

Town of Carroll GIS Tax Database-July 2020

Carroll, NH
Contact

omni mount washington

Report Mailing Labels Add/Remove Zoom

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

CAI AxisGIS esri

About Disclaimer Help Feedback

0 300 600ft X: -71.44229, Y: 44.26078



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

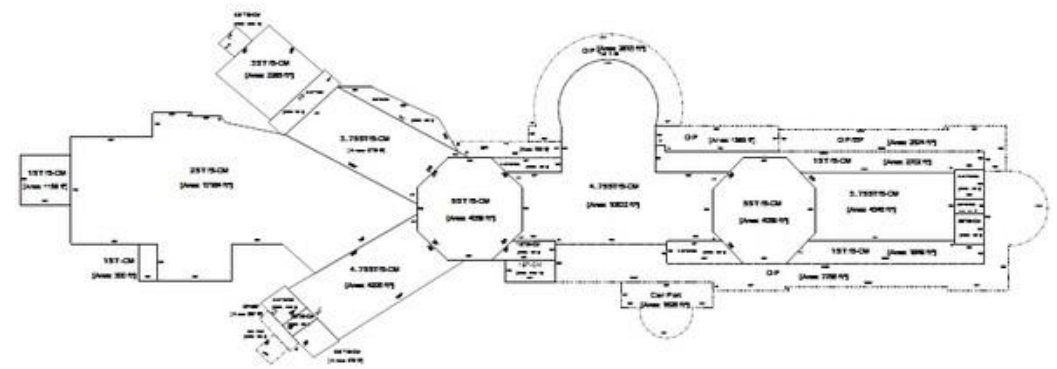
Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800	Neighborhood	BRETTON WOODS	Electric	Electric			
					CU Acres			Property Class	Commercial	Water	Private Water		
					Total Acres	89.7800			Prime 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.	% Base Value	Unf
	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	
								Topography	Level		Rolling		
								Road Surface	Paved				
								Special District					
Sale History					Assessed Values								
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$1,598,400							
12/01/2015	CNL INCOME BRETTON WOODS LLC	U/ Multi-Parcel	\$70,050,000	1432/0606	Current Use								
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 /	FO Depr.	% 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

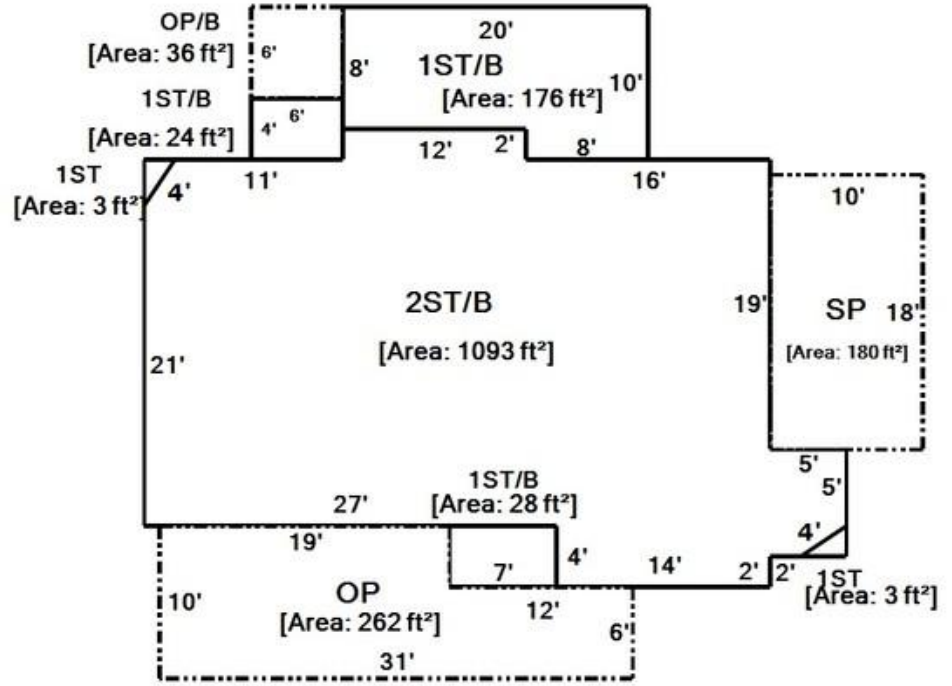
Owner Information					Current Assessment Summary			Parcel Data					
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	89.7800		Neighborhood	BRETTON WOODS	Electric	Electric		
					CU Acres				Property Class	Commercial	Water	Private Water	
					Total Acres	89.7800		Prime 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

