

Property at 00265 WEST MAIN STREET

Prop ID 4540265

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Administrative Information

Owner name: TAMK WASH LLC
Second name: C/O KYLE & MAXWELL NAGEL
Address: 95 WEBSTER AVENUE
City/state: PELHAM NH Zip: 03076

Location Information

Map: 007 Clerk map:
Lot: 4540265 Neigh.: Zone: Vol: 810 Page: 1006

Assessments

Assmt category	Qty	Amount
Commerc Land	1.32	554,400
Commerc Building	1.00	620,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Dec-2025
Sale price: 5,787,516
Sale valid:

Values

Mkt value :
Cost value: 1,677,829

Summary

Total assessments	1,174,480
Total exemptions	
Net assessment	1,174,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	.2899
Mkt/sale :	
Assmt/sale:	.2029

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	21	1.320	600,000	792,000		792,000	554,400
Comm Primary		57,499					

1.320 acres	Total land value	792,000	554,400
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Commercial Valuation Summary

Main Area: 6,764 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	70	Serv Sta w/ Bays	100.00	6,764	93.88	635,000
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						635,000
Grade	A	Factor	1.5500			984,250
CDU		C&D Factor	1.00			984,250
Depreciation			10 %			885,825
Computed cost value @ 70%						620,078

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	70	Serv Sta w/ Bays	Basement		
Exterior Walls	02	BR/CB			
Roof Material	01	Asphalt Shingles	1st Floor	70 Serv Sta w/ Bays	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	98	Other			
Floors	01	Concrete	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	02	Fire Resistant			
Grade	50	A	Other Features		
Garage			Size		
Basement	99	None	Qty		
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 2008 Eff Year Built:		

