

To: Planning Board

From: Jenna and Patrick Thomson (owners), Peggy Cooke (mother-in-law)

Date: January 25, 2021

Re: Approval for Accessory Building Use

225 Spinney Rd, Portsmouth NH

Square footage is 720 sq ft

The house on 225 Spinney Rd was built in 2004 that included an unfinished in-law apartment above the garage when it was built. We would like to finish the interior of the in-law apartment which is 720 sq ft; the exterior of the building will not change. In addition to a long driveway, the end of the driveway at the backyard has parking for three cars, plus a two-car garage, for a total of 5 defined parking spaces. The apartment will have one bedroom, a kitchen, living room, a den and a bathroom. The apartment will be occupied by in-laws for the purpose of babysitting when needed. We (Jenna and Patrick Thomson) own the property and this is our only residence. The main house and accessory dwelling unit will remain under common ownership of Jenna and Patrick Thomson. Neither the main house nor accessory dwelling shall be used for any business.

Google Maps 225 Spinney Rd



Map data ©2021 200 ft



225 Spinney Rd

Portsmouth, NH 03801

Building



Directions



Save



Nearby



Send to your phone

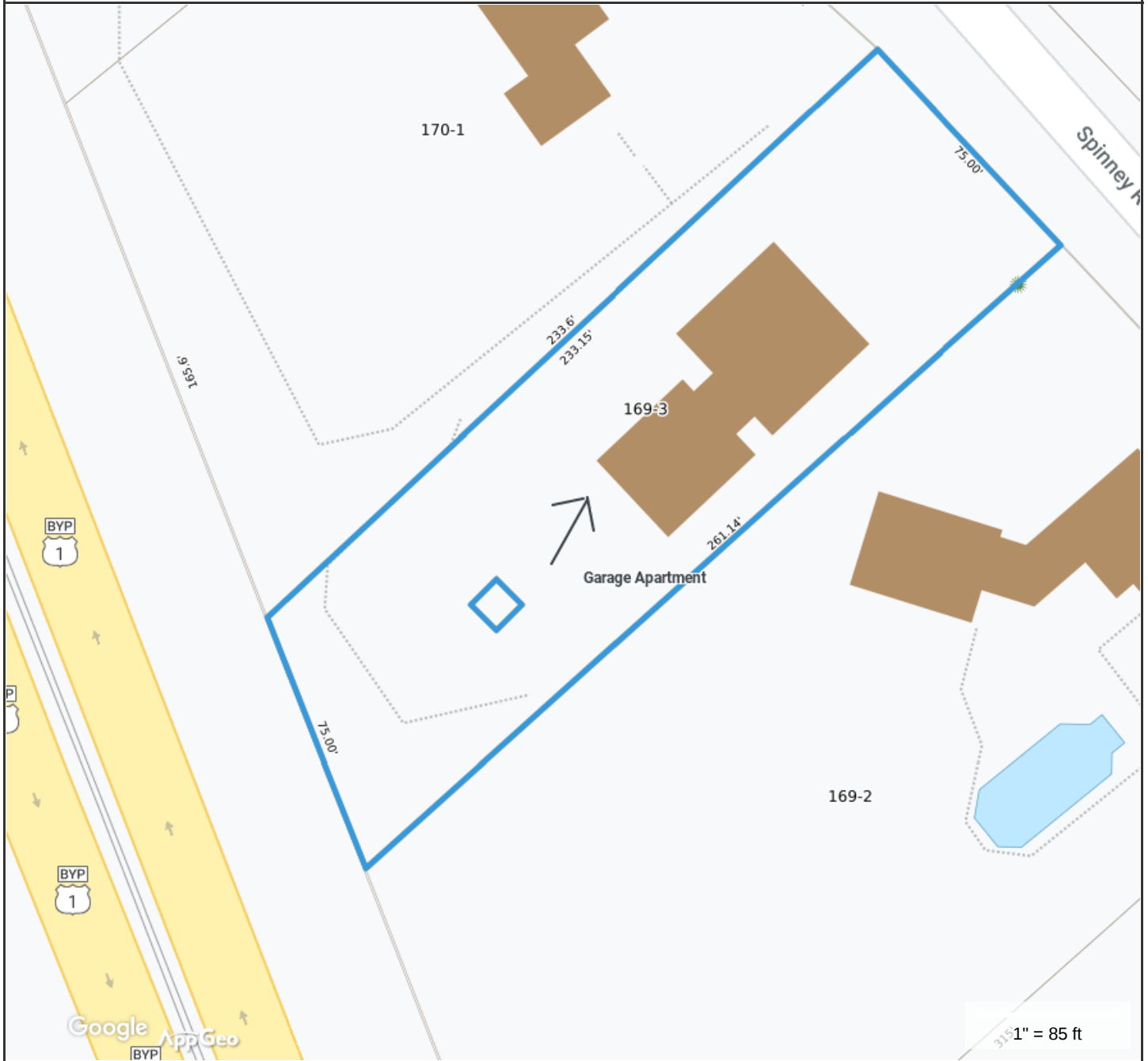


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Photos



Spinney Apartment lot size



Property Information

Property ID 0169-0003-0000
Location 225 SPINNEY RD
Owner THOMSON JENNA COOKE



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

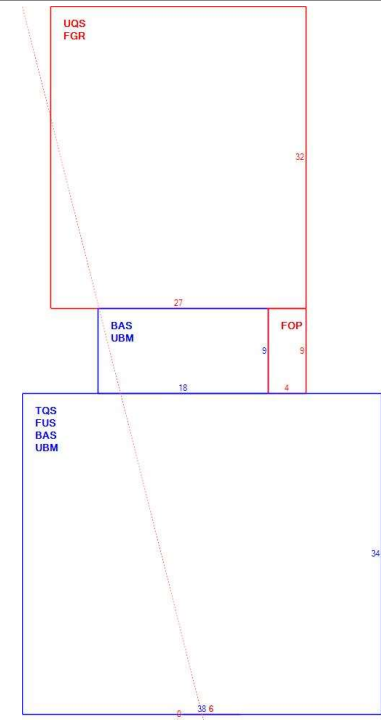
Geometry updated 4/1/2019
Data updated 7/17/2019

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH							
PINGREE JUDITH C		1 Level	0 All Public	1 Paved		Description	Code	Assessed	Assessed								
225 SPINNEY RD						RESIDNTL	1010	598,000	598,000	VISION							
PORTSMOUTH NH 03801						RES LAND	1010	211,600	211,600								
SUPPLEMENTAL DATA																	
Alt Prcl ID 0169-0003-0000-0000		CONDO C															
OLDACTN 61220		INLAW Y/															
PHOTO		LOT SPLIT															
WARD		2015 Reva JM															
PREC.		Ex/Cr Appli															
1/2 HSE																	
GIS ID 35222		Assoc Pid#															
						Total		809,600	809,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PINGREE JUDITH C		4696 0319	08-17-2006		I	640,000	0	Year	Code	Assessed	Year	Code	Assessed				
