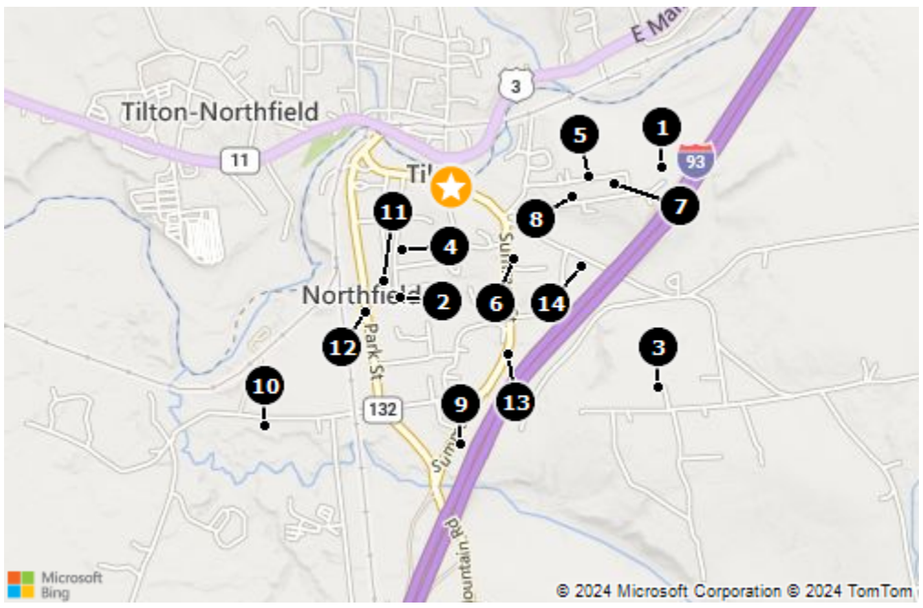
SiteX™ Report

OrderID: 91251571

SiteX Property Information Report



Subject Property Location

47 ELM ST, NORTHFIELD, NH 03276-1528

County:	**MERRIMACK NH**	Census Tract:	330130440.003010
Property Use:	Single Family Residential	Zoning:	R2MFSM
Parcel Number:	NRTF M:00U07 L:000082 S:000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$255,000**	FSD:	15
Value Range:	$216,750 - $293,250	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2022	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$40,000	Market Land Value:		Tax Year:	2023
Assd Improvement:	$153,900	Market Improvment Value:		Total Taxable Value:	$2,821
Total Assessed Value:	$193,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 82
City/Muni/Twp: NORTHFIELD

Property Characteristics

Lot Size:	2,614 SF	Bedrooms:	2	Pool:	
Building Area:	855 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/26/2023	Loan Amount:	N/A
Document #:	202300010334 BK-PG 3832-1078	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
City/Muni/Twp: NORTHFIELD

Mortgage Record

Recording Date:	06/29/2022	Loan Amount:	N/A
Document #:	202200012631 BK-PG 3797-560	Loan Type:	2nd Mortgage made to cover Down Payment
TD Due Date:	07/01/2026	Type Finance:	

Legal Description:
City/Muni/Twp: NORTHFIELD

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	$235,000
Document #:	202200012629 BK-PG 3797-547	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2022		
Document Type:	Warranty Deed		

Legal Description:
City/Muni/Twp: NORTHFIELD

Prior Transfer

Recording Date:	06/19/2017	Sales Price:	$116,933

Document #:	201700010864 BK-PG 3559-2115	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	04/06/2016	Sales Price:	$29,800
Document #:	5315 BK-PG 3510-2862	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	04/06/2016	Sales Price:	$29,800
Document #:	201600005315 BK-PG 3510-2862	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	08/17/2015	Sales Price:	$80,000
Document #:	BK-PG 3488-1312	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Foreclosure Sale		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	09/28/2011	Sales Price:	$67,000
Document #:	BK-PG 3274-1447	Type of Sale:	Full Amount on Deed
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	03/26/2004	Sales Price:	$72,500
Document #:	BK-PG 2636-844	Type of Sale:	Full Amount on Deed
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	04/17/2003	Sales Price:	$42,500
Document #:	BK-PG 2489-695	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Prior Transfer

