


Town of New Boston

Parcel ID: 000012 000092 000000 (CARD 1 of 1)
 Owner: RAPHAELSON, AMELIA
 Location: 370 MCCURDY ROAD
 Acres: 2.020

General

Valuation	
Building Value:	\$334,500
Features:	\$13,000
Taxable Land:	\$163,300
<hr/>	
Card Value:	\$510,800 
Parcel Value:	\$510,800
Review and Pay Property Taxes Online	

Listing History	
<u>List Date</u>	<u>Lister</u>
07/11/2021	GHSR
10/05/2020	DNSA
07/02/2020	EORM
02/08/2012	GWH
07/28/2010	DNSA

Notes: NAT; CUSTOM CEDAR LOG HOME, STONE FLOOR TO CEILING FPL, HAS CATWALK BETWEEN TQF AREAS; 20: SHED; 2020 DV MEAS - NOH, ADD 2 PATIOS & SHED; HOT TUB ON PATIO = PP, CEDAR LOG EXTERIOR

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	To
2025	\$334,500	\$13,000	\$163,300	Cost Valuation	
2024	\$334,500	\$13,000	\$163,300	Cost Valuation	
2023	\$334,500	\$13,000	\$163,300	Cost Valuation	
2022	\$334,500	\$13,000	\$163,300	Cost Valuation	
2021	\$334,500	\$13,000	\$163,300	Cost Valuation	
2020	\$258,300	\$8,000	\$105,500	Cost Valuation	
2019	\$258,300	\$8,000	\$105,500	Cost Valuation	
2018	\$258,300	\$8,000	\$105,500	Cost Valuation	
2017	\$258,300	\$8,000	\$105,500	Cost Valuation	
2016	\$258,300	\$8,000	\$105,500	Cost Valuation	
2015	\$232,100	\$8,000	\$98,400	Cost Valuation	
2014	\$232,100	\$8,000	\$98,400	Cost Valuation	
2013	\$232,100	\$8,000	\$98,400	Cost Valuation	
2012	\$232,100	\$8,000	\$98,400	Cost Valuation	
2011	\$232,100	\$6,000	\$98,400	Cost Valuation	
2010	\$293,300	\$6,000	\$123,300	Cost Valuation	





Tax Year	Building	Features	Land	Value Method	To
2009	\$293,300	\$6,000	\$123,300	Cost Valuation	
2008	\$293,300	\$6,000	\$123,300	Cost Valuation	
2007	\$293,300	\$6,000	\$123,300	Cost Valuation	
2006	\$293,300	\$6,000	\$123,300	Cost Valuation	

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Box
07/01/2021	IMPROVED	YES	\$538,000	AIMAN, SCOTT AND NOLAN, BEVERLY	949
11/06/2006	IMPROVED	YES	\$418,800	TURNER, DAVID & CHERYL	776
12/29/1986	IMPROVED	YES	\$1	LILLIAN FOOTE	387

Land

Size:	2.020 Ac.	Site:	GOOD
Zone:	01 - RA	Driveway:	GRAVEL
Neighborhood:	AVERAGE+10	Road:	PAVED
Land Use:	1F RES	Taxable Value:	\$163,300

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Val
1F RES	2.000 AC	148,700	F	110	105	100	95	100 ROLLING	100	163,200	0	N	16:
1F RES	0.020 AC	5,000	X	100	0	0	0	100	100	100	0	N	
													

Building

2.00 STORY FRAME GAMBREL Built In 1988

Roof:	GAMBREL ASPHALT	Bedrooms:	4	Quality:	
Exterior:	CEDAR/REDWD	Bathrooms:	2.0	Size Adj.	
Interior:	LOG OR WOOD	Fixtures:	0	Base Rate:	
Flooring:	PINE/SOFT WD HARD TILE	Extra Kitchens:	0	Building Rate:	
Heat:	OIL HOT WATER	Fireplaces:	0	Sq. Foot Cost:	
		Generators:	0	Effective Area:	
		AC:	NO	Gross Living Area:	
				Cost New:	

Depreciation							A
Normal	Physical	Functional	Economic	Temporary	Total Dpr.		
GOOD							
14%	0%	0%	0%	0%	14%		

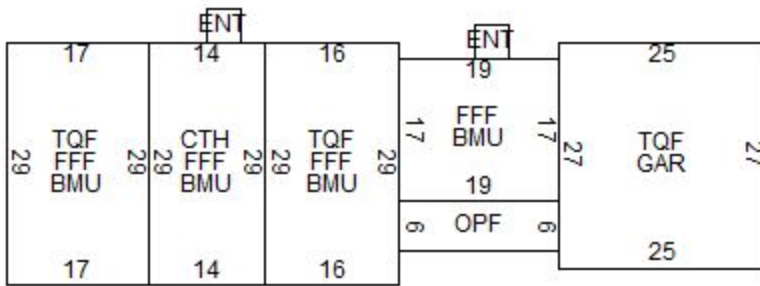
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	
SHED	64	8 x 8	310	10.00	70	\$1,389	
SHED	112	14 x 8	203	10.00	50	\$1,137	
PATIO AREA	216	12 x 18	134	7.00	80	\$1,621	
PATIO AREA	572	22 x 26	88	7.00	80	\$2,819	
FIREPLACE 1-1 CUST	1		100	6000.00	100	\$6,000	STON
Total:						\$13,000	

Photo



Sketch



Code	Description	Area	Eff Area
ENT	ENTRY LANDING	32	3
TQF	3/4 STRY FIN	1,632	1,224
FFF	FST FLR FIN	1,686	1,686
BMU	BSMNT UNFINISHED	1,686	253
CTH	CATHEDRAL CEILING	406	41
OPF	OPEN PORCH FIN	114	29
GAR	GARAGE ATTACHED	675	304
Totals			3,540