								2020	1010	598,000	2019	1010	598,000				
									1010	211,600		1010	211,600				
								Total		809600	Total		809600				
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
Total			0.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch													
123																	
NOTES																	
TQS OVER GARAGE UNFINISHED.																	
05/13- 2 SKYLTS																	
ECO= RTE 1 BYPASS																	
APPT LETTER 4/26/13																	
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
2	05-15-2005			0		100		CK 06 OVER GARA	08-30-2017	PM			40	Hearing No change			
1	05-19-2004			0		100		CK 05 FOUNDN O	07-04-2017	PM			FR	Field Review Stat Update			
12282	08-15-2003			175,000		100		NEW SINGLE FAM	04-15-2015	RT			FR	Field Review Stat Update			
									05-21-2013	JM			10	Measu/LtrSnt Letter Sent			
									09-29-2010	RM			HC	HEARING CHANGE			
									12-29-2005	DB		5	0				
									04-15-2005	RM		0	2	No one home			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	SRB			17,928 SF	9.37	1.0000	1	0.90	123	1.400	Rte 1 Bypass		11.8	211,600	
Total Card Land Units					0.412	AC	Parcel Total Land Area					0.4116	Total Land Value				211,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	A-	A-			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	8				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	0				
Extra Openings	0				
Metal Fireplace	1				
Extra Openings	0				
Bsmt Garage					

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		165.06
Building Value New		776,590
Year Built		2004
Effective Year Built		2006
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		13
Functional Obsol		
External Obsol		10
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		598,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,454	1,454	1,454	165.06	239,992
FGR	Garage, Attached	0	864	346	66.10	57,109
FOP	Porch, Open	0	36	7	32.09	1,155
FUS	Upper Story, Finished	1,292	1,292	1,292	165.06	213,253
TQS	Three Quarter Story	969	1,292	969	123.79	159,940
UBM	Basement, Unfinished	0	1,454	291	33.03	48,031
UQS	Three Quarter Story, Unfinished	0	864	346	66.10	57,109
Ttl Gross Liv / Lease Area		3,715	7,256	4,705		776,589





255

480-2977

MAILBOX







First floor

12' 1 1/8"

17' 4 1/2"



7' 3"

13' 5"

2' 6 1/8"

6' 2"

31' 1/2"











