

Print Now

Parcel ID: 000011 000034 000000 (CARD 1 of 1)  
Owner: BATCHELDER, ANDREA S.  
BATCHELDER, JAMES D.  
Location: 54 UNION ROAD  
Acres: 2.000

#### General

| Valuation                                    |             | Listing History  |               |
|----------------------------------------------|-------------|------------------|---------------|
| <b>Building Value:</b>                       | \$410,500   | <u>List Date</u> | <u>Lister</u> |
| <b>Features:</b>                             | \$19,900    | 08/02/2019       | CMHR          |
| <b>Taxable Land:</b>                         | \$350,000   | 05/08/2017       | JJPM          |
|                                              |             | 04/10/2014       | JJUM          |
| <b>Card Value:</b>                           | \$780,400 ? | 04/07/2006       | ALPM          |
| <b>Parcel Value:</b>                         | \$780,400   |                  |               |
| <a href="#">Review Property Taxes Online</a> |             |                  |               |

**Notes:** (OLD MAP 18-54) PLAN D-30901; SUBDIVISION APPROVED 8/2003; ORIGINALLY PART OF MAP 18 LOT 51; SEPTIC CA2005070310; ANOTHER REFERENCE PLAN D-21427; 2008 IGP-GUNITE; 2014 GENERATOR; 2016 ADD VAULTED CEILING; 2017 ADD NEW GARAGE,BREEZEWAY,OFFICE,SCREEN PORCH; 2019 NO CHANGE

#### Sales

| Sale Date  | Sale Type | Qualified                | Sale Price | Grantor                | Book | Page |
|------------|-----------|--------------------------|------------|------------------------|------|------|
| 07/31/2015 | IMPROVED  | YES                      | \$439,900  | STEARNS, RICHARD       | 5641 | 1006 |
| 08/30/2004 | VACANT    | NO - RESALE IN EQ PERIOD | \$230,000  | RAYMOND THEODORE&TAMER | 4353 | 0443 |
| 08/04/2004 | VACANT    | NO - EASEMENT            | \$0        | EASEMENT DEED          | 4350 | 2107 |
| 02/06/2004 | VACANT    | YES                      | \$185,000  | BATCHELDER             | 4231 | 1555 |

#### Land

**Size:** 2.000 Ac.  
**Zone:** 01 - RA RES/AGRI  
**Neighborhood:** AVERAGE  
**Land Use:** 1F RES

**Site:**  
**Driveway:**  
**Road:**

**Taxable Value:** \$350,000

| Land Type | Units    | Base Rate | NC | Adj | Site | Road | Dway | Topo | Cond | Ad Valorem | SPI | R | Tax Value | Notes |
|-----------|----------|-----------|----|-----|------|------|------|------|------|------------|-----|---|-----------|-------|
| 1F RES    | 2.000 AC | 350,000   | E  | 100 | 100  | 100  | 100  | 100  | 100  | 350,000    | 0   | N | 350,000   |       |

#### Building

##### 1.00 STORY FRAME RANCH Built In 2005

|                  |                         |                        |     |                           |           |
|------------------|-------------------------|------------------------|-----|---------------------------|-----------|
| <b>Roof:</b>     | GABLE OR HIP<br>ASPHALT | <b>Bedrooms:</b>       | 3   | <b>Quality:</b>           | AVG+10    |
| <b>Exterior:</b> | VINYL SIDING            | <b>Bathrooms:</b>      | 2.0 | <b>Size Adj.</b>          | 0.9442    |
| <b>Interior:</b> | DRYWALL                 | <b>Fixtures:</b>       | 0   | <b>Base Rate:</b>         | 129.00    |
| <b>Flooring:</b> | HARDWOOD<br>CARPET      | <b>Extra Kitchens:</b> | 0   | <b>Building Rate:</b>     | 1.0178    |
| <b>Heat:</b>     | GAS<br>FA DUCTED        | <b>Fireplaces:</b>     | 0   | <b>Sq. Foot Cost:</b>     | 131.30    |
|                  |                         | <b>Generators:</b>     | 0   | <b>Effective Area:</b>    | 3,362     |
|                  |                         | <b>AC:</b>             | NO  | <b>Gross Living Area:</b> | 2,356     |
|                  |                         |                        |     | <b>Cost New:</b>          | \$441,431 |

#### Depreciation

| Normal<br>VERY GOOD | Physical | Functional | Economic | Temporary | Total Dpr. | Assessment |
|---------------------|----------|------------|----------|-----------|------------|------------|
|---------------------|----------|------------|----------|-----------|------------|------------|

|    |    |    |    |    |    |           |
|----|----|----|----|----|----|-----------|
| 7% | 0% | 0% | 0% | 0% | 7% | \$410,500 |
|----|----|----|----|----|----|-----------|

Features

| Feature Type       | Units | Length x Width | Size Adj | Rate    | Cond | Value    | Notes |
|--------------------|-------|----------------|----------|---------|------|----------|-------|
| FIREPLACE 1-STAND  | 1     |                | 100      | 3000.00 | 100  | \$3,000  |       |
| POOL-INGRND-GUNITE | 480   | 16 x 30        | 93       | 50.00   | 60   | \$13,392 |       |
| GENERATOR          | 1     |                | 100      | 3500.00 | 100  | \$3,500  |       |
| Total:             |       |                |          |         |      | \$19,900 |       |

Photo



Sketch

| Code   | Description      | Area  | Eff Area | GL Area |
|--------|------------------|-------|----------|---------|
| BMU    | BSMNT UNFINISHED | 3,040 | 456      | 0       |
| GAR    | GARAGE ATTACHED  | 728   | 328      | 0       |
| SPF    | SCREENED PORCH   | 150   | 38       | 0       |
| OPF    | OPEN PORCH FIN   | 270   | 68       | 0       |
| DEK    | DECK/ENTRANCE    | 188   | 19       | 0       |
| VLT    | VAULTED CEILINGS | 1,936 | 97       | 0       |
| FFF    | FST FLR FIN      | 2,356 | 2,356    | 2,356   |
| Totals |                  |       | 3,362    | 2,356   |



**Property Card: 54 UNION ROAD**  
Town of Stratham, NH



**Parcel ID:** 11-034-000

**Owner:** BATCHELDER, ANDREA S.  
**Co-Owner:** BATCHELDER, JAMES D.  
**Mailing Address:** 54 UNION ROAD

STRATHAM, NH 03885

**General Information**

**Land Use:** 1F RES  
**Zone:** RA RES/AGRI  
**Land Area in Acres:** 2  
**Current Use:** N  
**Waterfront:** 0

**Assessed Value**

**Land:** \$350,000  
**Buildings:** \$410,500  
**Extra Features:** \$19,900  
**Total:** \$780,400

**Sale History**

**Book/Page:** 5641-1006  
**Sale Date:** 7/31/2015  
**Sale Price:** 439900

**Building Details**

**Model Description:** RANCH  
**Gross Living Area:** 2356  
**Year Built:** 2005  
**Stories:** 1.00 STORY FRAME

**No. Bedrooms:** 3  
**No. Baths:** 2



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This information is believed to be correct but is subject to change and is not warranted.