Key: 3079

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,274

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BORY JAMES P & DENNINGER NANCY E 23 FARMHOUSE ROAD BEDFORD, NH 03110	76-55-0	18 LEONA TERRACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BORY JAMES P &	01/07/2013	QS	346,500	27016-131
POLAN JAMES C	03/27/1991	QS	145,250	7477-221

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

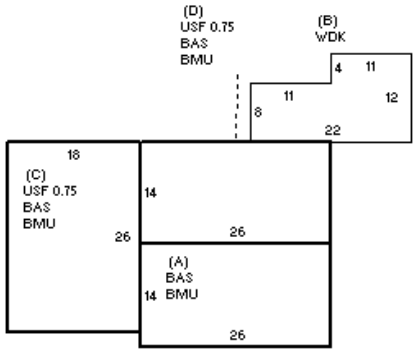
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
44	01/18/2018	7	ALTERATIONS	700	07/16/2019	TCK	100	100
422	05/17/2013	7	ALTERATIONS	6,000	08/18/2014	RJM	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,476	13 1.00	A 1.00	A 1.00	219,200	2.47	A 1.00	R03 1.00			217,430

TOTAL	17,476 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	217,400	205,100
BUILDING	456,400	431,000
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**675,100**	**637,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8		64	22.01	1,300

PHOTO 01/22/2021

BLDG COMMENTS

INFO @ DOOR 1/22/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/22/2021	TCK
LIST	1/22/2021	EST
REVIEW	2/1/2021	MR

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,820	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,196		63.35	75,769
+	BAS	L	BASE AREA	1,196	1987	284.87	340,704
B	WDK	N	WOOD DECK	220		43.98	9,676
+	USF	L	UPPER STORY FIN	624	1987	206.28	128,717
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	577,717

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

EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$456,400