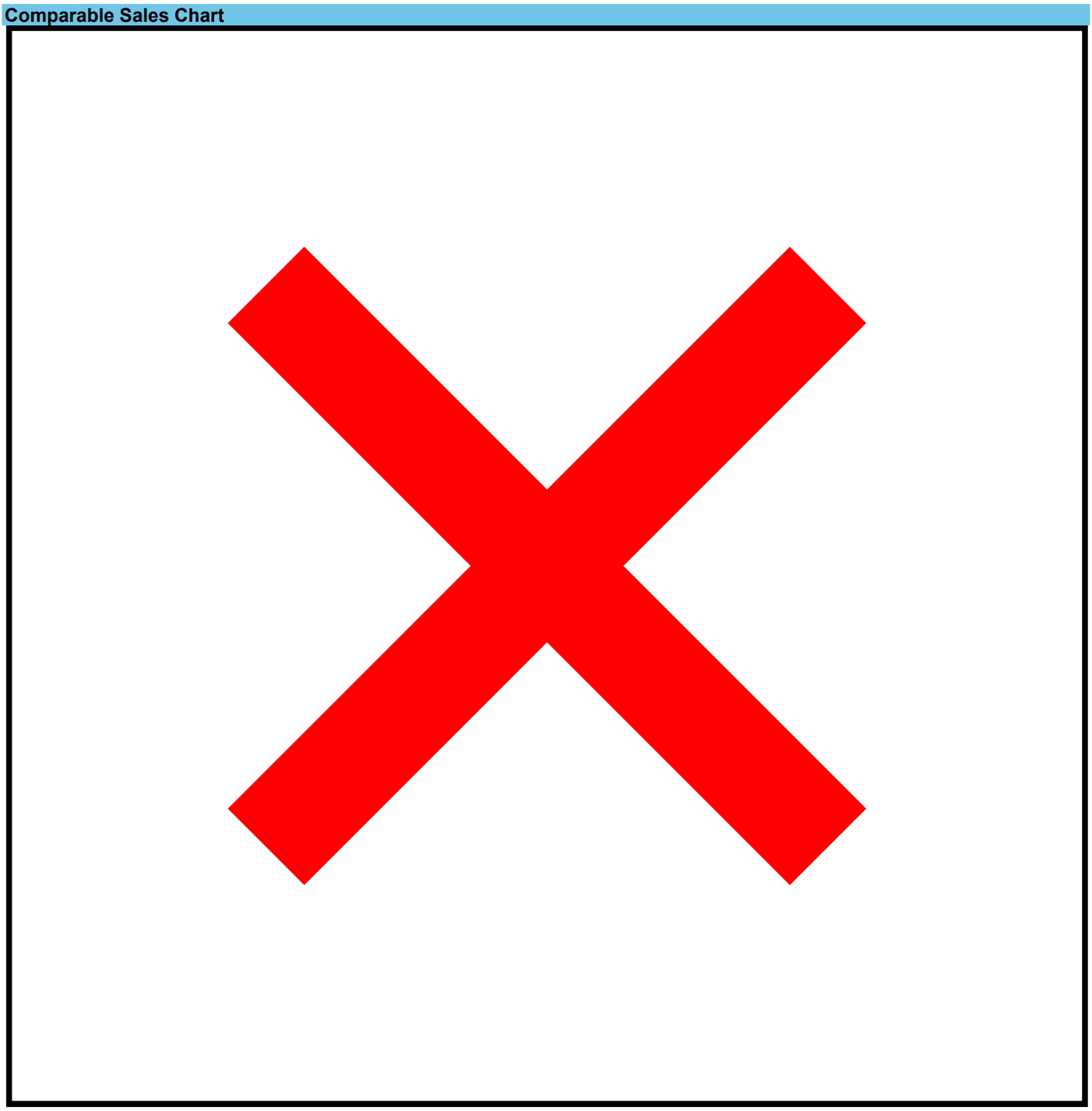
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**36 HALL ST** **CONCORD, NH 03301-3414**	08/16/2024	$500,000			2//	1997	13,504 SF	
		APN: CNCD M:792Z B:60 Document #: 202400011408 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
2	.13Mi.	**110 MANCHESTER ST** **CONCORD, NH 03301-5112**	01/04/2023	$8,000,000			//	2005	1,408,730 SF	
		APN: CNCD M:782Z B:44 Document #: 202300000168 Document Type: Warranty Deed Price Code: A Land Use: Auto repair (& related), Garage Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
3	.14Mi.	**60 HALL ST** **CONCORD, NH 03301-3414**	09/16/2022	$305,000	$258	1182	6//	1900	10,890 SF	
		APN: CNCD M:792Z B:49 Document #: 202200017982 Document Type: Warranty Deed Price Code: A Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
4	.47Mi.	**172 N MAIN ST** **CONCORD, NH 03301-5067**	08/12/2024	$16,800,000	$219	76641	//	1975	98,010 SF	B
		APN: CNCD M:6441Z B:91 Document #: 202400011127 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Hotel Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
5	.5Mi.	**80 S MAIN ST** **CONCORD, NH 03301-4836**	05/16/2024	$250,000	$16	15520	//	1959	40,946 SF	
		APN: CNCD M:7442Z B:16 Document #: 202400006295 Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
6	.66Mi.	**47 SOUTH ST** **CONCORD, NH 03301-3666**	02/10/2025	$750,000	$165	4532	//	1880	4,356 SF	
		APN: CNCD M:7441Z B:9 Document #: 202500001940 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
7	.73Mi.	**4 GARVINS FALLS RD** **CONCORD, NH 03301-5137**	12/01/2022	$2,250,000	$123	18310	//	1850	60,113 SF	
		APN: CNCD M:781Z B:23 Document #: 202200022364 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
8	.74Mi.	**59 S MAIN ST** **CONCORD, NH 03301-4848**	12/20/2023	$1,200,000	$241	4981	//	1940	7,841 SF	
		APN: CNCD M:7413Z B:30 Document #: 202300018152 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
9	.96Mi.	**323-325 VILLAGE ST** **CONCORD, NH 03303-4515**	03/31/2023	$490,000	$125	3914	//	1849	4,356 SF	
		APN: CNCD M:1412P B:35 Document #: 202300004010 Document Type: Warranty Deed Price Code: A Land Use: Retail Stores (Personal Services, Photography, Travel) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