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	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition /	FO Depr.	% Unf.	% 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

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

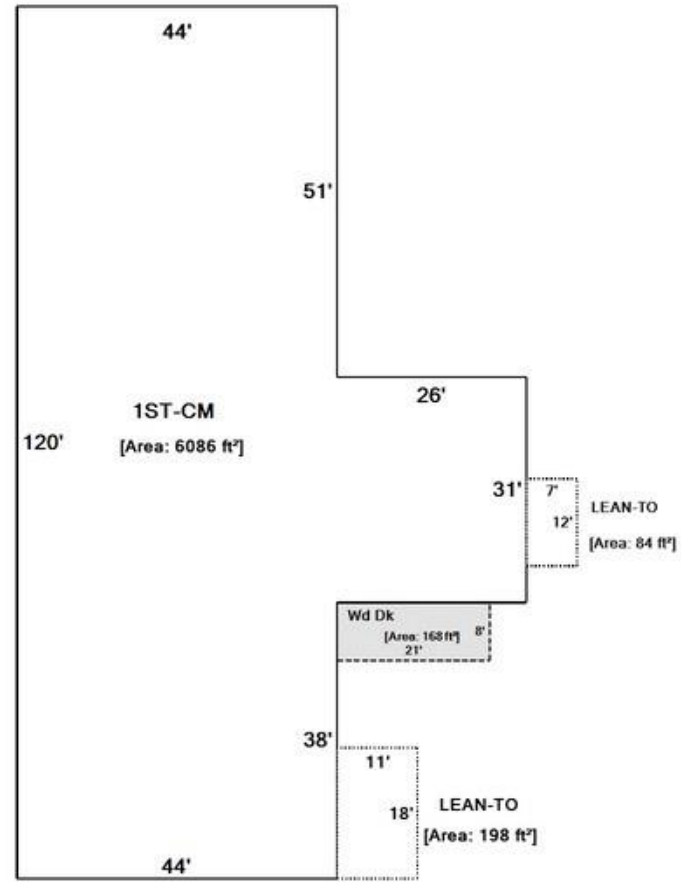
Parcel ID: 856

Card: 4 of 6

Owner Information					Current Assessment Summary			Parcel Data					
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Sale History					Assessed Values			Topography	Level		Rolling		
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

