

2007 Atkinson Property Sales Report

Think you can sell your house for its assessed value? Actual Atkinson sales through 11/2007

Source:

<http://monikamcgillicuddy.com/wordpress/market-reports/atkinson-nh-sold-data-by-address-for-2007/>

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ATKINSON TOWN HALL 2007 SALES REPORT

This is a town wide assessing problem

ATKINSON PROPERTY SOLD UNDER \$400,000 78% WERE OVER ASSESSED

Street	2007 Sale Date	Actual 2007 Sale Price	2007 Assessment	Over (Under) Assessed \$	Over (Under) Assessed %	Over (Under) Assessed Tax \$
10A High Hill Road	4-Jun	\$ 98,900	\$ 133,700	\$ 34,800	35.2%	\$ 490.68
5 Stickney Rd	9-Mar	\$ 130,000	\$ 293,900	\$ 163,900	126.1%	\$ 2,310.99
12 Ironwood Ln	1-Aug	\$ 130,000	\$ 272,600	\$ 142,600	109.7%	\$ 2,010.66
9 Steeple View Dr	9-Apr	\$ 150,000	\$ 472,800	\$ 322,800	215.2%	\$ 4,551.48
24 Center View Rd	9-Apr	\$ 150,000	\$ 291,000	\$ 141,000	94.0%	\$ 1,988.10
10 Hawthorne Dr	18-Oct	\$ 198,000	\$ 295,700	\$ 97,700	49.3%	\$ 1,377.57
19 Little River Lane	8-Jun	\$ 200,000	\$ 339,000	\$ 139,000	69.5%	\$ 1,959.90
2 Bluebird Lane	22-Jan	\$ 210,000	\$ 286,500	\$ 76,500	36.4%	\$ 1,078.65
47 Chandler Dr	24-Sep	\$ 211,000	\$ 222,000	\$ 11,000	5.2%	\$ 155.10
43 Hemlock Road	11-Jul	\$ 225,000	\$ 313,600	\$ 88,600	39.4%	\$ 1,249.26
14 Chandler Dr	28-Feb	\$ 230,000	\$ 213,300	\$ (16,700)	-7.3%	\$ (235.47)
23 Winslow Dr	5-Mar	\$ 231,000	\$ 209,800	\$ (21,200)	-9.2%	\$ (298.92)
4 Winslow Dr	5-Mar	\$ 231,000	\$ 229,600	\$ (1,400)	-0.6%	\$ (19.74)
1 Linebrook Rd.	22-Jan	\$ 235,000	\$ 246,200	\$ 11,200	4.8%	\$ 157.92
6 Overlook Dr.	24-Jan	\$ 241,000	\$ 280,500	\$ 39,500	16.4%	\$ 556.95
11 Meditation Ln	30-Jul	\$ 250,000	\$ 290,900	\$ 40,900	16.4%	\$ 576.69
9 Edna Lane	5-Jun	\$ 252,000	\$ 233,000	\$ (19,000)	-7.5%	\$ (267.90)
70 Main Street	26-Jun	\$ 252,398	\$ 290,200	\$ 37,802	15.0%	\$ 533.01
22 Summit Dr.	2-Apr	\$ 252,500	\$ 291,600	\$ 39,100	15.5%	\$ 551.31
9 Molly Lane	16-Feb	\$ 255,000	\$ 279,100	\$ 24,100	9.5%	\$ 339.81
51 Overlook Dr.	26-Jun	\$ 255,000	\$ 293,400	\$ 38,400	15.1%	\$ 541.44
5 Summit Dr.	30-Jul	\$ 256,000	\$ 263,100	\$ 7,100	2.8%	\$ 100.11
1 Beechwood Ct	24-Sep	\$ 257,500	\$ 240,800	\$ (16,700)	-6.5%	\$ (235.47)
7 Rosewood Ct	22-Jan	\$ 260,000	\$ 242,100	\$ (17,900)	-6.9%	\$ (252.39)
12 Ironwood Ln	18-Jul	\$ 260,000	\$ 272,600	\$ 12,600	4.8%	\$ 177.66
13 Hickory Pond Ln	15-Oct	\$ 263,000	\$ 286,100	\$ 23,100	8.8%	\$ 325.71
31 Bayberry Dr.	22-Jun	\$ 266,900	\$ 277,300	\$ 10,400	3.9%	\$ 146.64
25 Coles Way	27-Jul	\$ 270,000	\$ 317,300	\$ 47,300	17.5%	\$ 666.93
19 Aspen Dr	9-Apr	\$ 275,000	\$ 281,900	\$ 6,900	2.5%	\$ 97.29
1 Meadow Lane	28-Jan	\$ 275,000	\$ 287,400	\$ 12,400	4.5%	\$ 174.84
7 Hickory Pond Ln	30-Apr	\$ 277,000	\$ 286,100	\$ 9,100	3.3%	\$ 128.31
