

Key: 4855

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.071

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | |
|--|--|------------------|---------------|-------------|
| UPTON DAVID M TRUSTEE & MEHRABANI MANIZHEH TRUSTEE | | 126-75-0 | 74 BIRCH LANE | |
| 19 HARWOOD ROAD MONT VERNON, NH 03057 | | TRANSFER HISTORY | | |
| | | DOS | T | SALE PRICE |
| | | 07/03/2023 | F | 1 35873-151 |
| | | 07/06/2010 | DC | 23440-326 |
| | | 02/11/2009 | F | 1 23440-326 |

| 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 % |
| 714 | 08/04/2021 | 7 | ALTERATIONS | 5,900 | 05/13/2022 | TCK | 100 100 |

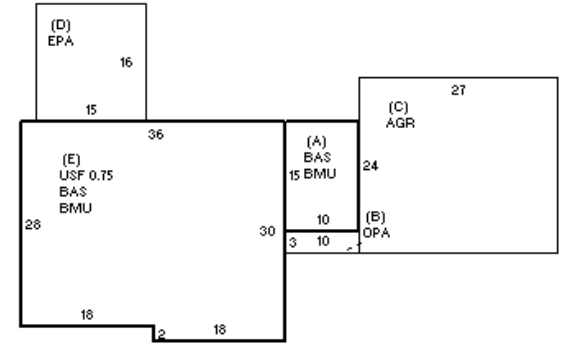
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 15,500 | 9 | 1.00 | 9-A | 1.00 | A | 1.00 | 241,120 | 2.74 | A | 1.00 | R06 | 1.10 | | 234,720 |

| | | | | | | | | |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 15,500 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 9 | NOTE | | | | LAND | 234,700 | 221,400 |
| St Ind | ROBINWOOD | | BUILDING | 460,500 | 441,200 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 695,200 | 662,600 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/24/2019 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/9/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/26/2022 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 677,221 |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,977 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,194 | | 66.46 | 79,350 | | |
| \$NLA(RCN) | \$343 | OVERALL | 1.070 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 1,194 | 1974 | 298.83 | 356,809 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 30 | | 58.85 | 1,766 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 648 | | 43.63 | 28,270 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | EPA | N | ENCLOSED PORCH | 240 | | 85.27 | 20,466 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | E | USF | L | UPPER STORY FIN | 783 | 1974 | 216.39 | 169,433 | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | F21 | O | | FPL 2S 1OP | 1 | | 11,947.70 | 11,948 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | A |
| | | | | | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | | | | | KITCHEN | F |
| | | | | | | | | | | | | | | | | BATHS | A |
| | | | | | | | | | | | | | | | | HEAT/ELEC | A |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1969 / 54 |
| | | | | | | | | | | | | | | | | COND | 32 32 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 32 % GD 68 |
| | | | | | | | | | | | | | | | | RCNLD | \$460,500 |