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				

Town of Carroll
COMMERCIAL PROPERTY ASSESSMENT RECORD

Assessment Year: 2017

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

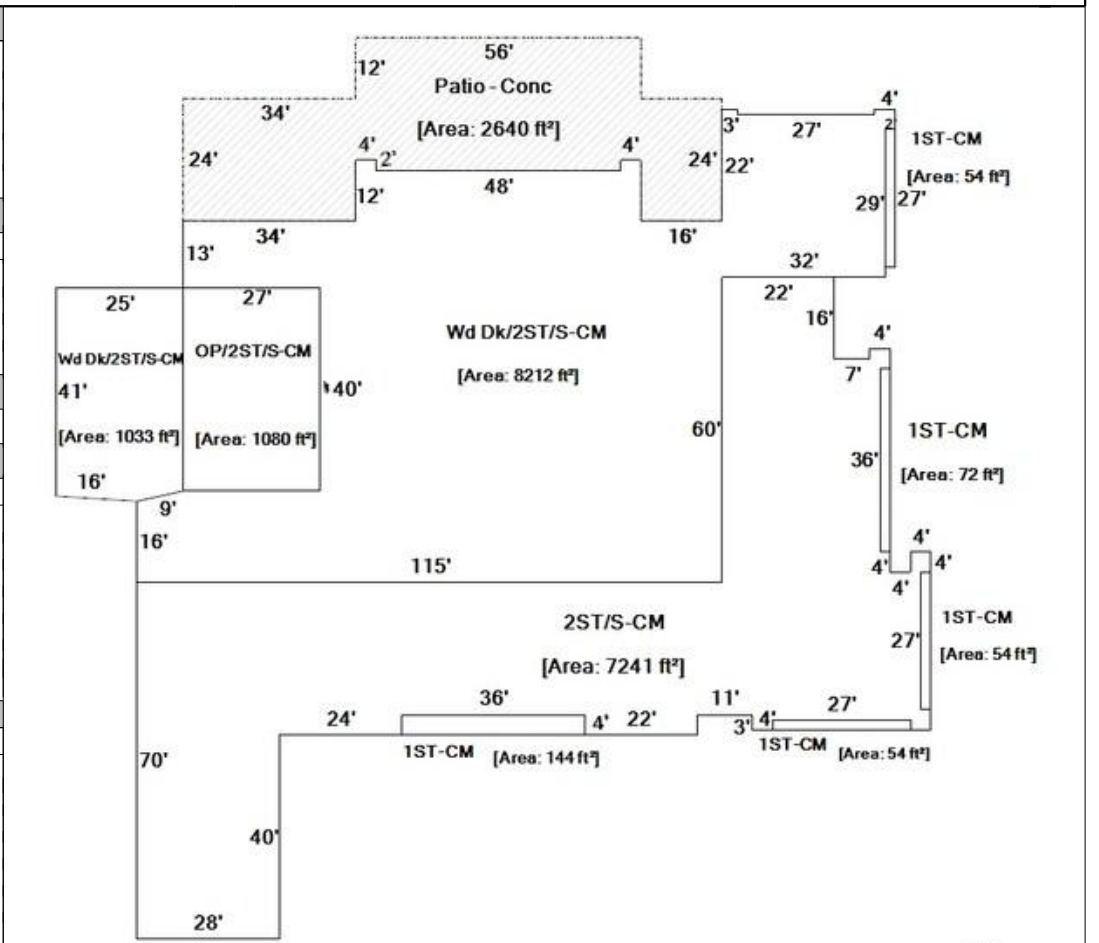
Parcel ID: 856

Card: 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			
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											
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				



General Information			Building Computation		
Prop. Class	Commercial		Base Value	\$3,717,103	
Building Style	Health Club (106)		Size Adj. Factor	0.72	
Year Built	2008		Building Adj.	\$195,305	
Effective Year	2006		Grade Adj. Factor	2.05	
Grade/Quality	Comm Exe		Extra Features	\$178,225	
Condition	Excellent		Replacement Cost	\$6,065,044	
# of Rooms	0		Influences/Obsolescence		
# of Bedrooms	0		Depreciation %	5	
Color	White		Functional Obs %	0	
Foundation	Slab		External Influ. %	0	
Framing	Steel		% Unfinished	0	
Insulation	Yes		Depreciated Value	5,761,792	
Roof Type	Flat or Shed		Location Adj.		
Roof Material	Other		Building Value	\$5,761,800	
Exterior Siding	Stud -EIFS (Syntheti		Plumbing Fixtures		
Flooring	Carpet/Tile		# 2-Fixture Baths	0	
Interior Walls	Drywall		# 3-Fixture Baths	0	
Heating Fuel	Oil		# 4-Fixture Baths	0	
Heating Type	Hot water or 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
HEATING SYSTEM	35,510	\$88,775	Elevators -Comm	2	\$132,000
COOLING SYSTEM	35,510	\$106,530	Sprinklers	18,490	\$46,225



Building Segments						
Segment	Area			Rate / Sq. Ft.	% Base Value	% Unf
	Sketch	Living	Effective			
1ST-CM	378	378	378	101.76	\$38,465	
2ST/S-CM	7,241	14,482	14,482	101.76	\$1,473,688	
OP/2ST/S-CM	1,080	2,160	3,240	73.12	\$236,920	
Patio - Conc	2,640		2,640	4.15	\$10,956	
Wd Dk/2ST/S-CM	9,245	18,490	27,735	70.56	\$1,957,074	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value			
Patio - Stone	2010		\$2,500	1.00	Avg 1.00	AV			\$2,500			
Tennis Court	2008		\$74,800	1.00	Good 1.00	AV			\$74,800			
Util Storage - Comm	2008	12 x 12	\$2,700	1.24	Exe 2.05	EX 2			\$6,730			
Util Storage - Comm	2008	12 x 12	\$2,700	1.24	Exe 2.05	EX 2			\$6,730			

