

44 KENSINGTON LN

Location	44 KENSINGTON LN	Mblu	12/ 42/ 78/ /
Acct#		Owner	KEVIN A & SEAN A MCMAHON
Assessment	\$529,100	PID	100164
Building Count	1	topoTopography	Level
Utility	Public Water, Public Sewer		

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$327,200	\$0	\$0	\$201,900	\$529,100

Owner of Record

Owner	KEVIN A & SEAN A MCMAHON COLLEEN M SWIDER	Sale Price	\$2,666
Address	12 LONGWOOD DR NORTH SWANZEY, NH 03431	Certificate	
		Book & Page	9723/32
		Sale Date	08/22/2023
		Instrument	047
		Qualified	U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KEVIN A & SEAN A MCMAHON	\$2,666		9723/32	047	08/22/2023
MCMAHON ELEANOR & KEVIN TRSTEE	\$4,000		7286/1344	1N	07/28/2004
MCMAHON ELEANOR J	\$325,800		6793/2676	00	12/20/2002
KENSINGTON LANE LLC	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:	2002
Living Area:	1,922
Replacement Cost:	\$408,968

Building Percent Good: 80
Replacement Cost
Less Depreciation: \$327,200

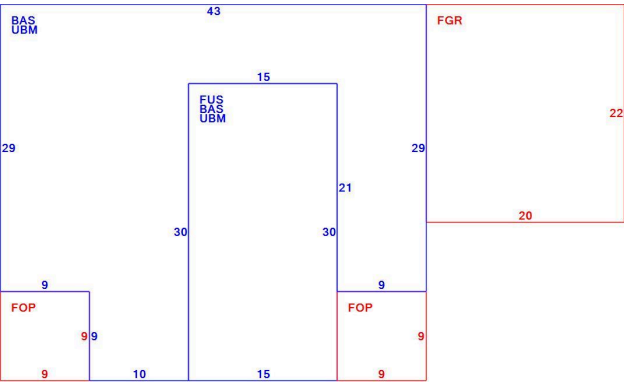
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average +20
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflld 706	

Building Photo



(https://images.vgsi.com/photos/BedfordNHPhotos//00\01\10\55.jpg)

Building Layout



(ParcelSketch.ashx?pid=100164&bid=100188)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,472	1,472
FUS	Upper Story, Finished	450	450
FGR	Garage, Framed	440	0
FOP	Porch, Open	162	0
UBM	Basement, Unfinished	1,472	0
		3,996	1,922

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.22
Description	SINGLE FAM MDL-01	Frontage	
Zone	CO	Depth	
Neighborhood	60	Assessed Value	\$201,900
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$327,200	\$0	\$0	\$201,900	\$529,100
2022	\$284,900	\$0	\$0	\$149,600	\$434,500
2021	\$284,900	\$0	\$0	\$149,600	\$434,500