

## 651 UNION AV

**Location** 651 UNION AV

**Mblu** 371/ 220/ 21/ /

**Acct#** 5446

**Owner** OPEN DOOR PRESCHOOL &  
CHILDCARE CENTER LLC

**Assessment** \$927,900

1094

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$744,300	\$183,600	\$927,900

### Owner of Record

**Owner** OPEN DOOR PRESCHOOL & CHILDCARE CENTER LLC

**Sale Price** \$0

**Co-Owner**

**Book & Page** 3480/0482

**Address** 651 UNION AV

**Sale Date** 01/12/2022

LACONIA, NH 03246

**Instrument** 40

### Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
OPEN DOOR PRESCHOOL & CHILDCARE CENTER LLC	\$0	3480/0482	40	01/12/2022
HUGHES AUTOMOTIVE LLC	\$0	3453/0028	31	09/29/2021
HUGHES AUTOMOTIVE LLC	\$190,500	2657/0624	81	08/23/2010
LAKES REGION TOWING INC	\$175,000	0976/0173	00	11/01/1986

### Building Information

#### Building 1 : Section 1

**Year Built:** 2010

**Living Area:** 5,264

Building Attributes	
Field	Description
Style:	Schools-Public

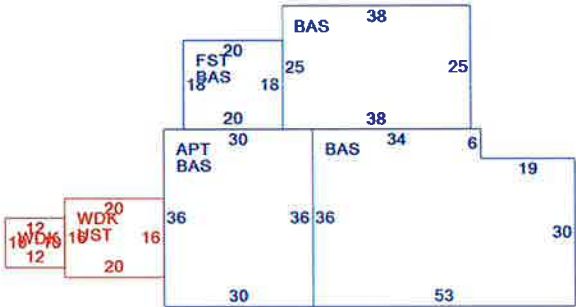
Model	Commercial
Grade	Average
Stories:	1.25
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Vinyl Siding
Roof Structure	Shed
Roof Cover	Rolled Compos
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Lino/Vinyl
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Floor Furnace
AC Type	None
Struct Class	
Bldg Use	DAY CARE MDL-94
Total Rooms	03
Total Bedrms	0
Total Baths	2
1st Floor Use:	0332
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	-DESCRIPTION-
Rooms/Prtns	AVERAGE
Wall Height	18.00
% Corn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\0030\5446\_30502.jpg)

Building Layout



(ParcelSketch.ashx?pid=1094&bid=1136)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,184	4,184
APT	Apartment	1,080	1,080
FST	Utility, Finished	360	0
UST	Utility, Storage, Unfinished	320	0
WDK	Deck, Wood	440	0
		6,384	5,264

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 0352	Size (Acres) 0.79

Description

Zone

Neighborhood

Category

DAY CARE MDL-94  
UC  
UNION AVE RT 3  
No

Frontage

Depth

Assessed Value

0  
0  
\$183,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$744,300	\$183,600	\$927,900
2024	\$717,500	\$176,600	\$894,100
2023	\$425,900	\$151,200	\$577,100