Recording Date:	11/23/1999	Sales Price:	$25,000
Document #:	BK-PG 2184-1666	Type of Sale:	Full Amount on Deed
Document Type:	Warranty Deed		
Legal Description:			
City/Muni/Twp: NORTHFIELD			

Area Sales Analysis

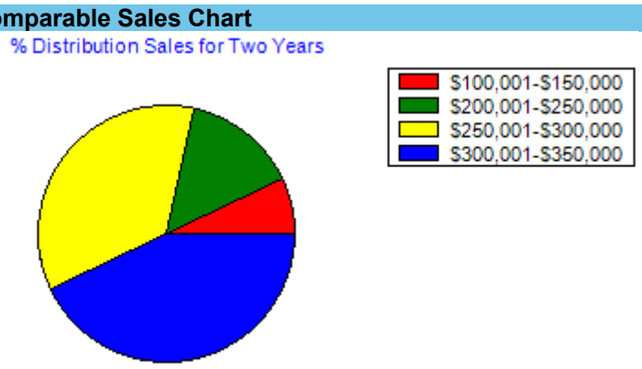
Total Area Sales	$3,954,866	Median # of Bedrooms	3
Median Lot Size	17,402 SF	Median # of Baths	1
Median Living Area	1,620 SF	Median Year Built	1932
Price Range - 2 Yrs	$130,000 to $350,000	Age Range	30 years to 164 years
Median Value	$292,000	Median Age	92 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**28 COFRAN AVE** **NORTHFIELD, NH 03276-1623**	03/19/2024	$300,000	$173	1733	/2/2	1994	44,431 SF	
		APN: NRTF M:00U13 L:000017 S:000001 Document #: 202400003384 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
2	.28Mi.	**13 HOLMES AVE** **NORTHFIELD, NH 03276-1508**	03/11/2024	$284,000	$227	1251	/2/1	1910	11,326 SF	
		APN: NRTF M:00U08 L:000026 S:000000 Document #: 202400003021 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
3	.68Mi.	**55 HIDDEN LN** **NORTHFIELD, NH 03276-4719**	02/06/2024	$130,000	$32	3997	/4/2	1988	101,060 SF	
		APN: NRTF M:00U15 L:000006 S:000001 Document #: 202400001614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
4	.19Mi.	**20 ARCH ST** **NORTHFIELD, NH 03276-1532**	01/31/2024	$350,000	$223	1569	/3/1	1949	9,583 SF	
		APN: NRTF M:00U08 L:000131 S:000000 Document #: 202400001345 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
5	.33Mi.	**30 HOWARD AVE**	12/04/2023	$260,000	$162	1599	/2/1	1929	6,534 SF	

