

Town of Madison

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Parcel ID: 000109 000188 000000 (CARD 1 of 1)
 Owner: DAKKAK, MARYANNE
 TAUCHES, JASON
 Location: 2 GRACHEN DRIVE
 Acres: 0.260

General

Valuation		Listing History		Districts	
Building Value:	\$228,900	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$3,400	11/04/2021	CRVM	Eidelweiss	100
Taxable Land:	\$118,300	01/12/2021	INSP		
		09/26/2018	CRVM		
Card Value:	\$350,600 	01/08/2018	INSP		
Parcel Value:	\$350,600	06/09/2015	JDSV		
Review and Pay Property Taxes Online					

Notes: (WAS 2 GRACHEN DR) (WAS 38:B6) 2015: PLASTIC SHED=N/V. APPEARS N/C TO DWELLING SINCE SALE. ADD FINISHED BSMT AREA, BOULDER IN BSMT PER MLS 9/18 PU SHED; 11/21; PROP FOR SALE;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$228,900	\$3,400	\$118,300	Cost Valuation	\$350,600
2024	\$131,400	\$2,000	\$49,400	Cost Valuation	\$182,800
2023	\$131,400	\$2,000	\$49,400	Cost Valuation	\$182,800
2022	\$131,400	\$2,000	\$49,400	Cost Valuation	\$182,800
2021	\$124,500	\$2,000	\$49,400	Cost Valuation	\$175,900
2020	\$124,500	\$2,000	\$49,400	Cost Valuation	\$175,900
2019	\$93,900	\$2,400	\$43,800	Cost Valuation	\$140,100
2018	\$93,900	\$2,400	\$43,800	Cost Valuation	\$140,100
2017	\$93,900	\$0	\$43,800	Cost Valuation	\$137,700
2016	\$93,900	\$0	\$43,800	Cost Valuation	\$137,700
2015	\$93,900	\$0	\$43,800	Cost Valuation	\$137,700
2014	\$89,200	\$1,200	\$41,000	Cost Valuation	\$131,400
2013	\$89,200	\$1,200	\$41,000	Cost Valuation	\$131,400
2012	\$89,200	\$1,200	\$41,000	Cost Valuation	\$131,400
2011	\$89,200	\$1,200	\$41,000	Cost Valuation	\$131,400
2010	\$89,200	\$1,200	\$41,000	Cost Valuation	\$131,400
2009	\$99,100	\$800	\$41,000	Cost Valuation	\$140,900
2008	\$99,100	\$800	\$41,000	Cost Valuation	\$140,900
2007	\$99,100	\$800	\$41,000	Cost Valuation	\$140,900
2006	\$99,100	\$800	\$41,000	Cost Valuation	\$140,900

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/06/2021	IMPROVED	YES	\$290,000	AE & RS PROPERTY HOLDINGS LLC	3638	1086
05/06/2015	IMPROVED	YES	\$119,000	ZHITOMIRSKY, GENE	3199	0542
02/09/2012	IMPROVED	NO - FINANCIAL CO GRNTR/E	\$73,333	FIRST FRANKLIN MTG LOA	2978	0121
03/25/2011	IMPROVED	NO - FORECLOSURE	\$135,000	MEDEIROS, BARBARA	2920	0694
01/26/2004	IMPROVED	YES	\$125,000	CORBOY, DENNIS	2262	954

Land

Size: 0.260 Ac.
Zone: 05 - RURAL-EIDELWEISS
Neighborhood: AVG -10
Land Use: 1F RES WTR ACS

Site: AVERAGE
Driveway: DIRT/GRAVEL
Road: DIRT/GRAVEL

Taxable Value: \$118,300

Waterfront Description: EIDELWEISS/PEA PORRIDGE, BEACH & LANDSCAPED, WATER ACCESS

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.260 AC	86,200	D	90	100	95	95	95 MILD	100	66,500	0	N	66,500	
EIDELWEISS/PEA PORRIDGE	1 WF	300,000			0	0	0	100 LEVEL OR GRADUAL	100	51,800	0	N	51,800	

Building**1.75 STORY FRAME CONTEMP Built In 1975**

Roof:	SALT BOX ASPHALT	Bedrooms:	4	Quality:	AVG+20
Exterior:	PREFAB WD PNL/T111	Bathrooms:	1.5	Size Adj.	1.0408
Interior:	DRYWALL PLYWOOD/PANEL	Extra Kitchens:	0	Base Rate:	162.00
Flooring:	LAMINATE/VINYL	Fireplaces:	0	Building Rate:	1.1870
Heat:	ELECTRIC RAD ELECT	Generators:	0	Sq. Foot Cost:	192.30
		AC:	YES 100%	Effective Area:	1,526
				Gross Living Area:	1,274
		Cost New:			\$293,450

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	LB 1%	0%	0%	22%	\$228,900

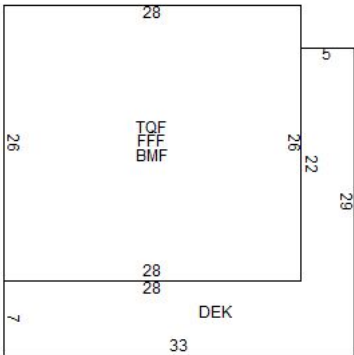
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	64	8 x 8	310	17.00	100	\$3,373	
Total:						\$3,400	

Photo

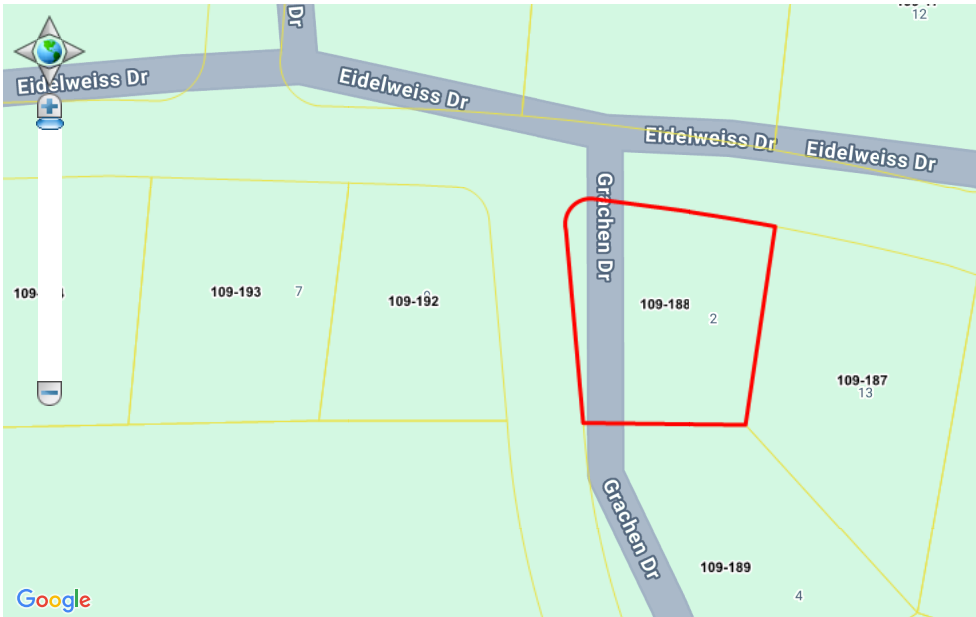


Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	728	728	728
DEK	DECK/ENTRANCE	341	34	0
TQF	3/4 STRY FIN	728	546	546
BMF	BSMNT FINISHED	728	218	0
Totals			1,526	1,274

Map



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