



LOCATION

Property Address	20 Beech St Newmarket, NH 03857-1121
Subdivision	
County	Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	NMAR M:U2 B:105 L:
Alternate Parcel ID	
Account Number	282
District/Ward	
2020 Census Trct/BIk	675.02/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Hotel
Improvement Type	Hotel
Square Feet	2340

CURRENT OWNER

Name	Caprioli Painting Inc
Mailing Address	20 Beech St Newmarket, NH 03857-1121

SCHOOL ZONE INFORMATION

Newmarket Elementary School	0.7 mi
Elementary: Pre K to 5	Distance
Newmarket Junior High School	0.4 mi
Middle: 6 to 8	Distance
Newmarket Senior High School	0.4 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 09/18/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/15/2006	\$345,000	Caprioli Painting Inc	Cloutiers Undercar Rep	Warranty Deed	2	4629/1651
12/23/2003	\$285,000	Cloutiers Undercar Rep	Cowden Peter W	Deed		4212/1066
10/30/1997	\$149,000	Cowden Peter W	Zimbalist Judith S	Warranty Deed		3247/1920

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$365,700.00		\$365,700.00	\$156,700.00 (75.0%)	\$209,000.00
Assessed Improvements	\$161,200.00		\$161,200.00	\$38,000.00 (30.8%)	\$123,200.00

Total Assessment	\$526,900.00	\$526,900.00	\$194,700.00 (58.6%)	\$332,200.00
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Exempt Reason

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,232.00
2024			\$9,063.00
2023			\$9,797.00
2022			\$8,966.00
2021			\$8,757.00
2020			\$8,458.00
2018			\$8,424.00
2017			\$7,701.00
2016			\$7,332.00
2015			\$7,191.00

MORTGAGE HISTORY				
Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/04/2014	\$210,000	Caprioli Painting Inc	Georgetown Savings Bank	05522/2145
04/04/2014	\$300,000	Caprioli Painting Inc	Georgetown Savings Bank	05522/2172
04/04/2014	\$210,000	Caprioli Painti	Georgetown Savings Bank	5522/2145
04/04/2014	\$300,000	Caprioli Painti	Georgetown Savings Bank	5522/2172
04/04/2014	\$300,000	Caprioli Painting Inc	Georgetown Savings Bank	5522/2172
04/04/2014	\$210,000	Caprioli Painting Inc	Georgetown Savings Bank	5522/2145

FORECLOSURE HISTORY
No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING					
Building # 1					
Type	Hotel	Condition	Average	Units	3
Year Built	1968	Effective Year		Stories	2
BRs		Baths	F H	Rooms	7
Total Sq. Ft.	2,340				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 1200			Gross Area 4668		

- CONSTRUCTION					
Quality		Roof Framing		Gable	
Shape		Roof Cover Deck		Asphalt	
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation		Interior Finish			
Floor System		Air Conditioning			
Exterior Wall	Aluminum/Vinyl Siding	Heat Type		Forced Air Unit	
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures			

- OTHER	
Occupancy	Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES			
Feature	Size or Description	Year Built	Condition

Wood Deck

Garage

Utility Bldg

PROPERTY CHARACTERISTICS: LOT

Land Use	Hotel	Lot Dimensions	
Block/Lot	105/	Lot Square Feet	40,075
Latitude/Longitude	43.078643°/-70.941177°	Acreage	0.92

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	Newmarket
Zoning Code	M2	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	105/	District/Ward	
Description			

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Fidium Fiber	FIBER	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Starlink	MOBILE WIRELESS	No	280 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	33015C0230F	01/29/2021
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	33015C0230F	01/29/2021
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33015C0230F	01/29/2021

LISTING ARCHIVE

No Listings found for this parcel.