

Town of Carroll GIS Tax Database-July 2020

The screenshot displays a GIS web application for the Town of Carroll, NH. The main map area shows a large parcel outlined in yellow, situated near the 'Bretton Woods' area and 'Mount Washington Golf Course'. The map includes various roads like 'Base Station Rd' and 'Fairway Dr'. Numerous blue location pins are scattered across the map. The left sidebar contains a search bar with 'omni mount washington' entered, a 'Report' dropdown, 'Mailing Labels', 'Add/Remove', and 'Zoom' buttons. Below these are columns for 'Parcel #', 'Owner', and 'Address'. A list of seven parcels is shown, each with a thumbnail image, parcel ID, address, and owner name. The bottom of the interface features a scale bar (0 to 600ft), coordinate information (X: -71.44229, Y: 44.26078), and navigation controls.

Parcel #	Owner	Address
211-014-001-000	OMNI MOUNT WASHINGTON, LLC	SKI AREA ROAD
211-014-000-000	OMNI MOUNT WASHINGTON, LLC	99 SKI AREA ROAD
210-007-000-000	OMNI MOUNT WASHINGTON, LLC	171 MT WASHINGTON HOTEL RD
210-008-000-000	OMNI MOUNT WASHINGTON, LLC	310 MT WASHINGTON HOTEL RD
211-001-000-000	OMNI MOUNT WASHINGTON, LLC	2652 ROUTE 302 EAST
419-018-000-001	OMNI MOUNT WASHINGTON, LLC	2000 ROUTE 302 EAST
211-020-000-003		LAKE CAROLYN ROAD



Property Card: 310 MT WASHINGTON HOTEL RD
Town of Carroll, NH



Parcel ID: 210-008-000-000

Owner: OMNI MOUNT WASHINGTON, LLC
Mailing Address: 4001 MAPLE AVE
SUITE 600
DALLAS, TX 75219

General Information

Assessed Value

Primary Use: Commercial General
Property Class: Commercial
Neighborhood: BRETTON WOODS
Zone: Resid - Bretton Wds
Total Acres:

Land: 1598400
Buildings: 21530700
Total: 24092200

Building Details

Construction Details

Building/Card # 1
Year Built: 1902
Building Type Main Building
Condition: Good
Living Area: 206990
Total Rooms: 200
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: Steam
Heating Fuel Type: Oil

Use: Commercial General
Grade: Comm Gd+
Framing: Wood frame
Roofing Material: Metal Stand Seam
Foundation: Concrete
Exterior Walls: Stucco/
Interior Walls: Drywall/Plaster

Building Details

Construction Details



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Building/Card # 2
Year Built: 1902
Building Type Main Building
Condition: Fair
Living Area: 24130
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: Steam
Heating Fuel Type: Oil

Use: Commercial General DW 19-131
Exhibit 12
Grade: Comm Fr
Framing: Wood frame
Roofing Material: Metal Stand Seam
Foundation: Concrete
Exterior Walls: Stucco/
Interior Walls: Drywall/Plaster

Building Details

Construction Details

Building/Card # 3
Year Built: 1900
Building Type Main Building
Condition: Good
Living Area: 2420
Total Rooms:
Total Bedrooms: 5
Number Full Baths: 2
Number Half Baths:
Heating Type: Forced hot air
Heating Fuel Type: Oil

Use: Commercial General
Grade: Good
Framing: Wood frame
Roofing Material: Asphalt shingles
Foundation: Stone
Exterior Walls: Wd Shingle/
Interior Walls: Drywall/

Building Details

Construction Details

Building/Card # 4
Year Built: 1902
Building Type Main Building
Condition: Fair
Living Area: 6086
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: Steam
Heating Fuel Type: Oil

Use: Commercial General
Grade: Comm Low
Framing: Masonry-solid
Roofing Material: Metal
Foundation: None
Exterior Walls: Metal/
Interior Walls: Plywood/Concrete block

Building Details

Construction Details



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Building/Card # 5
Year Built: 2008
Building Type Main Building
Condition: Excellent
Living Area: 35510
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: Hot water or steam
Heating Fuel Type: Oil

Use: Commercial General ^{DW 19-131}
Grade: Comm Exe ^{Exhibit 12}
Framing: Steel
Roofing Material: Other
Foundation: Slab
Exterior Walls: Stud -EIFS (Syntheti/
Interior Walls: Drywall/

Building Details

Contruccion Details

Building/Card # 6
Year Built: 2008
Building Type Main Building
Condition: Good
Living Area: 3237
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: Hot water
Heating Fuel Type: Oil

Use: Commercial General
Grade: Comm Exe
Framing: Wood frame
Roofing Material: Asphalt shingles
Foundation: Slab
Exterior Walls: Stucco/
Interior Walls: Concrete/



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Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

