Key: 1547

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,686

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLINGAN JOANNE & DALY DEMETRA TRUSTEES/PAPPAS FAMILY IRREV T C/O ANTHONY A PAPPAS 67 PINNACLE PARK ROAD MEREDITH, NH 03253	79-90-0	31 ANCHORS AWEIGH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLINGAN JOANNE & DALY DEM	06/03/2009	F	1	(188700)
PAPPAS ANTHONY A TRUSTEE	07/21/1994	QS	105,000	(134487)
AROLYN P THOMPSON &	07/21/1994	F	100	(134485)

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	%
		30	ABATEMENT RE		11/20/2023	JMG	100	100
278	05/01/2020	7	ALTERATIONS	6,000	11/19/2020	NF	100	100
768	12/29/2000	7	ALTERATIONS	8,620			100	100
147	03/21/2000	7	ALTERATIONS	2,400			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,530	6 1.00	A 1.00	A 1.00	771,584	4.19	20 0.80	BG- 4.40			707,800

TOTAL	9,530 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	T=Utility Easement (LC Doc #620004)		
St Ind	AVERAGE				
Infl	AVERAGE				

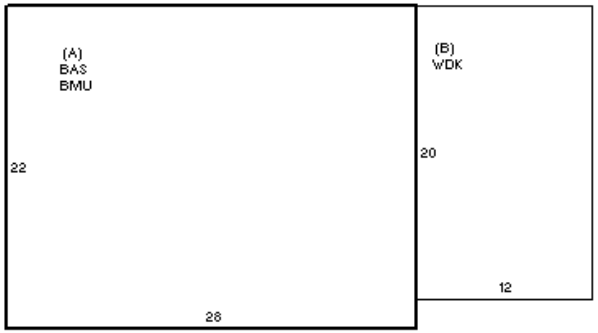
ASSESSED	CURRENT	PREVIOUS
LAND	707,800	834,700
BUILDING	122,400	115,600
DETACHED	0	0
OTHER	0	0
TOTAL	**830,200**	**950,300**

* -- Previous value excludes abatement.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/16/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	L	0.75	LOW COST [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/20/2023	JMG
LIST	11/20/2023	JMG
REVIEW	11/20/2023	JMG

BLDG COMMENTS
WALK-OUT BMU

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	616	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,101
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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	616		49.53	30,511
A	BAS	L	BASE AREA	616	1965	231.24	142,445
B	WDK	N	WOOD DECK	240		31.16	7,479
	ODS	O	OUTDOOR SHOWER	1		1,919.90	1,920

TOTAL RCN 185,456

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

EFF.YR/AGE 1965 / 58

COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66

RCNLD $122,400