10	1.14Mi.	**119 OLD TURNPIKE RD** **CONCORD, NH 03301-5206**	03/31/2022	$1,000,000			7//	1968	182,952 SF	
		APN: CNCD M:751Z B:24 Document #: 202200006319 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
11	1.2Mi.	**38 HALL ST** **CONCORD, NH 03301-3414**	07/18/2023	$300,000	$242	1240	8//	1900	14,375 SF	
		APN: CNCD M:792Z B:59 Document #: 202300009899 Document Type: Warranty Deed Price Code: A Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
12	1.24Mi.	**134 MANCHESTER ST** **CONCORD, NH 03301-5112**	09/07/2022	$1,600,000	$63	25210	//	2023	165,964 SF	
		APN: CNCD M:782Z B:40 Document #: 202200017302 Document Type: Warranty Deed Price Code: A Land Use: Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
13	1.33Mi.	**5 MAPLE ST** **CONCORD, NH 03301-4202**	12/02/2024	$475,000	$263	1806	10//	1860	4,356 SF	
		APN: CNCD M:6441Z B:40 Document #: 202400017506 Document Type: Warranty Deed Price Code: A Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
14	1.58Mi.	**75-77 FORT EDDY RD** **CONCORD, NH 03301-7405**	05/19/2023	$6,400,000	$395	16202	//	2000	66,211 SF	
		APN: CNCD M:641Z B:45 Document #: 202300006461 Document Type: Warranty Deed Price Code: A Land Use: Regional: Shopping Center, Mall (w/Anchor) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
15	1.6Mi.	**234 N MAIN ST** **CONCORD, NH 03301-5051**	10/08/2025	$460,533	$158	2909	//	1950	7,841 SF	
		APN: CNCD M:641Z B:29 Document #: 202500016115 Document Type: Warranty Deed Price Code: A Land Use: Restaurant Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
16	1.88Mi.	**135 LOUDON RD** **CONCORD, NH 03301-5610**	10/09/2025	$1,072,600	$503	2132	//	2017	16,553 SF	
		APN: CNCD M:631Z B:41 Document #: 202500016174								

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	Document Type: Warranty Deed Price Code: A Land Use: Restaurant Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
17	1.95Mi.	**730 ROUTE 3A** **BOW, NH 03304-4008**	02/29/2024	$440,000	$150	2942	//	2002	43,996 SF
