### Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRIGMAN, ELAINE TORTORA</td>
<td>356 BEECH STREET</td>
</tr>
<tr>
<td>TORTORA, FRANK M</td>
<td>ROSLINDALE, MA 02131</td>
</tr>
</tbody>
</table>

### Listing History

- **08/06/18**: DMVL
- **01/18/18**: INS MARKED FOR INSPECTION
- **08/05/09**: LMHC
- **03/30/07**: DMPM
- **09/15/05**: MM L
- **05/11/05**: MM L

### Notes

- GREY: 8/18; SEASONAL VU FROM DEK; INT & EXT=GOOD; FMICA/WD CABINETS IN KIT; WOB:

### Extra Features Valuation

- **WINN SHORES**
  - Units: 1
  - Length x Width: 100
  - Size Adj: 40,000.00
  - Rate: 125
  - Cond: 50,000
  - Market Value: 50,000
  - Notes: SSNL/OBST

### Parcel Total Taxable Value

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Features</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$105,300</td>
<td>$50,000</td>
<td>$0</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $155,300</td>
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<tr>
<td>2019</td>
<td>$149,100</td>
<td>$50,000</td>
<td>$0</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel Total: $199,100</td>
</tr>
<tr>
<td>2020</td>
<td>$149,100</td>
<td>$50,000</td>
<td>$0</td>
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<td></td>
<td></td>
<td></td>
<td>Parcel Total: $199,100</td>
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</tbody>
</table>

### Land Valuation

- Zone: RESORT COMM SEWER
- Minimum Acreage: 1.00
- Minimum Frontage: 150

### Municipal Software by Avitar

- **TILTON, NH ASSESSING OFFICE**

### Last Revaluation

- 2019
<table>
<thead>
<tr>
<th>Land Type</th>
<th>1F RES WTR ACS</th>
<th>Neighborhood</th>
<th>Cond</th>
<th>Ad Valorem</th>
<th>SPI</th>
<th>R</th>
<th>Tax Value</th>
<th>Notes</th>
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</thead>
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<tr>
<td>Date</td>
<td>Permit ID</td>
<td>Permit Type</td>
<td>Notes</td>
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</tbody>
</table>

**PICTURE**

**OWNER**

BRIGMAN, ELAINE TORTORA  
TORTORA, FRANK M  
356 BEECH STREET  
ROSLINDALE, MA 02131

**TAXABLE DISTRICTS**

<table>
<thead>
<tr>
<th>District</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRE DISTRICT</td>
<td>% 100</td>
</tr>
</tbody>
</table>

**BUILDING DETAILS**

Model: **2.00 STORY CONDO**  
Roof: **GABLE OR HIP/ASPHALT**  
Ext: **CEDAR/REDWD**  
Int: **DRYWALL**  
Floor: **CARPET/LAMINATE/VINYL**  
Heat: **GAS/FA DUCTED**  
Bedrooms: **3**  
Baths: **2.0**  
Fixtures:  
Extra Kitchens:  
Fireplaces:  
A/C: **No**  
Generators:  
Com. Wall:  
Quality: **A1 AVG+10**

Size Adj: **1.0232**  
Base Rate: **RCC 95.00**  
Bldg. Rate: **1.0697**  
Sq. Foot Cost: **$ 101.62**
### BUILDING SUB AREA DETAILS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Area</th>
<th>Adj</th>
<th>Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>UFF</td>
<td>UPPER FLR FIN</td>
<td>728</td>
<td>1.00</td>
<td>728</td>
</tr>
<tr>
<td>BMU</td>
<td>BSMNT</td>
<td>728</td>
<td>0.15</td>
<td>109</td>
</tr>
<tr>
<td>FFF</td>
<td>FST FLR FIN</td>
<td>728</td>
<td>1.00</td>
<td>728</td>
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<tr>
<td>DEK</td>
<td>DECK/ENTRANCE</td>
<td>128</td>
<td>0.10</td>
<td>13</td>
</tr>
</tbody>
</table>

GLA: **1,456**

Total Depreciation:
- Temporary: 7%
- Economic: 7%
- Functional: 7%
- Physical: GOOD

Building Value: **$ 149,100**

### 2019 BASE YEAR BUILDING VALUATION

- Market Cost New: **$ 160,356**
- Year Built: **2005**
- Condition For Age: GOOD
- Physical: 7%
- Functional: 7%
- Economic: 7%
- Temporary: 7%
- Total Depreciation: 7%

Building Value: **$ 149,100**