

Town of Stratham

Print Now

Parcel ID: 000006 000150 000003 (CARD 1 of 1)
 Owner: WALTER, CARL E. REVOCABLE TRUST
 WALTER, CARL E. -TRUSTEE
 Location: 3 MONTROSE DRIVE
 Acres: 0.000

General

Valuation		Listing History	
Building Value:	\$181,900	<u>List Date</u>	<u>Lister</u>
Features:	\$165,000	09/01/2022	JJUL
Taxable Land:	\$0	10/30/2020	ALUR
		05/23/2018	CMSM
Card Value:	\$346,900 ?	06/15/2011	JJVM
Parcel Value:	\$346,900	05/22/2002	VMRM
Review Property Taxes Online			

Notes: (OLD MAP 4-26-U3) PLANS D-14686, D-16425; BARN END UNIT ATTACHED TO CAPE ; 2020 MLS PHOTO'S SHOW UPDATED KITCHEN, BATH, ALSO WOODS BEAMS IN BEDROOM - QUESTION IF BUILDING PERMIT WAS TAKEN OUT;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable ▲
2024	\$181,900	\$165,000	\$0	Cost Valuation	\$346,900
2023	\$138,400	\$50,000	\$0	Cost Valuation	\$188,400
2022	\$138,400	\$50,000	\$0	Cost Valuation	\$188,400
2021	\$138,400	\$50,000	\$0	Cost Valuation	\$188,400
2020	\$138,400	\$50,000	\$0	Cost Valuation	\$188,400
2019	\$133,800	\$50,000	\$0	Cost Valuation	\$183,800
2018	\$119,000	\$30,000	\$0	Cost Valuation	\$149,000
2017	\$116,300	\$30,000	\$0	Cost Valuation	\$146,300
2016	\$116,300	\$30,000	\$0	Cost Valuation	\$146,300
2015	\$116,300	\$30,000	\$0	Cost Valuation	\$146,300
2014	\$116,300	\$30,000	\$0	Cost Valuation	\$146,300
2013	\$115,300	\$50,000	\$0	Cost Valuation	\$165,300
2012	\$115,300	\$50,000	\$0	Cost Valuation	\$165,300
2011	\$115,300	\$50,000	\$0	Cost Valuation	\$165,300
2010	\$115,300	\$50,000	\$0	Cost Valuation	\$165,300
2009	\$115,300	\$50,000	\$0	Cost Valuation	\$165,300
2008	\$88,000	\$80,000	\$0	Cost Valuation	\$168,000
2007	\$88,000	\$80,000	\$0	Cost Valuation	\$168,000
2006	\$88,000	\$80,000	\$0	Cost Valuation	\$168,000

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
01/18/2022	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$238,000	WALTER, KAREN L.	6374	2943
09/01/2020	IMPROVED	YES	\$238,000	UNGER, ARIELLE	6159	0694
03/28/2018	IMPROVED	YES	\$179,900	KELLY, MATHEW J.	5901	1303
01/06/2011	IMPROVED	YES	\$146,000	TESTA, PAUL A	5183	2957
05/20/1992	IMPROVED	YES	\$75,000	FRYSALIS ET AL	2925	2191

Land

Size:	0.000 Ac.	Site:	
Zone:	01 - RA RES/AGRI	Driveway:	
Neighborhood:	AVERAGE	Road:	
Land Use:	1F RES	Taxable Value:	\$0

Building

1.75 STORY FRAME CONDO Built In 1987

Roof:	GABLE OR HIP	Bedrooms:	1	Quality:	AVG+10
	ASPHALT	Bathrooms:	1.0	Size Adj.	1.2235
Exterior:	CLAPBOARD	Fixtures:	0	Base Rate:	117.00
		Extra Kitchens:	0	Building Rate:	1.2391
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	144.98
Flooring:	CARPET	AC:	NO	Effective Area:	1,379
	LAMINATE			Gross Living Area:	1,112
Heat:	GAS				
	FA DUCTED			Cost New:	\$199,927

– Depreciation –

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY GOOD						
9%	0%	0%	0%	0%	9%	\$181,900

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
MONTROSE	1		100	165000.00	100	\$165,000	
					Total:	\$165,000	

Photo

Printed on 07-09-25