

21+23 CEDAR ST

Location	21+23 CEDAR ST	Mblu	U2/ 199/ / /
Acct#	000108	Owner	LAWRENCE BRITTON MATTHEW
Total Market Value	\$450,200	Appraisal	\$450,200
PID	107	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$255,100	\$195,100	\$450,200
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$255,100	\$195,100	\$450,200

Owner of Record

Owner	LAWRENCE BRITTON MATTHEW	Sale Price	\$500,000
Co-Owner	GALVIN ZOE ELIZABETH	Certificate	
Address	21+23 CEDAR ST	Book & Page	6640/526
	NEWMARKET, NH 03857	Sale Date	08/06/2025
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAWRENCE BRITTON MATTHEW	\$500,000		6640/526	00	08/06/2025
JEFFERY TYLER A	\$25		6201/684	38	11/30/2020
JEFFERY TYLER	\$208,000		5674/1491	UNKQ	11/30/2015
CANNON SEAN P	\$120,000		3411/1090	00	07/29/1999
BLANCHETTE CLAIRE S	\$0		3349/1988	1A	12/11/1998

Building Information

Building 1 : Section 1

Year Built:	1916
Living Area:	1,764
Replacement Cost:	\$389,983
Building Percent Good:	65
Replacement Cost Less Depreciation:	\$253,500

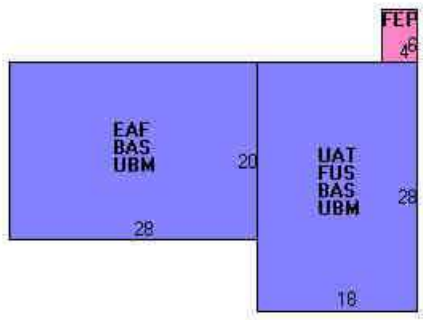
Building Attributes	
Field	Description
Style:	Two Family
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



([https://images.vgsi.com/photos/NewMarketNHPhotos///0008/IMG_1401\[1](https://images.vgsi.com/photos/NewMarketNHPhotos///0008/IMG_1401[1))

Building Layout



(https://images.vgsi.com/photos/NewMarketNHPhotos//Sketches/107_107.)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,064	1,064
FUS	Upper Story, Finished	504	504
EAF	Attic, Expansion, Finished	560	196
FEP	Porch, Enclosed, Finished	24	0
UAT	Attic, Unfinished	504	0
UBM	Basement, Unfinished	1,064	0
WDK	Deck, Wood	40	0
		3,760	1,764

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	0.5
Description	TWO FAM MDL-01	Frontage	0
Zone	R3	Depth	0
Neighborhood	50	Total Market Land	\$195,100
Alt Land Appr Category	No	Appraised Value	\$195,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			128.00 S.F.	\$1,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$255,100	\$195,100	\$450,200
2024	\$255,100	\$195,100	\$450,200
2023	\$150,200	\$111,500	\$261,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$255,100	\$195,100	\$450,200
2024	\$255,100	\$195,100	\$450,200
2023	\$150,200	\$111,500	\$261,700