6 Newbury Dr	2-Feb	\$ 280,000	\$ 329,100	\$ 49,100	17.5%	\$ 692.31
8 Quimby Ln	28-Sep	\$ 282,500	\$ 267,800	\$ (14,700)	-5.2%	\$ (207.27)
20 Snug Harbor Ln	4-Sep	\$ 285,000	\$ 317,900	\$ 32,900	11.5%	\$ 463.89
42 Island Pond Rd.	5-Jan	\$ 285,000	\$ 308,800	\$ 23,800	8.4%	\$ 335.58
22 Providence Hill Rd	9-Jan	\$ 285,462	\$ 330,500	\$ 45,038	15.8%	\$ 635.04
19 Hickory Pond Ln	12-Jul	\$ 292,500	\$ 313,000	\$ 20,500	7.0%	\$ 289.05
39 Main Street	23-Feb	\$ 292,734	\$ 311,400	\$ 18,666	6.4%	\$ 263.19
26 Wood Dr.	21-Sep	\$ 299,900	\$ 304,800	\$ 4,900	1.6%	\$ 69.09
132 Maple Ave.	24-Aug	\$ 300,000	\$ 385,300	\$ 85,300	28.4%	\$ 1,202.73
18 Wright Farm Rd	5-Jul	\$ 300,000	\$ 337,400	\$ 37,400	12.5%	\$ 527.34
25 Hawthorne Dr.	1-Aug	\$ 304,900	\$ 329,100	\$ 24,200	7.9%	\$ 341.22
10 Wright Farm Rd	9-Feb	\$ 305,000	\$ 350,900	\$ 45,900	15.0%	\$ 647.19
14 Sawmill Lane	6-Mar	\$ 308,000	\$ 355,800	\$ 47,800	15.5%	\$ 673.98
6 Forest Rd	20-Apr	\$ 310,000	\$ 302,400	\$ (7,600)	-2.5%	\$ (107.16)
22 West Side Dr.	22-Jun	\$ 311,000	\$ 322,900	\$ 11,900	3.8%	\$ 167.79
7 Olde Common Drive	29-Aug	\$ 312,000	\$ 368,700	\$ 56,700	18.2%	\$ 799.47
6 Edmund Circle	18-Jul	\$ 317,500	\$ 313,800	\$ (3,700)	-1.2%	\$ (52.17)
17 Walker Rd.	29-Jun	\$ 320,000	\$ 336,300	\$ 16,300	5.1%	\$ 229.83
10 Knightland Rd.	29-Jul	\$ 325,000	\$ 367,300	\$ 42,300	13.0%	\$ 596.43
40 Old Coach	20-Jun	\$ 325,000	\$ 327,800	\$ 2,800	0.9%	\$ 39.48
5 Oak Hill Circle	14-Jun	\$ 329,000	\$ 339,600	\$ 10,600	3.2%	\$ 149.46
14 Meditation Lane	29-Jun	\$ 330,000	\$ 379,200	\$ 49,200	14.9%	\$ 693.72
48 Summit Dr.	29-Jun	\$ 330,000	\$ 488,400	\$ 158,400	48.0%	\$ 2,233.44
12 Devonshire Rd.	12-Oct	\$ 333,000	\$ 347,400	\$ 14,400	4.3%	\$ 203.04
19 Wood Dr.	13-Mar	\$ 337,000	\$ 331,000	\$ (6,000)	-1.8%	\$ (84.60)
6 Dearborn Ridge Rd.	29-Mar	\$ 355,000	\$ 363,100	\$ 8,100	2.3%	\$ 114.21
10 Knightland Rd. ?	29-Aug	\$ 355,000	\$ 367,300	\$ 12,300	3.5%	\$ 173.43
10 Cottontail	27-Mar	\$ 360,000	\$ 388,600	\$ 28,600	7.9%	\$ 403.26
16 Stonewil Terrace	5-Mar	\$ 365,000	\$ 381,600	\$ 16,600	4.5%	\$ 234.06
5 Stickney Rd.	1-Aug	\$ 369,000	\$ 293,900	\$ (75,100)	-20.4%	\$ (1,058.91)
12 Maple Ave.	30-Aug	\$ 370,000	\$ 437,100	\$ 67,100	18.1%	\$ 946.11
12 Hemlock Shore Dr	27-Jul	\$ 370,000	\$ 359,000	\$ (11,000)	-3.0%	\$ (155.10)
10 Village Dr.	26-Apr	\$ 375,000	\$ 485,400	\$ 110,400	29.4%	\$ 1,556.64
10 Fox Hollow Rd	8-May	\$ 375,000	\$ 346,900	\$ (28,100)	-7.5%	\$ (396.21)
18 Coventry Rd.	11-Apr	\$ 380,000	\$ 394,800	\$ 14,800	3.9%	\$ 208.68
8 Fox Hollow Rd	23-May	\$ 380,000	\$ 347,600	\$ (32,400)	-8.5%	\$ (456.84)
21 Brookside Terrace	29-Jan	\$ 389,900	\$ 416,500	\$ 26,600	6.8%	\$ 375.06
27 Steeple View Dr	8-May	\$ 399,000	\$ 363,100	\$ (35,900)	-9.0%	\$ (506.19)
69 SALES	Total	\$ 19,591,594	\$ 21,944,600	\$ 2,353,006	12.0%	\$ 33,177