Card: 1 of 6

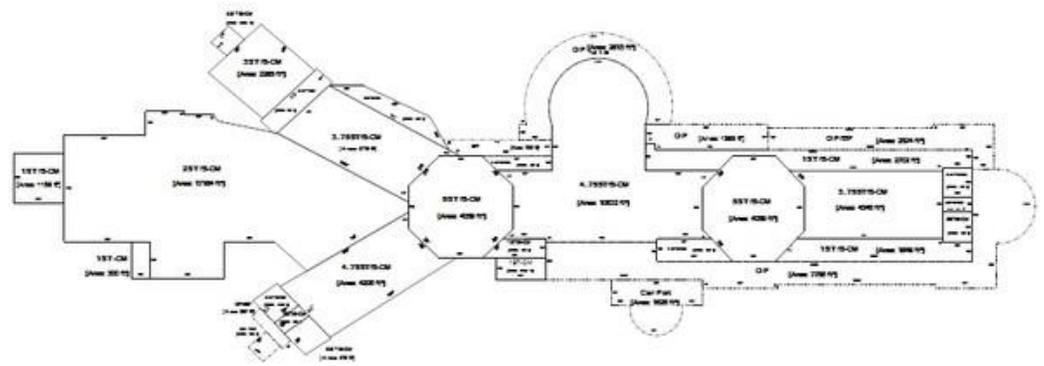
Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800	Neighborhood	BRETTON WOODS	Electric	Electric			
					CU Acres			Property Class	Commercial	Water	Private Water		
					Total Acres	89.7800			Prime Use	Commercial General	Waste	Septic	
					Living Area Sq. Ft.	278,373	Zone	Resid - Bretton Wds	P/U Year	4/01/2020 S			
Sale History					Assessed Values			Topography	Level	Rolling			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400	Road Surface		Paved				
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use		Special District						
6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400							
					Improvements	\$22,493,800							
					Total Assessment	\$24,092,200							
					Total Market Value	\$24,092,200							
Notes													
2020 PICK-UP - MODEL HOTEL ROOM, GENERAL REPAIRS, MAINT, ADDITION TO BOILER ROOM, 69 GUEST ROOM ADDITION, DEMO CABANA BLDG 2019 PICK-UP - NO CHANGE TO HOTEL 2018 PICK-UP - PER MANAGER, NO CONSTRUCTION STARTED YET CONTACT # ON FILE - 2016 M&L - DO PICKUP @ MEASURE & LIST = REPLACE PORCH 2015 Sale - NOT QUALIFIED, MULTI-PARCEL SALE. 2015 PICK-UP - REPLACE ANTENNA, ADD TELECOMMUNICATIONS EQUIP - N/C 2014 PICK-UP - "ITALIAN VILLA" BUILDINGS RMV'D - NOT ASSESSED = N/C IN VALUE 2013 PICK-UP - CELL TOWER ADDED, KITCH RENO'S COMP, NEW ROOF IN PROGRESS - ADJ'D EYB, BLA APPR 06/0712 - ADJ'D ACREAGE. 2012 M&L - ADJ'D ROOF, FLRS, WALLS, HEAT, POOL SIZE, ADD SPRINKLERS, JACUZZI/SPA & DUMB WAITER ABATEMENT - 2011 - DENIED GENERAL - MT WASHINGTON HOTEL - 200 ROOMS. CELL TOWERS -2 - INTERNAL FLAGPOLE TYPE - ONE TENANT EACH. 2008 PICK-UP - REPAIR HOTEL ROOF & SIDING-N/C.													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000	4/16/19	Pick-up Exterior	JB			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000	4/27/18	Pick-up Interior	JB			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000	5/12/15	Pick-up Exterior	PB			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000	4/28/14	Pick-up Exterior	JB			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000	4/22/13	Pick-up Exterior	PB			
COMM - IMPRVD	1.000			82,000	Location	2.50	\$205,000						
FRONTAGE	12.000			30,240	Location	2.50	\$75,600						
REAR ACRES	71.780			117,100	Location	2.50	\$292,800						
							\$1,598,400						
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits			
										Date	Type	Number	Status
										8/20/2019	Demoliton Permit	210-008	DEMO
										7/02/2018	Building	2018-72	BLDG
										6/21/2018	Building	2018-50	BLDG
										6/21/2018	Building	2018-69	BLDG
										3/20/2018	Building	2018-19	BLDG

Map/Lot #: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Owner: OMNI MOUNT WASHINGTON, LLC

General Information		Building Computation	
Prop. Class	Commercial	Base Value	\$21,463,977
Building Style	Hotel/Motel/Inn (109)	Size Adj. Factor	0.71
Year Built	1902	Building Adj.	\$1,138,445
Effective Year	1998	Grade Adj. Factor	1.50
Grade/Quality	Comm Gd+	Extra Features	\$1,132,815
Condition	Good	Replacement Cost	\$25,699,618
# of Rooms	200	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	30
Color	White	Functional Obs %	0
Foundation	Concrete	External Influ. %	20
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	24,391,786
Roof Type	Gable	Location Adj.	
Roof Material	Metal Stand Seam	Building Value	\$14,391,800
Exterior Siding	Stucco	Plumbing Fixtures	
Flooring	Carpet/Hardwood	# 2-Fixture Baths	0
Interior Walls	Drywall/Plaster	# 3-Fixture Baths	0
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Steam	# 5-Fixture Baths	0
Cooling Type	Central air	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
COOLING SYSTEM	6,990	\$620,970	Sprinklers	89,806	\$474,515
EXTERIOR SIDING	6,990	\$310,485	Fire Alarm System	266	\$399,000
HEATING SYSTEM	6,990	\$206,990	Fireplace - Custom	16	\$124,800
			Elevators -Comm	2	\$132,000
			Jacuzzi	1	\$2,500