Town of Carroll
COMMERCIAL PROPERTY ASSESSMENT RECORD

Assessment Year: 2017

Map & Lot: 210-008-000-000

Location: 310 MT WASHINGTON HOTEL RD

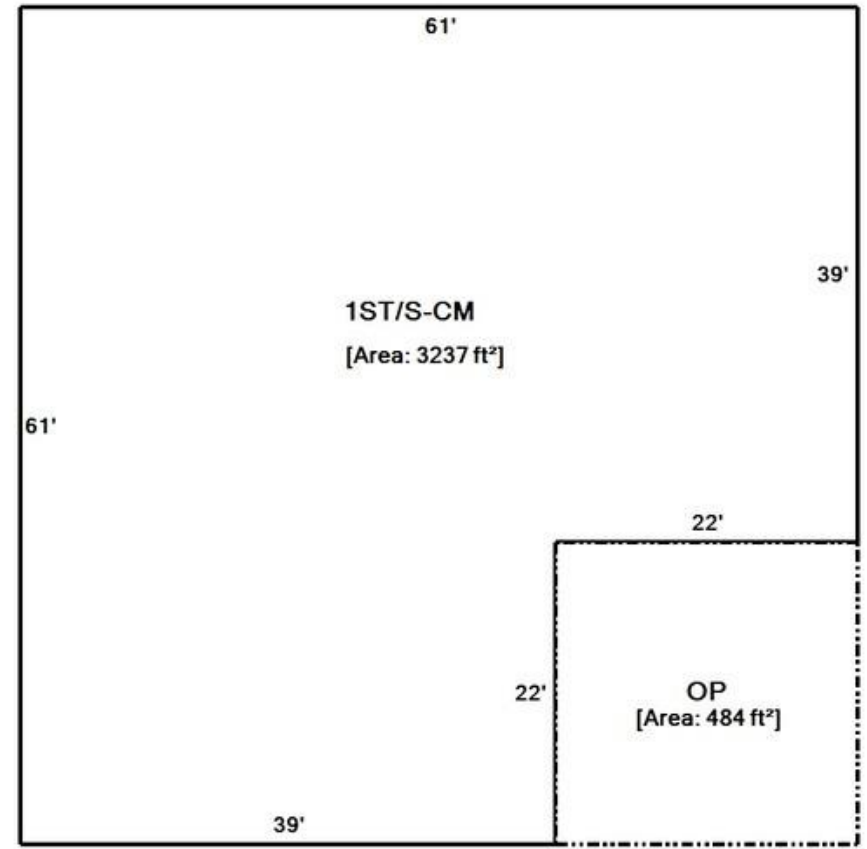
Parcel ID: 856

Card: 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



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 Influ. %	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			

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

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About Disclaimer Help Feedback

0 300 600ft X: -71.43902, Y: 44.25935



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	Assessed Value
<p>Primary Use: Commercial General Property Class: Commercial Neighborhood: BRETTON WOODS Zone: Resid - Bretton Wds Total Acres: 15.23</p>	<p>Land: 110200 Buildings: 177500 Total: 287700</p>
Sale History	
<p>Book/Page: 1432/0573 Sale Date: 12/01/2015 Sale Type: Warranty Deed Sale Price: 6150000</p>	
Building Details	Construction Details
<p>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</p>	<p>Use: Commercial General Grade: Comm Gd Framing: Wood frame Roofing Material: Asphalt shingles Foundation: Concrete Exterior Walls: Wd Clpbrds/ Interior Walls: Paneling/</p>