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ATKINSON PROPERTY SOLD OVER \$400,000 65% WERE OVER ASSESSED						
Street	2007 Sale Date	Actual 2007 Sale Price	2007 Assessment	Over (Under) Assessed \$	Over (Under) Assessed %	Over (Under) Assessed Tax \$
57 Main Street	30-Apr	\$ 415,600	\$ 419,200	\$ 3,600	0.9%	\$ 50.76
14 Jasmine	15-Mar	\$ 424,000	\$ 467,900	\$ 43,900	10.4%	\$ 618.99
9 Millstream Dr.	31-Aug	\$ 465,000	\$ 491,300	\$ 26,300	5.7%	\$ 370.83
1 Sheep Island	8-Feb	\$ 465,000	\$ 287,700	\$ (177,300)	-38.1%	\$ (2,499.93)
31 Maple Ave.	3-Aug	\$ 473,800	\$ 508,700	\$ 34,900	7.4%	\$ 492.09
12 Haverhill Rd.	20-Apr	\$ 480,000	\$ 428,200	\$ (51,800)	-10.8%	\$ (730.38)
8 Coventry	7-Feb	\$ 480,000	\$ 484,100	\$ 4,100	0.9%	\$ 57.81
4 Noyes Lane	1-Aug	\$ 485,000	\$ 530,200	\$ 45,200	9.3%	\$ 637.32
10 Kings Grant Dr.	31-Jan	\$ 505,900	\$ 523,000	\$ 17,100	3.4%	\$ 241.11
2 Wason Ln	28-Sep	\$ 520,000	\$ 744,400	\$ 224,400	43.2%	\$ 3,164.04
7 Carriage Chase Ln	5-Mar	\$ 556,400	\$ 550,700	\$ (5,700)	-1.0%	\$ (80.37)
4 Kings Grant	11-Jun	\$ 560,000	\$ 633,000	\$ 73,000	13.0%	\$ 1,029.30
4 Pope Rd.	18-Jul	\$ 565,000	\$ 608,600	\$ 43,600	7.7%	\$ 614.76
3 Little Rob Rd.	12-Oct	\$ 575,000	\$ 796,400	\$ 221,400	38.5%	\$ 3,121.74
5 Kings Grant Dr.	29-Jun	\$ 599,900	\$ 587,200	\$ (12,700)	-2.1%	\$ (179.07)
64 maple Ave.	15-Mar	\$ 680,000	\$ 582,500	\$ (97,500)	-14.3%	\$ (1,374.75)
24 Steeple View Dr.	30-May	\$ 425,000	\$ 447,500	\$ 22,500	5.3%	\$ 317.25
1 Parish Sq	13-Jun	\$ 470,000	\$ 468,800	\$ (1,200)	-0.3%	\$ (16.92)
11 Little Rob Road	20-Jun	\$ 479,000	\$ 541,400	\$ 62,400	13.0%	\$ 879.84
7 Parish Sq	27-Jul	\$ 440,000	\$ 385,500	\$ (54,500)	-12.4%	\$ (768.45)
20 SALES	Total	\$ 10,064,600	\$ 10,486,300	\$ 421,700	4.2%	\$ 5,946

IF YOU SOLD ONE OF THESE PROPERTIES, YOU ARE ENTITLED TO AN ABATEMENT IN THE AMOUNT LISTED ON THE RIGHT HAND SIDE.