Building Segments						
Segment	Area			Rate / Sq. Ft.	% Unf	Base Value
	Sketch	Living	Effective			
1ST-CM	810	810	810	99.19		\$80,344
1ST/B-CM	6,965	6,965	13,930	56.67		\$789,413
1ST/S-CM	1,156	1,156	1,156	99.19		\$114,664
2ST/S-CM	17,184	34,368	34,368	99.19		\$3,408,962
3.75ST/B-CM	8,465	31,744	40,209	81.29		\$3,268,467
3ST-CM	721	2,163	2,163	99.19		\$214,548
3ST/B-CM	2,285	6,855	9,140	77.93		\$712,280
4.75ST/B-CM	14,878	70,671	85,549	84.40		\$7,220,380
4ST/B-CM	425	1,700	2,125	82.18		\$174,637
5ST/B-CM	9,118	45,590	54,708	85.02		\$4,651,092
6ST/B-CM	828	4,968	5,796	87.04		\$504,492
Car Port	1,844		1,844	8.31		\$15,324
EP	762		762	21.47		\$16,360
OP	11,952		11,952	15.85		\$189,439
OP-2ST	237		474	15.85		\$7,513
OP/EP	2,574		5,148	18.66		\$96,062

Outbuildings														
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value					
Cell Tower	2008		\$150,000	1.00	Avg 1.00	AV			\$150,000					
Cell Tower	2010		\$150,000	1.00	Avg 1.00	AV			\$150,000					
Commercial Paving	1980		\$75,000	1.00	Avg 1.00	AV			\$75,000					
Commercial Paving	2008		\$100,000	1.00	Avg 1.00	EX			\$100,000					
Deck	1985	3,700	\$37,000	0.70	Avg 1.00	AV 18			\$21,240					
Generator 300 KW		1	\$108,200	1.00	Avg 1.00	AV			\$108,200					
Pool - Inground	1975	18 x 45	\$25,718	0.79	VGd 1.65	G 13			\$29,170					

Total Building Segments: 80,204 206,990 270,134 \$21,463,977 **Main Building: \$14,391,800** **Outbuildings: \$633,610** **Total Buildings on Card: \$15,025,410**

Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

Card: 2 of 6

Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800		Neighborhood	BRETTON WOODS		Electric	Electric	
					CU Acres				Property Class	Commercial		Water	Private Water
					Total Acres	89.7800		Prime Use		Commercial General		Waste	Septic
					Living Area Sq. Ft.	278,373		Zone	Resid - Bretton Wds		P/U Year	4/01/2020 S	
Sale History					Assessed Values			Topography	Level		Rolling		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400		Road Surface	Paved				
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use			Special District					
6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400							
					Improvements	\$22,493,800							
					Total Assessment	\$24,092,200							
					Total Market Value	\$24,092,200							
Notes													
2011 PICK-UP - ADJ' D ROOF & COND. 2007 - INFORMAL REVIEW - ADJ CONDITION OF BLDGS													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
								4/16/19	Pick-up Exterior	JB			
								4/27/18	Pick-up Interior	JB			
								7/25/12	Measure - Exterior	PB			
Assessment History													
		Date	Land	Curr. Use	Improvements	Total							
		12/31/18	1,598,400		22,493,800	24,092,200							
		12/31/17	1,598,400		22,493,800	24,092,200							
		5/18/17	1,397,500		22,836,933	24,234,433							
		4/01/13	1,397,500		22,836,933	24,234,433							
		10/10/12	1,394,700		21,808,949	23,203,649							
Current Use										Building Permits			
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status
										8/20/2019	Demolition Permit	210-008	DEMO
										7/02/2018	Building	2018-72	BLDG
										6/21/2018	Building	2018-50	BLDG
										6/21/2018	Building	2018-69	BLDG
										3/20/2018	Building	2018-19	BLDG

Map/Lot #: 210-008-000-000 Location: 310 MT WASHINGTON HOTEL RD Owner: OMNI MOUNT WASHINGTON, LLC Exhibit 12 Card: 2 Of 6

General Information		Building Computation	
Prop. Class	Commercial	Base Value	\$2,175,487
Building Style	Dormitory (93)	Size Adj. Factor	0.73
Year Built	1902	Building Adj.	\$60,325
Effective Year	1989	Grade Adj. Factor	0.80
Grade/Quality	Comm Fr	Extra Features	\$60,325
Condition	Fair	Replacement Cost	\$1,379,069
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	52
Color	White	Functional Obs %	0
Foundation	Concrete	External Influ. %	10
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	595,758
Roof Type	Gable	Location Adj.	
Roof Material	Metal Stand Seam	Building Value	\$595,800
Exterior Siding	Stucco	Plumbing Fixtures	
Flooring	Softwood	# 2-Fixture Baths	0
Interior Walls	Drywall/Plaster	# 3-Fixture Baths	0
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Steam	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
HEATING SYSTEM	24,130	\$24,130	Sprinklers	24,130	\$60,325
EXTERIOR SIDING	24,130	\$36,195			

Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	Sketch	Living	Effective			
3ST-CM	6,270	18,810	18,810	89.28	\$1,679,357	
4ST/B-CM	1,330	5,320	6,650	74.61	\$496,130	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value			
Workshop	1900	40 x 40	\$34,000	0.74	Avg 1.00	F 45			\$13,840			
Workshop - 1.5 ST	1900	1,120	\$32,200	0.75	Avg 1.00	P 55			\$10,870			

Total Building Segments: 7,600 24,130 25,460 \$2,175,487 Main Building: \$595,800 Outbuildings: \$24,710 Total Buildings on Card: \$620,510

Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

Card: 3 of 6

Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800		Neighborhood	BRETTON WOODS		Electric	Electric	
					CU Acres				Property Class	Commercial		Water	Private Water
					Total Acres	89.7800		Prime Use		Commercial General		Waste	Septic
					Living Area Sq. Ft.	278,373		Zone	Resid - Bretton Wds		P/U Year	4/01/2020 S	
Sale History					Assessed Values			Topography	Level		Rolling		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400		Road Surface	Paved				
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use			Special District					
6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400							
					Improvements	\$22,493,800							
					Total Assessment	\$24,092,200							
					Total Market Value	\$24,092,200							
Notes													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
								4/16/19	Pick-up Exterior	JB			
								4/27/18	Pick-up Interior	JB			
								7/25/12	Measure - Exterior	PB			
								Assessment History					
								Date	Land	Curr. Use	Improvements	Total	
								12/31/18	1,598,400		22,493,800	24,092,200	
								12/31/17	1,598,400		22,493,800	24,092,200	
								5/18/17	1,397,500		22,836,933	24,234,433	
								4/01/13	1,397,500		22,836,933	24,234,433	
								10/10/12	1,394,700		21,808,949	23,203,649	
Current Use										Building Permits			
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status
										8/20/2019	Demolition Permit	210-008	DEMO
										7/02/2018	Building	2018-72	BLDG
										6/21/2018	Building	2018-50	BLDG
										6/21/2018	Building	2018-69	BLDG
										3/20/2018	Building	2018-19	BLDG



Map/Lot #: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

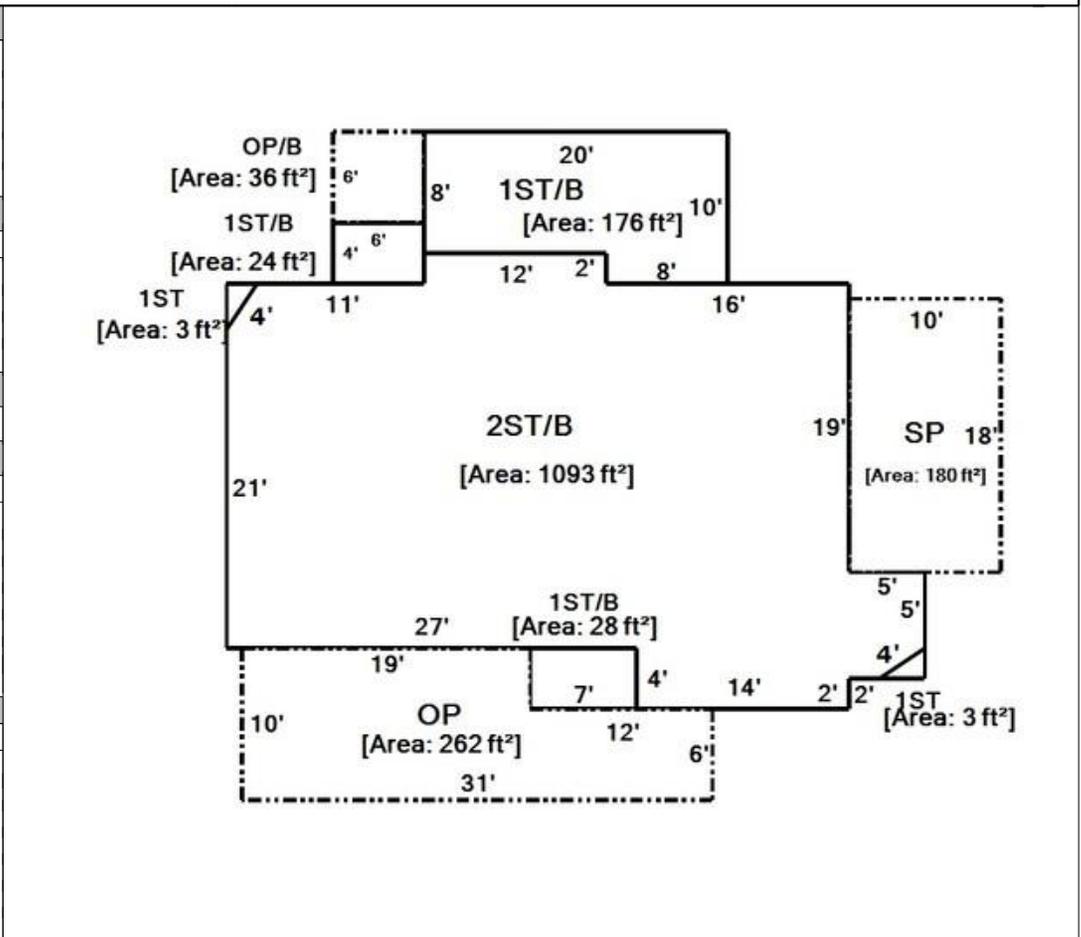
Owner: OMNI MOUNT WASHINGTON, LLC

Card: 13 Of 6

General Information		Building Computation	
Prop. Class	Residential	Base Value	\$171,568
Building Style	Colonial (1)	Size Adj. Factor	1.00
Year Built	1900	Building Adj.	\$2,420
Effective Year	1900	Grade Adj. Factor	1.30
Grade/Quality	Good	Extra Features	\$0
Condition	Good	Replacement Cost	\$226,184
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	5	Depreciation %	30
Color	White	Functional Obs %	0
Foundation	Stone	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	158,329
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$158,300
Exterior Siding	Wd Shingle	Plumbing Fixtures	
Flooring	Hardwood	# 2-Fixture Baths	0
Interior Walls	Drywall	# 3-Fixture Baths	2
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Forced hot air	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTERIOR SIDING	2,420	\$2,420			