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Town of Carroll

COMMERCIAL PROPERTY ASSESSMENT RECORD

Map & Lot: 211-042-000-000

Location: 175 MT WASHINGTON HOTEL RD

Parcel ID: 1130

Card: 1 of 1

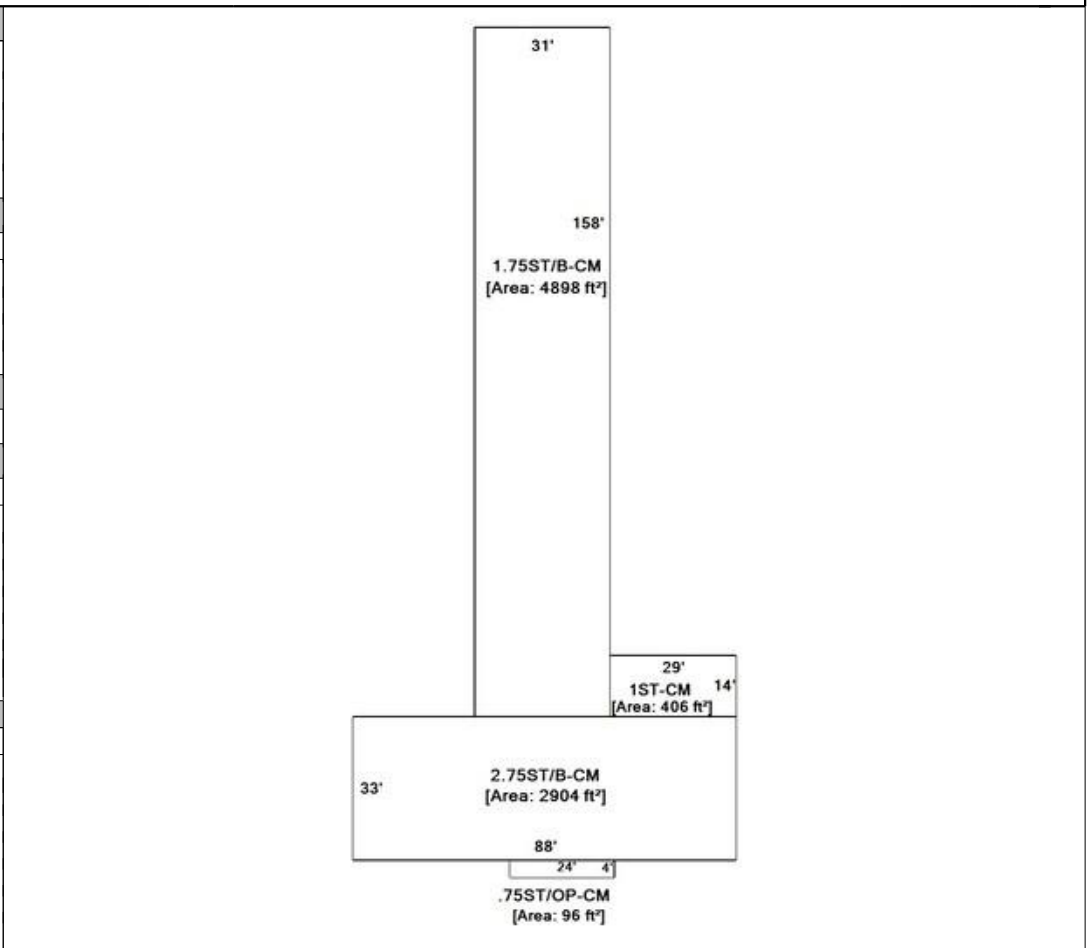
Owner Information					Current Assessment Summary			Parcel Data			
OMNI MOUNT WASHINGTON, LLC 4001 MAPLE AVE SUITE 600 DALLAS, TX 75219					NICU Acres	15.2300	Neighborhood Property Class Prime Use Zone Topography Road Surface Special District	BRETTON WOODS	Electric	Electric	
					CU Acres			Commercial	Water	Private Water	
					Total Acres	15.2300		Commercial General	Waste	Private Sewer	
					Living Area Sq. Ft.	17,036		Resid - Bretton Wds	P/U Year		
Sale History					Assessed Values						
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$110,200					
12/01/2015	CNL INCOME BRETTON WOODS, LLC	U/ Multi-Parcel	\$6,150,000	1432/0573	Current Use						
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 Exhibit 12 Card: 11 Of 1

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						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	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	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value			

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