	APN: BOWW M:021 B:005 L:62-E Document #: 202400002619 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:BOW City/Muni/Twp: BOW								
18	2.03Mi.	**155 PLEASANT ST** **CONCORD, NH 03301-2944**	01/31/2025	$675,000	$272	2484	//	1945	12,197 SF
	APN: CNCD M:7331Z B:26 Document #: 202500001494 Document Type: Warranty Deed Price Code: A Land Use: Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
19	2.06Mi.	**148 LOUDON RD** **CONCORD, NH 03301-6025**	12/19/2024	$609,000	$247	2461	//	1973	27,443 SF
	APN: CNCD M:603Z B:178 Document #: 202400018457 Document Type: Warranty Deed Price Code: A Land Use: Restaurant Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
20	2.14Mi.	**163 LOUDON RD** **CONCORD, NH 03301-6097**	12/28/2023	$1,170,000	$96	12164	//	1971	28,314 SF
	APN: CNCD M:603Z B:48 Document #: 202300018505 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

ICE SiteX Report

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**40 HALL ST**	**03/05/1996**		$194,500	1,410	6//	1880	15,246 SF	
.03Mi.	**36 HALL ST**	**11/20/2003**		$335,600		2//	1997	13,504 SF	
.04Mi.	**39 HALL ST**	**03/31/2009**		$87,800				8,276 SF	
.04Mi.	**32 HALL ST**	**08/30/1996**		$197,800	1,907	9//	1900	19,602 SF	
.05Mi.	**48 HALL ST**	**11/10/1998**		$174,200	1,218	5//	1900	20,473 SF	
.05Mi.	**41 HALL ST**	**09/05/2013**		$389,800	1,286	6//	1880	18,295 SF	P
.06Mi.	**50 HALL ST**	**12/14/1999**		$195,100	1,134	7//	1880	20,038 SF	
.06Mi.	**30 HALL ST**	**10/08/2010**		$166,200	1,945	7//	1880	11,326 SF	
.07Mi.	**31 HALL ST**	**04/01/2004**		$215,600	1,725			17,424 SF	
.07Mi.	**52 HALL ST**	**02/20/2020**		$345,300		6//	1900	22,651 SF	
.08Mi.	**49 HALL ST**	**11/29/2018**		$199,200	1,106		1910	13,068 SF	
.09Mi.	**54 1/2 HALL ST**	**01/11/2002**		$237,400	1,340	5/3/1	1900	22,216 SF	
.1Mi.	**53 HALL ST**	**06/21/2021**		$345,300	2,949	14/7/4	1900	13,068 SF	
.1Mi.	**56 HALL ST**			$272,900	1,475	8/3/1	1900	20,473 SF	
1.2Mi.	**38 HALL ST**	**07/18/2023**		$201,300	1,240	8//	1900	14,375 SF	
1.21Mi.	**42 HALL ST**	**10/15/2002**		$204,600	1,136	8//	1920	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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