
Parcel ID: 000003 000027 000003 (CARD 1 of 1)
Owner: GAGNON, DEBORAH A. REVOCABLE TRUST
GAGNON, DEBORAH & MARK TRUSTEES
Location: 3 ROSS ROAD
Acres: 1.990

General

Valuation

Building Value:

\$679,900

Features:

\$140,200

Taxable Land:

\$252,700

Card Value:

\$1,072,800

Parcel Value:

\$1,072,800

Review Property Taxes Online

Listing History

List Date

Lister

01/01/2026

INSP

04/04/2022

CRVM

04/17/2017

JBCL

11/16/2016

CRVM

05/01/2013

BD

Districts

District

% In Dist.

Water District

0

Notes: CLUSTER SUBDIVISION; OLIVE; SIDING COCRETE HARDY PLANK; PU PAT ATT TO POOL; CHANGE OPF TO EPF; BACKUP GEN; BMF EST PER MLS; 5/12 AP \$649,900; 4/17 PU VLT, FIX HEAT; BMU HAS CONCRETE WALLS & FLRS PAINTED; GAS STOVE DNPU; HSU MEAS 12' & ABV, TRUSS CONSTRUCTION; CUSTOM HW/GRANITE KIT W/ISLAND; 21X28=MSTR SUITE; 7/21; ADJ QUAL BASED ON MLS; 4/22; SPK W/HO @ DOOR;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$679,900	\$140,200	\$252,700	Cost Valuation	\$1,072,800
2024	\$679,900	\$140,200	\$252,700	Cost Valuation	\$1,072,800
2023	\$679,900	\$140,200	\$252,700	Cost Valuation	\$1,072,800
2022	\$711,200	\$150,100	\$252,700	Cost Valuation	\$1,114,000
2021	\$351,400	\$45,600	\$151,100	Cost Valuation	\$548,100
2020	\$319,600	\$38,800	\$151,100	Cost Valuation	\$509,500
2019	\$319,600	\$38,800	\$151,100	Cost Valuation	\$509,500
2018	\$319,600	\$38,800	\$151,100	Cost Valuation	\$509,500
2017	\$319,600	\$38,800	\$151,100	Cost Valuation	\$509,500
2016	\$295,300	\$50,900	\$125,900	Cost Valuation	\$472,100
2015	\$295,300	\$50,900	\$125,900	Cost Valuation	\$472,100
2014	\$295,300	\$50,900	\$125,900	Cost Valuation	\$472,100
2013	\$295,300	\$50,900	\$125,900	Cost Valuation	\$472,100
2012	\$295,300	\$50,900	\$125,900	Cost Valuation	\$472,100
2011	\$346,700	\$46,600	\$120,900	Cost Valuation	\$514,200
2010	\$346,700	\$46,600	\$120,900	Cost Valuation	\$514,200
2009	\$403,900	\$28,800	\$136,500	Cost Valuation	\$569,200
2008	\$403,900	\$28,800	\$136,500	Cost Valuation	\$569,200
2007	\$403,900	\$3,000	\$136,500	Cost Valuation	\$543,400

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
02/15/2022	IMPROVED	YES	\$1,175,000	DUBOIS, CHAD M. AND PEPIN, DOUGLAS P.	5008	411
03/19/2013	IMPROVED	YES	\$585,000	TEDDER, SUSAN D., TRUS	4108	0550
03/06/2006	VACANT	YES	\$180,900	BUSINESS PARTNERS, INC	3339	0745

Land

Size:	1.990 Ac.	Site:	EXC
Zone:	03 - COUNTRY RESIDENT	Driveway:	PAVED
Neighborhood:	AVERAGE+10	Road:	PAVED
Land Use:	1F RES		
		Taxable Value:	\$252,700

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.990 AC	199,760	F	110	115	100	100	100 LEVEL	100	252,700	0	N	252,700	

Building

2.00 STORY FRAME COLONIAL Built In 2007

Roof:	GABLE OR HIP ASPHALT	Bedrooms:	3	Quality:	EXC+20
Exterior:	CEMENT CLAPBOARD	Bathrooms:	2.5	Size Adj.	0.8408
Interior:	DRYWALL	Extra Kitchens:	0	Base Rate:	130.00
Flooring:	HARDWOOD	Fireplaces:	0	Building Rate:	1,3948
		Generators:	1	Sq. Foot Cost:	181.32
Heat:	GAS	AC:	YES	Effective Area:	4,261
	RAD WATER		100%	Gross Living Area:	3,277
		Cost New:			\$772,605

Depreciation						
Normal GOOD 12%	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
	0%	0%	0%	0%	12%	\$679,900

Features

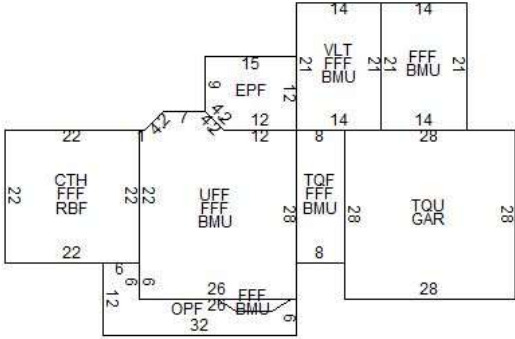
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
POOL-INGRND-VINYL	540	30 x 18	90	28.00	200	\$27,216	EST SHP/KIDNY/SLTH20
ROSS ROAD	1		100	75000.00	100	\$75,000	
FIREPLACE 1-CUST	1		100	5000.00	100	\$5,000	GAS
SHED-WOOD	160	16 x 10	160	10.00	100	\$2,560	
BARN-1STRY	192	24 x 8	143	18.00	150	\$7,413	ATT
BARN-1STRY	96	12 x 8	227	18.00	150	\$5,884	ATT
SHED-EQUIPMENT	96	12 x 8	227	8.00	150	\$2,615	ATT
BARN-2STRY	192	24 x 8	143	26.00	150	\$10,708	ATT
PATIO	640	40 x 16	85	7.00	100	\$3,808	EST SHAPE
Total:						\$140,200	

Photo





Sketch

				
Code	Description	Area	Eff Area	GL Area
CTH	CATHEDRAL CEILING	484	48	0
FFF	FST FLR FIN	2,024	2,024	2,024
RBF	RAISED BSMNT FIN	484	363	363
UFF	UPPER FLR FIN	758	758	758
BMU	BSMNT UNFINISHED	1,540	231	0
OPF	OPEN PORCH	228	57	0
TQF	3/4 STRY FIN	176	132	132
TQU	3/4 STRY UNFIN	784	157	0
GAR	GARAGE ATTACHED	784	353	0
EPF	ENCLOSED PORCH	176	123	0
VLT	VAULTED	294	15	0
Totals		4,261	3,277	