

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
00325514.000

Parent Parcel Number

Property Address
BROOK STREET 0044

Neighborhood
15 NHBD 15

Property Class
101 One Family (< 6 acres)

OWNERSHIP

GRAVES KEITH A
44 BROOK ST
BRATTLEBORO, VT 05301

DWELLING/GARAGE/LAND

Tax ID 081-025-12379

TRANSFER OF OWNERSHIP

Date

04/26/1999

NOT AVAILABLE
Bk/Pg: 273, 779

\$84900

Printed 09/11/2025

Card No. 1

of 1

RESIDENTIAL

RESIDENTIAL

TAXING DISTRICT INFORMATION			VALUATION RECORD				Act 68 Value Allocations	
Jurisdiction	025	BRATTLEBORO, VT	Assessment Year	04/01/2009	04/01/2010			
Area	081		Reason for Change					Homestead
District	R1			2009	2010			
			VALUATION	L	33000	47400		47400
			2010 Market	B	121500	131580		131580
				T	154500	178980		178980

Site Description

Topography:
Level, Low

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:

Zoning:
Residential

Legal Acres:
0.2600

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite Improved		0.2600		1.00	182307.69	182307.69	47400		47400

PHYSICAL CHARACTERISTICS

Style: Cape
Occupancy: Single family
Story Height: 1.5
Finished Area: 1584
Attic: 1/2 Finished
Basement: 3/4

ROOFING

Material: Slate
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Slab B
Sub and joists 1.0, 1.5, A
Base Allowance 1.0, 1.5

EXTERIOR COVER

Stone B
Wood Clapboards 1.0, 1.5, A

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms 8
Bedrooms 4

HEATING AND AIR CONDITIONING

Primary Heat: Hot Water Baseboard
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

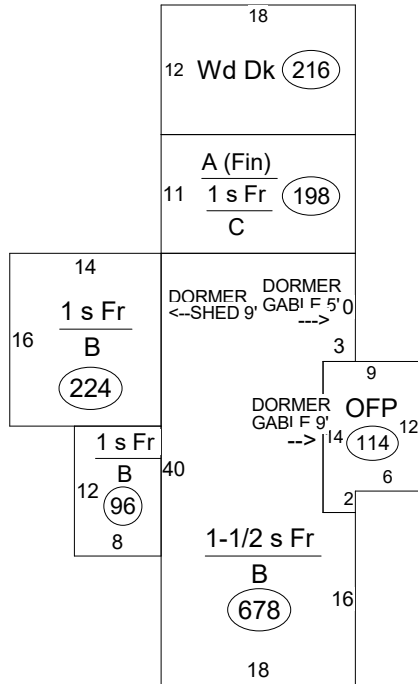
	#	
3 Fixt. Baths	1	3
2 Fixt. Baths	1	2
Kit Sink	1	1
Water Heat	1	1
TOTAL		7

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

44 Brook Street



01 02



(LCM: 107.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D :WDSTOVE	0	D	DWELL	0.00		Avg	1850	1960	AV	0.00	Y	0.00	3070	156390	23	0	0	100	126440
		01	DETGAR	1.00	1	Avg		1950	AV	37.09	N	38.95	12x 22	10280	50	0	0	100	5140
		02	SHEDGP	1.00	1	Low		1980	AV	0.00	N	0.00	8x 12	0	0	NV	0	100	0

Data Collector/Date

DWB 07/06/2009

Appraiser/Date

Neighborhood

Neigh 15 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

131580