



#### LOCATION

**Property Address** 54 Union Rd  
Stratham, NH 03885-2422

#### Subdivision

**County** Rockingham County, NH

#### GENERAL PARCEL INFORMATION

**Parcel ID/Tax ID** STRH M:00011 B:000034 L:000000

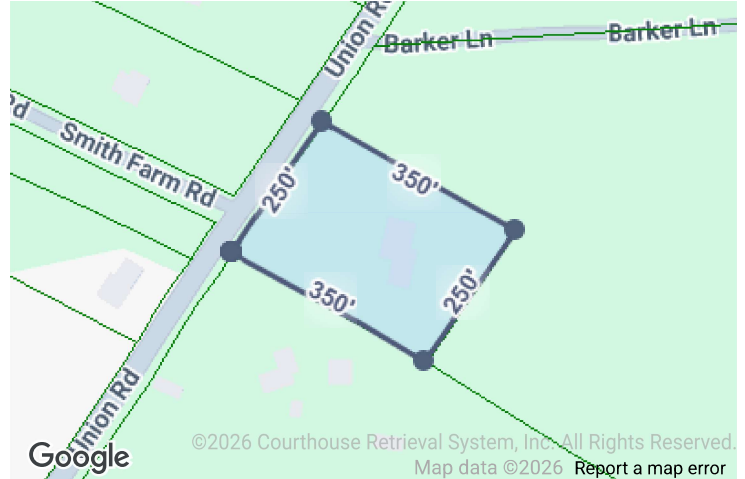
#### Alternate Parcel ID

#### Account Number

#### District/Ward

**2020 Census Trct/BIk** 670/1

**Assessor Roll Year** 2025



#### PROPERTY SUMMARY

**Property Type** Residential  
**Land Use** Single Family Residential  
**Improvement Type** Ranch/Rambler  
**Square Feet** 3362

#### CURRENT OWNER

**Name** Batchelder Andrea S Batchelder James D  
**Mailing Address** 54 Union Rd  
Stratham, NH 03885-2422

#### SCHOOL ZONE INFORMATION

**Stratham Memorial School** 1.8 mi  
Elementary: Pre K to 5 Distance  
**Cooperative Middle School** 2.1 mi  
Middle: 6 to 8 Distance  
**Exeter High School** 6.3 mi  
High: 9 to 12 Distance

#### SALES HISTORY THROUGH 07/02/2026

| Date      | Amount    | Buyer/Owners                             | Seller                                  | Instrument     | No. Parcels | Book/Page Or Document# |
|-----------|-----------|------------------------------------------|-----------------------------------------|----------------|-------------|------------------------|
| 7/31/2015 | \$439,900 | Batchelder Andrea S & Batchelder James D | Stearns Richard T Est & Stearns Peter R | Executors Deed |             | 5641/1006              |
| 8/30/2004 | \$230,000 | Stearns Richard T                        | Raymond Theodore A & Raymond Tamera J   | Deed           |             | 4353/443               |

#### TAX ASSESSMENT

| Tax Assessment               | 2025         | Change (%) | 2024         | Change (%)           | 2023         |
|------------------------------|--------------|------------|--------------|----------------------|--------------|
| <b>Assessed Land</b>         | \$350,000.00 |            | \$350,000.00 | \$170,000.00 (94.4%) | \$180,000.00 |
| <b>Assessed Improvements</b> | \$430,400.00 |            | \$430,400.00 | \$121,000.00 (39.1%) | \$309,400.00 |
| <b>Total Assessment</b>      | \$780,400.00 |            | \$780,400.00 | \$291,000.00 (59.5%) | \$489,400.00 |

#### Exempt Reason

#### TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|------------|--------------|-------------|
| 2025     |            |              | \$10,551.00 |
| 2024     |            |              | \$10,239.00 |
| 2023     |            |              | \$10,233.00 |
| 2022     |            |              | \$9,157.00  |
| 2021     |            |              | \$9,064.00  |

|      |            |
|------|------------|
| 2020 | \$9,274.00 |
| 2019 | \$9,118.00 |
| 2018 | \$8,610.00 |
| 2017 | \$8,323.00 |
| 2016 | \$7,183.00 |
| 2015 | \$6,889.00 |

MORTGAGE HISTORY

| Date       | Loan Amount | Borrower                                             | Lender                 | Book/Page or Document#    |
|------------|-------------|------------------------------------------------------|------------------------|---------------------------|
| 10/19/2020 | \$301,400   | Batchelder Andrea<br>Batchelder James                | Inland Mortgage        | 6183/499<br>20057607      |
| 05/16/2016 | \$320,000   | Batchelder James D<br>Batchelder Andrea S And Batche | Enterprise Bank And Tr | 5714/1289<br>000000019312 |
| 05/16/2016 | \$320,000   | Batchelder James D<br>Batchelder Andrea S            | Enterprise Bank And Tr | 5714/1289<br>19312        |
| 07/31/2015 | \$430,000   | Batchelder Andrea S<br>Batchelder James D            | Richard K Donahue      | 5641/1011                 |
| 03/05/2013 | \$232,000   | Stearns                                              | Rbs Citizens Bank      | 05415/0586                |
| 03/05/2013 | \$232,000   | Stearns Richard T                                    | Rbs Citizens Bank      | 5415/586                  |
| 11/01/2010 | \$237,000   | Stearns Richard T                                    | Rbs Citizens Bank      | 5160/111                  |
| 11/01/2010 | \$237,000   | Stearns                                              | Rbs Citizens Bank      | 05160/0111                |
| 07/03/2006 | \$90,432    | Stearns                                              | Citizens Bank          | 04676/2474                |
| 07/03/2006 | \$90,432    | Stearns Richard T                                    | Citizens Bank          | 4676/2474                 |

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

|               |               |                |         |          |
|---------------|---------------|----------------|---------|----------|
| Type          | Ranch/Rambler | Condition      | Good    | Units    |
| Year Built    | 2005          | Effective Year |         | Stories1 |
| BRs           | 3             | Baths          | 2 F 1 H | Rooms    |
| Total Sq. Ft. | 3,362         |                |         |          |

| Building Square Feet (Living Space) | Building Square Feet (Other) |
|-------------------------------------|------------------------------|
| 1st Floor 2356                      | Basement 3040                |
|                                     | Gross Area 8668              |
|                                     | Basement Unfinished 3040     |

- 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 TypeForced 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 |
|-----------------|---------------------|------------|-----------|
| Utility Bldg    |                     |            |           |
| Wood Deck       |                     |            |           |
| Attached Garage |                     |            |           |

PROPERTY CHARACTERISTICS: LOT

|          |                           |                |
|----------|---------------------------|----------------|
| Land Use | Single Family Residential | Lot Dimensions |
|----------|---------------------------|----------------|