

Town of Madbury

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Parcel ID: 000009 000068 0000G0 (CARD 1 of 1)
 Owner: TRAMPLER, ROSS
 CHURCHILL, EMILY
 Location: 7 HOYT POND ROAD
 Acres: 2.802

General

Valuation		Listing History	
Building Value:	\$994,700	<u>List Date</u>	<u>Lister</u>
Features:	\$209,500	05/20/2020	JBVR
Taxable Land:	\$244,700	08/05/2019	RWVM
Card Value:	\$1,448,900	10/31/2014	ERVM
Parcel Value:	\$1,448,900	02/11/2010	DMPM
Review and Pay Property Taxes Online		11/01/2006	MAIL

Notes: TAN; CLUSTER: EFF 04/05 SUBDIV PLAN, SHOWN ON PLAN AS LOT 6; WALKOUT BASEMENT: TO ARE ATT; 2/10 NOH; PU OPP; 36 FT DORMER ON REAR OF HSE = TQF; 10/14. NOH; P/U SHED, GEN;UFF OVER GAR=FULL REAR WH W/12' FRONT DORM; 8/19: NOH, PART EST DUE TO FENCE, EXT COND=GOOD;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$994,700	\$209,500	\$244,700	Cost Valuation	\$1,448,900
2024	\$549,600	\$34,700	\$157,500	Cost Valuation	\$741,800
2023	\$549,600	\$34,700	\$157,500	Cost Valuation	\$741,800
2022	\$549,600	\$34,700	\$157,500	Cost Valuation	\$741,800
2021	\$549,600	\$34,700	\$157,500	Cost Valuation	\$741,800
2020	\$549,600	\$34,700	\$157,500	Cost Valuation	\$741,800
2019	\$452,600	\$77,200	\$149,900	Cost Valuation	\$679,700
2018	\$452,600	\$77,200	\$149,900	Cost Valuation	\$679,700
2017	\$452,600	\$77,200	\$149,900	Cost Valuation	\$679,700
2016	\$452,600	\$77,200	\$149,900	Cost Valuation	\$679,700
2015	\$452,600	\$77,200	\$149,900	Cost Valuation	\$679,700
2014	\$457,400	\$25,500	\$166,000	Cost Valuation	\$648,900
2013	\$457,400	\$25,500	\$166,000	Cost Valuation	\$648,900
2012	\$457,400	\$25,500	\$166,000	Cost Valuation	\$648,900
2011	\$457,400	\$25,500	\$166,000	Cost Valuation	\$648,900
2010	\$457,400	\$25,500	\$166,000	Cost Valuation	\$648,900
2009	\$452,300	\$25,500	\$168,600	Cost Valuation	\$646,400
2008	\$452,300	\$25,500	\$168,600	Cost Valuation	\$646,400
2007	\$452,300	\$25,500	\$168,600	Cost Valuation	\$646,400
2006	\$452,300	\$25,500	\$168,600	Cost Valuation	\$646,400

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
05/06/2020	IMPROVED	YES	\$725,000	BUCKLEY, PETER D	4757	978
08/23/2005	IMPROVED	NO - IMPROVED POST SALE	\$754,140	CHANGING PLACES	3246	709

Land

Size: 2.802 Ac.
Zone: 01 - RA RESIDENTIAL AGRI
Neighborhood: AVG +20
Land Use: 1F RES
Site: GOOD
Driveway: PAVED
Road: PAVED
Taxable Value: \$244,700

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.830 AC	202,000	G	120	105	100	100	95 MILD	100	241,800	0	N	241,800	
1F RES	0.972 AC	3,000	X	100	0	0	0	100 LEVEL	100	2,900	0	N	2,900	
			①							①	①	①		

Building**2.75 STORY FRAME COLONIAL Built In 2005**

Roof: GABLE OR HIP
Exterior: ASPHALT
Interior: VINYL SIDING
Flooring: DRYWALL
Heat: HARDWOOD
FA DUCTED

Bedrooms: 4
Bathrooms: 4.0
Extra Kitchens: 0
Fireplaces: 0
Generators: 1
AC: YES
100%

Quality: AVG+30
Size Adj. 0.9253
Base Rate: 180.00
Building Rate: 1.1970
Sq. Foot Cost: 215.46
Effective Area: 5,496
Gross Living Area: 4,592
Cost New: \$1,184,168

Depreciation

Normal GOOD	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
16%	0%	0%	0%	0%	16%	\$994,700

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
HOYT POND	1		100	150000.00	100	\$150,000	
SHED-WOOD	266	14 x 19	120	17.00	100	\$5,426	ATT 24X12 REAR
POOL-INGRND-GUNITE	684	38 x 18	83	75.00	100	\$42,579	KIDNEY SHAPE
SHED-WOOD	288	24 x 12	116	17.00	100	\$5,679	OH DOOR; ATT
LEAN-TO	96	16 x 6	227	4.00	100	\$872	ATT
PATIO	238	17 x 14	127	7.00	80	\$1,693	EST; SHAPE
SHED-WOOD	48	8 x 6	393	17.00	100	\$3,207	ATT
Total:						\$209,500	

Photo

