



**Property Card: 77 BLACK HALL ROAD**  
Town of Epsom, NH



**Parcel ID:** 000U10-000002-000000  
**PID:** 000U10000002000000

**Owner:** SPECYALSKI, GENE V  
**Co-Owner:** SPECYALSKI, VERONICA E  
**Mailing Address:** 77 BLACK HALL ROAD  
EPSOM, NH 03234

**General Information**

**Assessed Value**

**Map:** 000U10  
**Lot:** 000002  
**Sub:** 000000

**Land Use:** 1F RES  
**Zone:** RES/AGRI  
**Land Area in Acres:** 42.97  
**Current Use:** Y  
**Neighborhood:** N-E  
**Frontage:** 00  
**Waterfront:** N  
**View Factor:**

**Land:** 78659  
**Buildings:** 139200  
**Extra Features:** 11400  
**Total:** 229259

**Sale History**

**Book/Page:** -  
**Sale Date:**  
**Sale Price:**

**Building Details**

**Model Description:** CONVENTION  
**Living Area:** 4602  
**Year Built:** 1786  
**Building Grade:** AVG+10  
**Stories:** 1.75 STORY FRAME

**Condition:** GOOD  
**Depreciation:** 30  
**No. Bedrooms:** 4  
**No. Baths:** 2  
**Adj Bas:** 72.36