Key: 1260

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,370

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THYNG JONATHAN B & DARLA 45 BALDWIN LANE HOLLIS, NH 03049	101-57-0	19 PURITAN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THYNG JONATHAN B & DARLA	07/07/1992	QS	115,000	8101-111

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

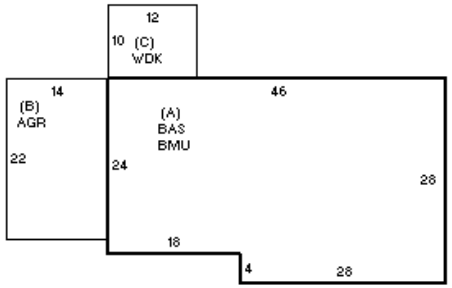
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		12/23/2020	TCK	100	100
551	08/26/2020	7	ALTERATIONS	4,500	12/23/2020	TCK	100	100
126	02/24/2016	7	ALTERATIONS	11,800	02/24/2017	NF	100	100
431	06/19/2007	7	ALTERATIONS	7,500	07/19/2008	DHT	100	100
733	11/28/1994	5	OTHER	6,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,564	13 1.00	13K 1.00	A 1.00	252,080	2.35	A 1.00	R04 1.15			252,940

TOTAL	18,564 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FOX MEADOW				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	252,900	238,600
BUILDING	326,800	308,600
DETACHED	0	0
OTHER	0	0
TOTAL	**579,700**	**547,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/23/2020

BLDG COMMENTS

INFO @ DOOR (12/23/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/23/2020	TCK
LIST	12/23/2020	EST
REVIEW	2/16/2021	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,216	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,216		57.06	69,380
A	BAS	L	BASE AREA	1,216	1985	258.83	314,731
B	AGR	N	ATT GARAGE	308		44.35	13,660
C	WDK	N	WOOD DECK	120		41.16	4,939
	F11	O	FPL 1S 1OP	1		8,018.90	8,019

TOTAL RCN 418,919

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE 1989 / 34

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $326,800