

Map: 000206

Lot: 000029

Sub: 000000

Card: 1 of 1

25 FORCLAZ ROAD

MADISON

Printed: 10/03/2025

OWNER INFORMATION		SALES HISTORY					PICTURE																																				
TOWN OF MADISON PO BOX 248 MADISON, NH 03849-0248		Date	Book	Page	Type	Price	Grantor																																				
		08/20/2019	3459	0681	U V 35	1	TURTON, EDMUND A																																				
		10/11/1977	0680	0445	U V 82		GREAT NORTHERN LAND																																				
LISTING HISTORY		NOTES																																									
08/03/23 BHVL		(WAS 23 FORCLAZ RD) (WAS 40:H61); CLASS VI-8' WIDE ACC; 8/23; NC																																									
01/01/23 INSP MARKED FOR INSPECTION		NOTED;																																									
11/06/19 CRVL																																											
01/10/19 INSP MARKED FOR INSPECTION																																											
07/09/08 MI																																											
02/18/04 BW V																																											
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																																				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	MADISON ASSESSING OFFICE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th style="text-align: center;">Year</th> <th style="text-align: center;">Building</th> <th style="text-align: center;">Features</th> <th style="text-align: center;">Land</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2023</td> <td style="text-align: center;">\$ 0</td> <td style="text-align: center;">\$ 0</td> <td style="text-align: center;">\$ 4,100</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 4,100</td> </tr> <tr> <td style="text-align: center;">2024</td> <td style="text-align: center;">\$ 0</td> <td style="text-align: center;">\$ 0</td> <td style="text-align: center;">\$ 4,100</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 4,100</td> </tr> <tr> <td style="text-align: center;">2025</td> <td style="text-align: center;">\$ 242,600</td> <td style="text-align: center;">\$ 0</td> <td style="text-align: center;">\$ 67,000</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 309,600</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2023	\$ 0	\$ 0	\$ 4,100	Parcel Total: \$ 4,100				2024	\$ 0	\$ 0	\$ 4,100	Parcel Total: \$ 4,100				2025	\$ 242,600	\$ 0	\$ 67,000	Parcel Total: \$ 309,600			
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LAND VALUATION							LAST REVALUATION: 2025																																				
Zone: RURAL-EIDELWEISS Minimum Acreage: 2.00 Minimum Frontage: 200							Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL																																				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																													
EXEMPT-MUNIC	0.482 ac	109,140	C	80	100	95	95	85 -- MODERATE	100	67,000	0	N	67,000																														
EIDELWEISS/PEA PORRID	1.000 wf	BEACH & LANDSCAPED, EIDELWEISS UND 100 -- LEVEL OR G							0	0	0	0																															
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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	TOWN OF MADISON	District Percentage	Model: 1.50 STORY FRAME CAPE
	PO BOX 248	Eidelweiss % 100	Roof: GABLE OR HIP/ASPHALT
	MADISON, NH 03849-0248		Ext: PREFAB WD PNL/T111
	PERMITS		Int: DRYWALL
	Date Project Type Notes		Floor: CARPET/HARDWOOD
			Heat: ELECTRIC/RAD ELECT
			Bedrooms: 3 Baths: 2.0 Fixtures:
			Extra Kitchens: Fireplaces:
			A/C: No Generators:
			Quality: A2 AVG+20
			Com. Wall:
			Size Adj: 1.1283 Base Rate: EXM 200.00
			Bldg. Rate: 1.2456
			Sq. Foot Cost: \$ 249.13
BUILDING SUB AREA DETAILS			
		ID Description Area Adj. Effect.	
		HSF 1/2 STRY FIN 672 0.50 336	
		FFF FST FLR FIN 672 1.00 672	
		BMU BSMNT 240 0.15 36	
		RBU RAISED BSMNT 432 0.25 108	
		DEK DECK/ENTRANCE 192 0.10 19	
		ENT ENTRY WAY 16 0.10 2	
		GLA: 1,008 2,224 1,173	
2025 BASE YEAR BUILDING VALUATION			
		Market Cost New:	\$ 292,229
		Year Built:	1978
		Condition For Age: AVERAGE	17 %
		Physical:	
		Functional:	
		Economic:	
		Temporary:	
		Total Depreciation:	17 %
		Building Value:	\$ 242,600

