

## 2 CHAMPAGNE TERR

**Location** 2 CHAMPAGNE TERR

**Mblu** 2/ 2/ 10/ 1

**Acct#**

**Owner** BROWN KEVIN R & MARY E

**Assessment** \$1,447,800

**PID** 102260

**Building Count** 1

**topoTopography** Rolling

**Utility** ,

### Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,068,400	\$5,500	\$5,200	\$368,700	\$1,447,800

### Owner of Record

**Owner** BROWN KEVIN R & MARY E  
**Address** 2 CHAMPAGNE TERR  
BEDFORD, NH 03110

**Sale Price** \$850,000  
**Certificate**  
**Book & Page** 9054/1317  
**Sale Date** 03/06/2018  
**Instrument** 00  
**Qualified** Q

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN KEVIN R & MARY E	\$850,000		9054/1317	00	03/06/2018
TROMPAK PATRICK KEVIN & TERRI K	\$880,000		8018/2683	00	09/15/2008
CORDOBA REALTY LLC	\$265,000		7717/2550	00	08/03/2006
YOUNG JANE E & JOHN F	\$235,000		7444/1955	00	04/19/2005
ZIOZE CONSTANTINOS G & MELANIE G	\$170,500		6616/1466	00	04/15/2002

### Building Information

#### Building 1 : Section 1

**Year Built:** 2007  
**Living Area:** 4,694

Replacement Cost: \$1,271,942

Building Percent Good: 84

Replacement Cost

Less Depreciation: \$1,068,400

**Building Attributes**

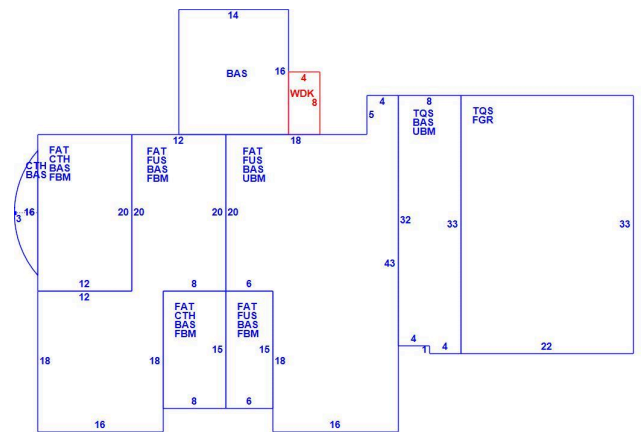
Field	Description
Style:	Colonial
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

**Building Photo**



(https://images.vgsi.com/photos/BedfordNHPhotos/\00\00\79\34.jpg)

**Building Layout**



(ParcelSketch.ashx?pid=102260&bid=101015)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,243	2,243	
FUS	Upper Story, Finished	1,366	1,366	
TQS	Three Quarter Story	986	740	
FAT	Attic, Finished	1,726	345	
CTH	Cathedral Ceiling	393	0	
FBM	Basement, Finished	978	0	
FGR	Garage, Framed	726	0	
UBM	Basement, Unfinished	1,008	0	
WDK	Deck, Wood	32	0	
		9,458	4,694	

**Extra Features**

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #

FPL	FIREPLACE	2.00 UNITS	\$2,400	\$2,400	1
WHL	WHIRLPOOL	1.00 UNITS	\$3,100	\$3,100	1

## Land

### Land Use

**Use Code** 1010  
**Description** SINGLE FAM MDL-01  
**Zone** RA  
**Neighborhood** 90  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 1.66  
**Frontage**  
**Depth**  
**Assessed Value** \$368,700

## Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	\$3,600	\$3,600	1
PAT1	PATIO-AVG			240.00 S.F.	\$1,600	\$1,600	1

## Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	\$1,068,400	\$5,500	\$5,200	\$368,700	\$1,447,800
2022	\$786,300	\$5,600	\$3,600	\$273,200	\$1,068,700
2021	\$762,500	\$5,600	\$3,600	\$273,200	\$1,044,900