

Key: 901

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 928

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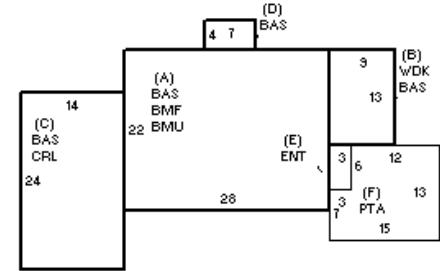
CURRENT OWNER				PARCEL ID				LOCATION																
BEDELL JOEL T & ANN LOUISE TRSTEEES THE BEDELL FAMILY REV TRUST OF 2018 24 SHORE DRIVE MERRIMACK, NH 3054				90-146-0				23 GILBERT ROAD																
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																	
BEDELL JOEL T & ANN LOUIS				07/03/2018	F	100	31384-240																	
BEDELL JOEL T & KEOUGH AN				05/15/1996	QS	105,000	10203-132																	
GILBERT E ELLIS III				04/21/1992	QS	100,000	N/A-N/A																	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	8,500	6	1.00	A	1.00	A	1.00	767,200	4.65	A	1.00	BAV	3.50										696,580

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	%
407	09/29/2009	7	ALTERATIONS	10,000	04/19/2010	JH	100	100
756	11/14/2007	7	ALTERATIONS	50,000	04/08/2009	JH	100	100
347	05/18/2007	7	ALTERATIONS	12,500	09/17/2008	JH	100	100
753	12/17/2003	7	ALTERATIONS	27,500	06/03/2004	WH	100	100
289	05/27/2003	7	ALTERATIONS	5,000	06/03/2004	WH	100	100

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TOTAL	8,500 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E						LAND	696,600	657,200
St Ind	AVERAGE							BUILDING	344,200	329,300
Infl	AVERAGE							DETACHED	700	700
								OTHER	0	0
TOTAL								TOTAL	1,041,500	987,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	G	1.20 30 0.70	8X10		80	12.42	700	11/25/2020



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BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/11/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,980						
NET AREA	1,097	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	616		74.76	46,055	CONDITION ELEM	CD						
\$NLA(RCN)	\$418	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	616		45.11	27,790	EXTERIOR	G						
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	117	2003	313.55	36,685	INTERIOR	A						
				ROOF COVER	4	WD SHAKES	1.00	B	WDK	N	WOOD DECK	117		47.04	5,503	KITCHEN	A						
				FLOOR COVER	2	SOFTWOOD	1.00	C	CRL	N	BSMT CRAWL	336		36.44	12,242	BATHS	A						
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	336	2001	313.55	105,352	HEAT/ELEC	A						
				HEATING/COOL	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	644	1965	313.55	201,925								
				FUEL SOURCE	2	GAS	1.00	E	ENT	N	ENCLOSED ENTRY	18		193.13	3,476								
												F	PTA	N	PATIO	177		18.13	3,209				
												F11	O	FPL 1S 1OP	1		9,164.40	9,164					
												ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898					
																				EFF.YR/AGE	1983 / 40		
																				COND	25 25%		
																				FUNC	0		
																				ECON	0		
																				DEPR	25	% GD	75
																				RCNLD	\$344,200		

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