Building Segments						
Segment	Area			Rate / Sq. Ft.	% Base Value	% Unf
	Sketch	Living	Effective			
1ST	6	6	6	61.83	\$371	
1ST/B	228	228	456	38.87	\$17,724	
2ST/B	1,093	2,186	3,279	43.53	\$142,735	
OP	262		262	17.20	\$4,506	
OP/B	36		72	23.81	\$1,714	
SP	180		180	25.10	\$4,518	



Building Segments							Outbuildings						
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Dep.	FO %	% Unf.	Value				
Shed - 1ST	1950	10 x 20	\$1,750	1.18	Fair 0.80	F 45			\$910				

Total Building Segments: 1,805 2,420 4,255 \$171,568 Main Building: \$158,300 Outbuildings: \$910 Total Buildings on Card: \$159,210

Town of Carroll
COMMERCIAL PROPERTY ASSESSMENT RECORD

Assessment Year: 2017

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

Card: 4 of 6

Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800		Neighborhood	BRETTON WOODS		Electric	Electric	
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Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400		Road Surface	Paved				
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6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400							
					Improvements	\$22,493,800							
					Total Assessment	\$24,092,200							
					Total Market Value	\$24,092,200							
Notes													
2007 - INFORMAL REVIEW - ADJ CONDITION OF BLDGS 2011 PICK-UP - ADDED GENERATOR.													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
								4/16/19	Pick-up Exterior	JB			
								4/27/18	Pick-up Interior	JB			
								7/25/12	Measure - Exterior	PB			
								7/14/11	Pick-up Exterior	JB			
								Assessment History					
								Date	Land	Curr. Use	Improvements	Total	
								12/31/18	1,598,400		22,493,800	24,092,200	
								12/31/17	1,598,400		22,493,800	24,092,200	
								5/18/17	1,397,500		22,836,933	24,234,433	
								4/01/13	1,397,500		22,836,933	24,234,433	
								10/10/12	1,394,700		21,808,949	23,203,649	
Current Use								Building Permits					
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status
										8/20/2019	Demolition Permit	210-008	DEMO
										7/02/2018	Building	2018-72	BLDG
										6/21/2018	Building	2018-50	BLDG
										6/21/2018	Building	2018-69	BLDG
										3/20/2018	Building	2018-19	BLDG



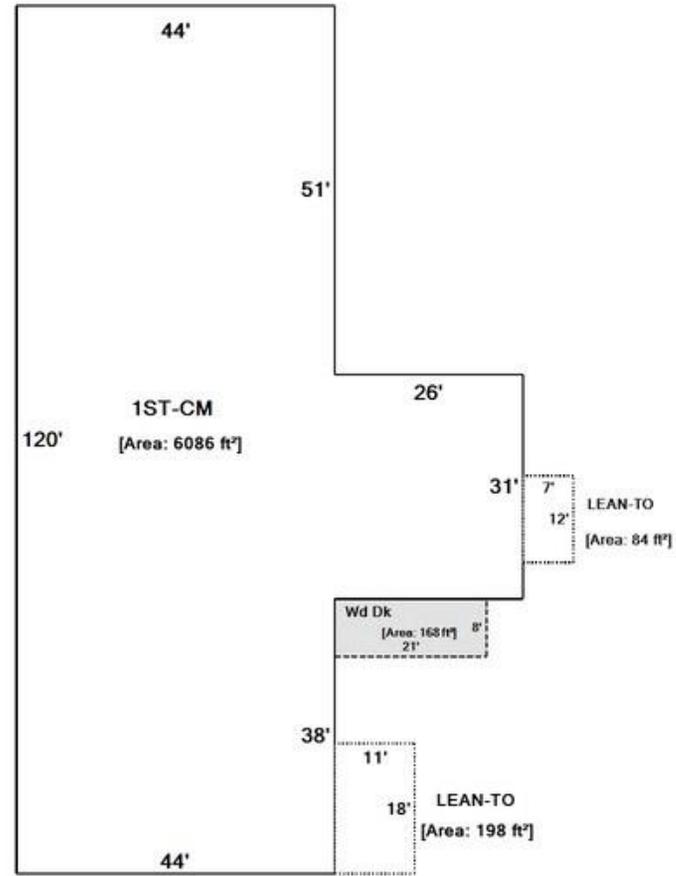
Map/Lot #: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Owner: OMNI MOUNT WASHINGTON, LLC

General Information		Building Computation	
Prop. Class	Commercial	Base Value	\$467,908
Building Style	General Commercial (70)	Size Adj. Factor	0.83
Year Built	1902	Building Adj.	\$6,086
Effective Year	1975	Grade Adj. Factor	0.65
Grade/Quality	Comm Low	Extra Features	\$0
Condition	Fair	Replacement Cost	\$256,392
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	61
Color	Grey	Functional Obs %	0
Foundation	None	External Influ. %	0
Framing	Masonry-solid	% Unfinished	0
Insulation	Yes	Depreciated Value	99,993
Roof Type	Gable	Location Adj.	
Roof Material	Metal	Building Value	\$100,000
Exterior Siding	Metal	Plumbing Fixtures	
Flooring	Concrete	# 2-Fixture Baths	0
Interior Walls	Plywood/Concrete blo	# 3-Fixture Baths	0
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Steam	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
HEATING SYSTEM	6,086	\$6,086			



Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	Sketch	Living	Effective			
1ST-CM	6,086	6,086	6,086	76.30	\$464,362	
LEAN-TO	282		282	5.47	\$1,543	
Wd Dk	168		168	11.92	\$2,003	

Outbuildings													
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value				
Generator 300 KW	1990	1	\$108,200	1.00	Avg 1.00	AV			\$108,200				
Shed - 1ST	1902	168	\$1,470	1.21	Avg 1.00	P 55			\$800				
Tank Building	1985	22 x 50	\$9,625	0.75	Good 1.30	AV 18			\$7,700				

Total Building Segments: 6,536 6,086 6,536 \$467,908 Main Building: \$100,000 Outbuildings: \$116,700 Total Buildings on Card: \$216,700

Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

Card: 5 of 6

Owner Information					Current Assessment Summary			Parcel Data			
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800	Neighborhood	BRETTON WOODS	Electric	Electric	
					CU Acres			Property Class	Commercial	Water	Private Water
					Total Acres	89.7800			Prime Use	Commercial General	Waste
					Living Area Sq. Ft.	278,373	Zone	Resid - Bretton Wds	P/U Year	4/01/2020 S	
Sale History					Assessed Values			Topography	Level	Rolling	
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400	Road Surface	Paved			
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use		Special District				
6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400					
					Improvements	\$22,493,800					
					Total Assessment	\$24,092,200					
					Total Market Value	\$24,092,200					
Notes											
2007 - INFORMAL REVIEW - ADJ. CONDITION OF BLDGS 2011 PICK-UP - ADDED STONE PTO. 2009 Pick-up - NEW HEALTH CLUB 2008 PICK-UP - C-6, ADDITION/SPA=FOUND ONLY-EST. \$700,000. RMV' D OUTDOOR POOL., ADDED 12 X 14 UTIL BLDG C-5.											
Assessed Land Valuation								Visit History			
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By	
								4/16/19	Pick-up Exterior	JB	
								4/27/18	Pick-up Interior	JB	
								7/25/12	Measure - Exterior	PB	
								7/14/11	Pick-up Exterior	JB	
								5/21/09	Pick-up Exterior	SB	
Assessment History											
Date	Land	Curr. Use	Improvements	Total							
12/31/18	1,598,400		22,493,800	24,092,200							
12/31/17	1,598,400		22,493,800	24,092,200							
5/18/17	1,397,500		22,836,933	24,234,433							
4/01/13	1,397,500		22,836,933	24,234,433							
10/10/12	1,394,700		21,808,949	23,203,649							
Current Use											
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value		
										Building Permits	
Date	Type	Number	Status								
8/20/2019	Demolition Permit	210-008	DEMO								
7/02/2018	Building	2018-72	BLDG								
6/21/2018	Building	2018-50	BLDG								
6/21/2018	Building	2018-69	BLDG								
3/20/2018	Building	2018-19	BLDG								

Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

Parcel ID: 856

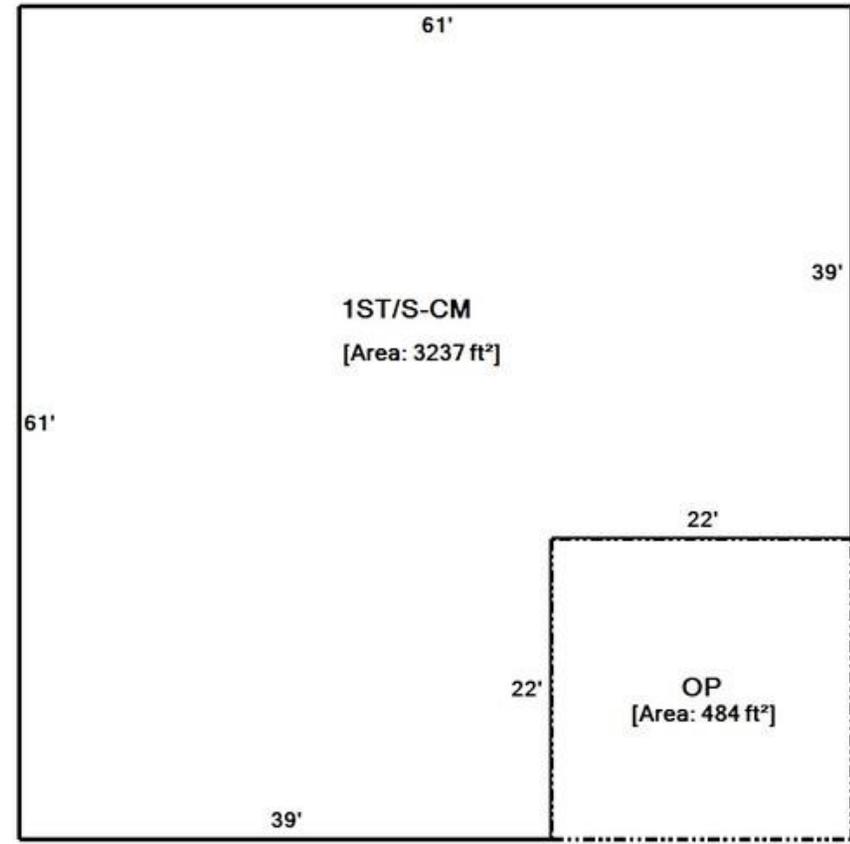
Card: 6 of 6

Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800	Neighborhood	BRETTON WOODS	Electric	Electric			
					CU Acres			Property Class	Commercial	Water	Private Water		
					Total Acres	89.7800			Prime Use	Commercial General	Waste	Septic	
					Living Area Sq. Ft.	278,373	Zone	Resid - Bretton Wds	P/U Year	4/01/2020 S			
Sale History					Assessed Values			Topography					
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400	Level		Rolling				
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use		Road Surface		Paved				
6/28/2006	MWH PRESERVATION LMTD. PART.	Q/ Multi-Parcel	\$24,700,000	1178/0001	Total Land	\$1,598,400	Special District						
					Improvements	\$22,493,800							
					Total Assessment	\$24,092,200							
					Total Market Value	\$24,092,200							
Notes													
2009 Pick-up - BTHHSE													
Assessed Land Valuation													
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Visit History					
								Date	Reason	By			
								4/16/19	Pick-up Exterior	JB			
								4/27/18	Pick-up Interior	JB			
								7/25/12	Measure - Exterior	PB			
								7/14/11	Pick-up Exterior	JB			
								5/21/09	Pick-up Exterior	SB			
Assessment History													
		Date	Land	Curr. Use	Improvements	Total							
		12/31/18	1,598,400		22,493,800	24,092,200							
		12/31/17	1,598,400		22,493,800	24,092,200							
		5/18/17	1,397,500		22,836,933	24,234,433							
		4/01/13	1,397,500		22,836,933	24,234,433							
		10/10/12	1,394,700		21,808,949	23,203,649							
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits			
										Date	Type	Number	Status
										8/20/2019	Demolition Permit	210-008	DEMO
										7/02/2018	Building	2018-72	BLDG
										6/21/2018	Building	2018-50	BLDG
										6/21/2018	Building	2018-69	BLDG
										3/20/2018	Building	2018-19	BLDG



Map/Lot #: 210-008-000-000 Location: 310 MT WASHINGTON HOTEL RD Owner: OMNI MOUNT WASHINGTON, LLC

General Information		Building Computation	
Prop. Class	Commercial	Base Value	\$287,348
Building Style	Restroom Building (90)	Size Adj. Factor	0.92
Year Built	2008	Building Adj.	\$12,949
Effective Year	2012	Grade Adj. Factor	2.05
Grade/Quality	Comm Exe	Extra Features	\$0
Condition	Good	Replacement Cost	\$568,484
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	8
Color	Natural	Functional Obs %	0
Foundation	Slab	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	523,005
Roof Type	Hip	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$523,000
Exterior Siding	Stucco	Plumbing Fixtures	
Flooring	Concrete	# 2-Fixture Baths	0
Interior Walls	Concrete	# 3-Fixture Baths	0
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Hot water	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTERIOR SIDING	3,237	\$4,856			
HEATING SYSTEM	3,237	\$8,093			

Building Segments						
Segment	Area			Rate / Sq. Ft.	% Base Value	% Unf
	Sketch	Living	Effective			
1ST/S-CM	3,237	3,237	3,237	86.40	\$279,677	
OP	484		484	15.85	\$7,671	

Outbuildings													
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition /	FO Depr.	%	% Unf.	Value			
Commercial Canopy	2008	1,050	\$28,875	0.75	Good 1.30	EX 2				\$27,590			
Patio - Concrete	2008	4,140	\$15,525	0.70	Good 1.30	EX 2				\$13,850			
Pool - Inground	2008	1 x 480	\$15,240	0.94	Good 1.30	EX 2	50			\$9,130			
Pool - Inground	2008	38 x 70	\$84,455	0.71	Good 1.30	EX 2	40			\$45,840			

Total Building Segments: 3,721 3,237 3,721 \$287,348 Main Building: \$523,000 Outbuildings: \$96,410 Total Buildings on Card: \$619,410

Town of Carroll GIS Tax Database-July 2020

Carroll, NH
Contact

omni mount washington

Report Mailing Labels Add/Remove Zoom

Parcel #	Owner	Address
	OMNI MOUNT WASHINGTON, LLC	
211-020-000-003	OMNI MOUNT WASHINGTON, LLC	60 LAKE CAROLYN ROAD
211-019-000-000	OMNI MOUNT WASHINGTON, LLC	12 CRAWFORD RIDGE ROAD
211-021-000-000	OMNI MOUNT WASHINGTON, LLC	2329 ROUTE 302 EAST
211-042-000-000	OMNI MOUNT WASHINGTON, LLC	175 MT WASHINGTON HOTEL RD
211-044-000-000	OMNI MOUNT WASHINGTON, LLC	ROUTE 302 EAST
211-046-001-000	OMNI MOUNT WASHINGTON, LLC	ROUTE 302 EAST

CAI AxisGIS esri

About Disclaimer Help Feedback

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Property Card: 175 MT WASHINGTON HOTEL RD
Town of Carroll, NH



Parcel ID: 211-042-000-000

Owner: OMNI MOUNT WASHINGTON, LLC
Mailing Address: 4001 MAPLE AVE
SUITE 600
DALLAS, TX 75219

