

# 59 BROADWAY

**Location** 59 BROADWAY

**Mblu** 025/ 050/ 000/ /

**Acct#** 0258

**Owner** MANCHESTER DONALD A

**Assessment** \$390,400

**PID** 251

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$133,900	\$256,500	\$390,400

## Owner of Record

**Owner** MANCHESTER DONALD A  
**Co-Owner** MANCHESTER AMY H  
**Address** 10 MCKINNEY DR  
HUDSON, NH 03051

**Sale Price** \$575,000  
**Certificate**  
**Book & Page** 9708/0689  
**Sale Date** 06/21/2023  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANCHESTER DONALD A	\$575,000		9708/0689	00	06/21/2023
BERUBE DANIEL	\$253,000		9011/1146	1A	09/27/2017
BERUBE TRUSTEE DAVID J	\$0		8934/2756	1N	01/06/2016
BERUBE, DAVID	\$110,000		6648/0681	01	06/10/2002
VAN ANGLEWILLIAM T	\$0		5360/0030	00	

## Building Information

### Building 1 : Section 1

**Year Built:** 1930  
**Living Area:** 999  
**Replacement Cost:** \$144,515  
**Building Percent Good:** 80  
**Replacement Cost**  
**Less Depreciation:** \$115,600

### Building Attributes

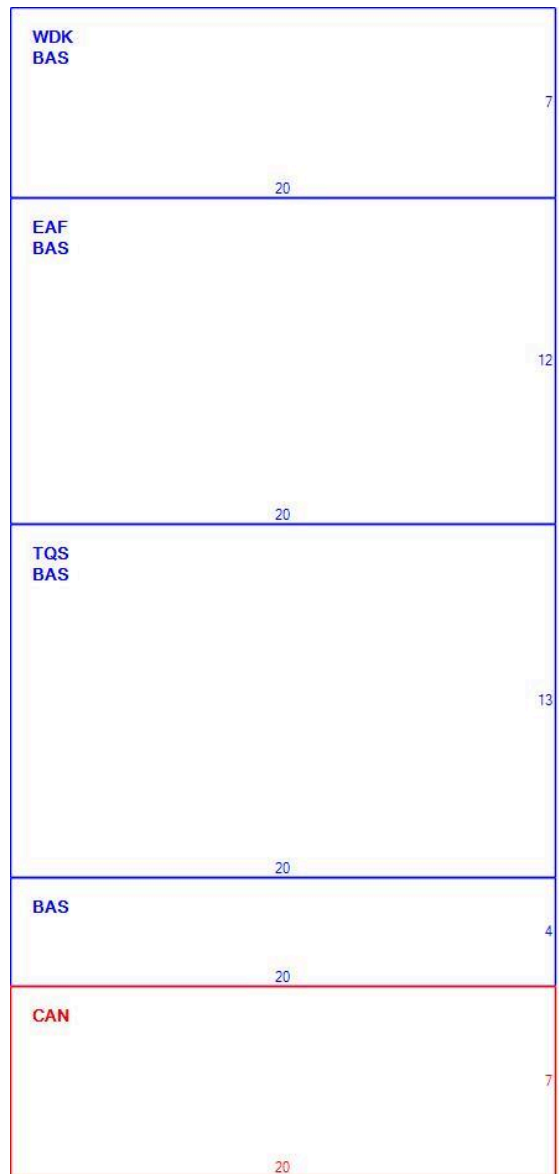
Field	Description
Style:	Convert Camp
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	AL/Vinyl
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	Plywood Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MH PARK	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



([https://images.vgsi.com/photos/AmherstNHPhotos/\0014\DSC05621\\_14](https://images.vgsi.com/photos/AmherstNHPhotos/\0014\DSC05621_14))

### Building Layout



(ParcelSketch.aspx?pid=251&bid=251)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

BAS	First Floor	720	720
TQS	Three Quarter Story	260	195
EAF	Attic, Expansion, Finished	240	84
CAN	Canopy	140	0
WDK	Deck, Wood	140	0
		1,500	999

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL	FIREPLACE	1.00 UNITS	\$2,400	1

### Land

#### Land Use

**Use Code** 1013  
**Description** SFR WATER MDL-01  
**Zone** RR  
**Neighborhood** 52  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.04  
**Frontage** 33  
**Depth**  
**Assessed Value** \$256,500

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WDK	WOOD DECK			240.00 S.F.	\$2,900	1
DCK1	DOCK RESIDENTI			480.00 S.F.	\$13,000	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$133,900	\$256,500	\$390,400
2024	\$133,900	\$256,500	\$390,400
2023	\$133,900	\$256,500	\$390,400