		NORTHFIELD, NH 03276-1620							
	APN: NRTF M:00U13 L:000011 S:000000 Document #: 202300017287								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
6	.22Mi.	**20 SUMMER ST**	11/28/2023	$330,000	$127	2597	/5/1	1903	8,276 SF
		NORTHFIELD, NH 03276-1625							
	APN: NRTF M:00U08 L:000091 S:000000 Document #: 202300016952								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
7	.39Mi.	**39 HOWARD AVE**	08/25/2023	$320,000	$146	2181	/4/2	1910	7,841 SF
		NORTHFIELD, NH 03276-1612							
	APN: NRTF M:00U14 L:00009B S:000000 Document #: 202300012173								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
8	.29Mi.	**21 HOWARD AVE**	07/31/2023	$250,000	$94	2633	/4/1	1900	33,280 SF
		NORTHFIELD, NH 03276-1612							
	APN: NRTF M:00U14 L:000004 S:000000 Document #: 202300010643								
	Document Type: Fiduciary Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
9	.61Mi.	**64 SUMMER ST**	07/26/2023	$240,000	$292	820	/1/1	1930	14,810 SF
		NORTHFIELD, NH 03276-1636							
	APN: NRTF M:00U09 L:000016 S:000000 Document #: 202300010385								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
10	.71Mi.	**28 SARGENT ST**	06/09/2023	$335,000	$204	1640	/3/1	1940	20,038 SF
		NORTHFIELD, NH 03276-4016							
	APN: NRTF M:00U03 L:000025 S:000000 Document #: 202300007695								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
11	.27Mi.	**43 VINE ST**	05/26/2023	$259,933	$299	869	/2/1	1949	4,356 SF
		NORTHFIELD, NH 03276-1518							
	APN: NRTF M:00U08 L:000019 S:000000 Document #: 202300006974								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
12	.37Mi.	**101 PARK ST**	05/08/2023	$265,000	$231	1144	/1/1	1949	19,994 SF
		NORTHFIELD, NH 03276-1548							
	APN: NRTF M:00U08 L:000008 S:000000 Document #: 202300005873								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
13	.42Mi.	**42 SUMMER ST**	03/24/2023	$301,000	$222	1350	/3/1	1934	24,699 SF
		NORTHFIELD, NH 03276-1636							
	APN: NRTF M:00U09 L:000010 S:000000 Document #: 202300003652								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								
14	.37Mi.	**35 BAY ST**	02/03/2023	$329,933	$123	2677	/3/2	1860	65,340 SF
		NORTHFIELD, NH 03276-1624							
	APN: NRTF M:00U14 L:000032 S:000000 Document #: 202300001575								
	Document Type: Warranty Deed Price Code: D								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:NORTHFIELD City/Muni/Twp: NORTHFIELD								

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.

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.

SiteX™ Report

OrderID: 91251571

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.	**47 ELM ST**	**06/29/2022**		$193,900	855	/2/1	1940	2,614 SF	
.04Mi.	**53 ELM ST**	**03/19/2018**		$394,200	2,824	/3/2	1849	1 SF	
.08Mi.	**72 ELM ST**			$167,600	1,120	/3/1	1930	18,295 SF	
.08Mi.	**6 MEMORIAL ST**	**12/23/2002**		$237,900	1,260	/3/1	1957	12,197 SF	
.09Mi.	**4 MEMORIAL ST**			$230,600	1,721	/3/1	1949	12,197 SF	
.1Mi.	**82 ELM ST**			$119,700	2,075	/4/1	1890	20,038 SF	
.1Mi.	**2 MEMORIAL ST**			$262,400	1,518	/3/1	1949	12,197 SF	
.11Mi.	**6 ARCH ST**	**01/19/2017**		$335,600	2,881	/3/1	1920	10,454 SF	
.11Mi.	**22 ELM ST**			$143,500	1,815	/3/2	1839	8,276 SF	
.11Mi.	**84 ELM ST**	**11/26/2019**		$232,100	1,322	/3/2	1908	15,682 SF	
.11Mi.	**5 MEMORIAL ST**	**10/17/2022**		$229,400	1,197	/3/1	1957	8,712 SF	
.11Mi.	**8 ARCH ST**			$300,000	1,950	/3/2	1948	10,454 SF	
.12Mi.	**3 MEMORIAL ST**			$213,100	1,277	/3/1	1953	8,712 SF	
.12Mi.	**10 ARCH ST**			$228,700	1,068	/3/1	1948	9,583 SF	
.12Mi.	**3 ARCH ST**	**11/06/2001**		$244,500	2,031	/3/1	1918	3,920 SF	
.12Mi.	**1 MEMORIAL ST**			$239,000	1,395	/2/1	1957	8,712 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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