General Information

Primary Use: Commercial General
Property Class: Commercial
Neighborhood: BRETTON WOODS
Zone: Resid - Bretton Wds
Total Acres: 15.23

Assessed Value

Land: 110200
Buildings: 177500
Total: 287700

Sale History

Book/Page: 1432/0573
Sale Date: 12/01/2015
Sale Type: Warranty Deed
Sale Price: 6150000

Building Details

Building/Card # 1
Year Built: 1915
Building Type Main Building
Condition: Good
Living Area: 17036
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:
Heating Type: No Heat
Heating Fuel Type: None

Construction Details

Use: Commercial General
Grade: Comm Gd
Framing: Wood frame
Roofing Material: Asphalt shingles
Foundation: Concrete
Exterior Walls: Wd Clpbrds/
Interior Walls: Paneling/



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Town of Carroll
COMMERCIAL PROPERTY ASSESSMENT RECORD

Assessment Year: 2017

Map & Lot: 211-042-000-000

Location: 175 MT WASHINGTON HOTEL RD

Parcel ID: 1130

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	15.2300		Neighborhood	BRETTON WOODS	Electric	Electric		
					CU Acres				Property Class	Commercial	Water	Private Water	
					Total Acres	15.2300		Prime Use		Commercial General	Waste	Private Sewer	
					Living Area Sq. Ft.	17,036		Zone	Resid - Bretton Wds	P/U Year			
Sale History					Assessed Values			Topography	Level	Rolling			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$110,200		Road Surface	Paved				
12/01/2015	CNL INCOME BRETTON WOODS, LLC	U/ Multi-Parcel	\$6,150,000	1432/0573	Current Use			Special District					
8/12/2011	BW CLUB, LLC	Q/ Bank Sale		1332/	Total Land	\$110,200							
6/21/2006	MWH PRESERVATION LMTD. PART.	U/ Multi-Parcel	\$509,800	1178/0034	Improvements	\$177,500							
					Total Assessment	\$287,700							
					Total Market Value	\$287,700							
Notes													
2016 M&L - ADJD ROOF, 1ST-CM TO .75ST/OP 2015 Sale - NOT QUALIFIED SALE. MULTI-PARCEL. 2013 PICK-UP - BLA APPR 6/7/12 - ADJ'D ACREAGE. FUNCTIONAL - UNFIN AREAS, DEFERRED MAINTENANCE. ABATEMENT - 2011 - NO ADJUSTMENT LAND ADJUSTMENT - ACCESS FROM LOTS 210-008 & 210-007 GENERAL - EQUESTRIAN BLDG CHANGED 911 ADDRESS 2008 PICK-UP - NO CHG. 2009 Pick-up - NO CHG. 2010 PICK-UP - ADJ'D ACREAGE PER MAP. 2007 - INFORMAL REVIEW - NO CHANGE 2011 Sale - 2011 FORECLOSURE													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
COMM - IMPRVD	1.000			82,000	Location	0.90	\$73,800	6/23/17	Measure - Exterior	DJW			
FRONTAGE	5.000			15,000			\$15,000	4/04/13	Pick-up Exterior	PB			
REAR ACRES	9.230			21,383			\$21,400	7/25/12	Measure & Interior	PB			
								4/01/10	Pick-up Exterior	PB			
								5/21/09	Pick-up Exterior	PB			
Assessment History													
	Date	Land	Curr. Use	Improvements	Total								
	12/17/19	110,200		177,500	287,700								
	12/31/18	110,200		177,500	287,700								
	12/31/17	110,200		177,500	287,700								
	5/18/17	131,383		183,215	314,598								
	4/01/13	131,383		183,215	314,598								
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value				
										Building Permits			
										Date	Type	Number	Status



Map/Lot #: 211-042-000-000

Location: 175 MT WASHINGTON HOTEL RD

Owner: OMNI MOUNT WASHINGTON, LLC

General Information		Building Computation	
Prop. Class	Commercial	Base Value	\$535,101
Building Style	Stables (27.25)	Size Adj. Factor	0.74
Year Built	1915	Building Adj.	\$-68,144
Effective Year	1975	Grade Adj. Factor	1.30
Grade/Quality	Comm Gd	Extra Features	\$0
Condition	Good	Replacement Cost	\$426,180
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	51
Color	White	Functional Obs %	15
Foundation	Concrete	External Influ. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Partial	Depreciated Value	177,504
Roof Type	Gambrel	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$177,500
Exterior Siding	Wd Clpbrds	Plumbing Fixtures	
Flooring	Softwood/Unfinished	# 2-Fixture Baths	0
Interior Walls	Paneling	# 3-Fixture Baths	0
Heating Fuel	None	# 4-Fixture Baths	0
Heating Type	No Heat	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
HEATING SYSTEM	17,036	\$-68,144			

Building Segments							Outbuildings								
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Size Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % Unf.	Value
	Sketch	Living	Effective												
.75ST/OP-CM	96	72	168	24.03	\$4,037										
1.75ST/B-CM	4,898	8,572	13,470	20.93	\$281,871										
1ST-CM	406	406	406	24.80	\$10,068										
2.75ST/B-CM	2,904	7,986	10,890	21.96	\$239,125										

Total Building Segments: 8,304 17,036 24,934 \$535,101 Main Building: \$177,500 Outbuildings: \$0 Total Buildings on Card: \$177,500

