

# 79 THUNDER ROAD

**Location** 79 THUNDER ROAD

**Mblu** 02/ 001/ 011/ /

**Acct#** 1829

**Owner** McCLINTOCK, KELLY & SHAWN  
C

**Assessment** \$1,102,900

**Appraisal** \$1,102,900

**PID** 1628

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$886,600	\$216,300	\$1,102,900

  

Assessment			
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2025	\$886,600	\$216,300	\$1,102,900

## Owner of Record

**Owner** McCLINTOCK, KELLY & SHAWN C  
**Co-Owner**  
**Address** 79 THUNDER ROAD  
FREMONT, NH 03044

**Sale Price** \$1,100,000  
**Certificate**  
**Book & Page** 6475/2213  
**Sale Date** 03/30/2023  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
McCLINTOCK, KELLY & SHAWN C	\$1,100,000		6475/2213	00	03/30/2023
ARSENAULT TTEES, DANA E & SUSAN A	\$25		6284/0390		04/16/2021
ARSENAULT, DANA E & SUSAN A	\$696,100		5928/2770	00	07/13/2018
PERRY BUILDERS LLC	\$0		4196/0731	1N	11/20/2003

## Building Information

### Building 1 : Section 1

**Year Built:** 2018  
**Living Area:** 3,488

Replacement Cost: \$927,514

Building Percent Good: 93

Replacement Cost

Less Depreciation: \$862,600

**Building Attributes**

Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Good +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
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:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	3
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

**Building Photo**



(<https://images.vgsi.com/photos/fremontnhPhotos//00\00\42\43.jpg>)

**Building Layout**



([https://images.vgsi.com/photos/fremontnhPhotos//Sketches/1628\\_1628.jp](https://images.vgsi.com/photos/fremontnhPhotos//Sketches/1628_1628.jp))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,140	2,140
TQS	Three Quarter Story	1,200	900
FHS	Half Story, Finished	896	448
CTH	Cathedral ceiling	940	0
FBM	Basement, Finished	910	0
FGR	Garage, Framed	726	0
FOP	Porch, Open, Finished	192	0
UBM	Basement, Unfinished	1,422	0
WDK	Deck, Wood	325	0
		8,751	3,488

**Extra Features**

Extra Features

Legend

Code	Description	Size	Value	Bldg #
FPL4	GAS FIREPLACE	2.00 UNITS	\$6,500	1

## Land

### Land Use

**Use Code** 1011  
**Description** SFR RIVER  
**Zone**  
**Neighborhood** 80  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 5.27  
**Frontage**  
**Depth**  
**Assessed Value** \$216,300  
**Appraised Value** \$216,300

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RPV3	RES PAV LARGE			1.00 UNITS	\$2,600	1
PAT2	PATIO-GOOD			613.00 S.F.	\$6,900	1
GENR	GENERATOR - RES			16.00 KW	\$8,000	1

## Valuation History

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2023	\$526,700	\$144,800	\$671,500	

Assessment				
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