

Key: 1005

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.115

LEGAL

LAND

DETACHED

BUILDING

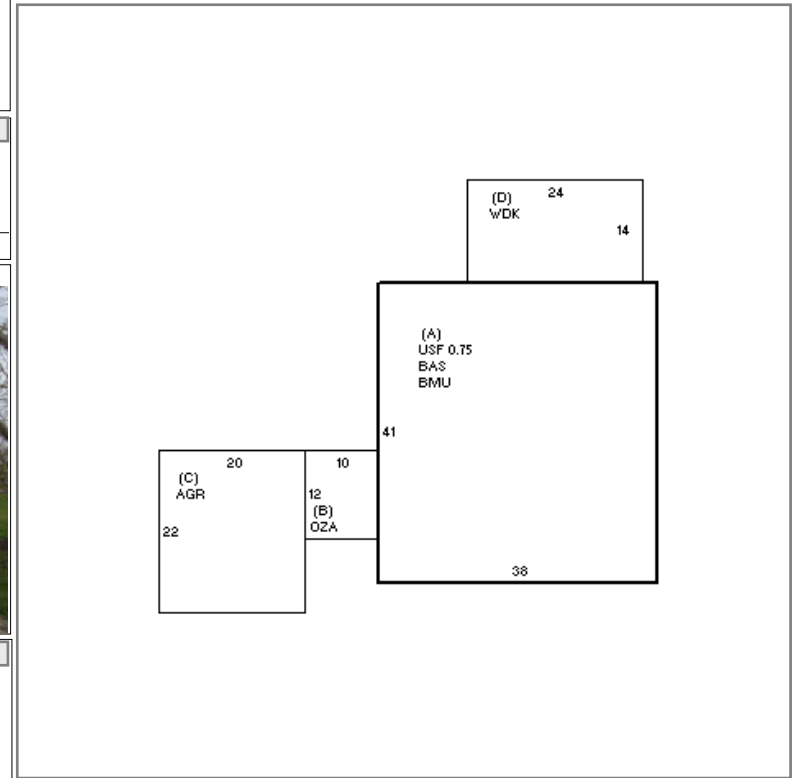
CURRENT OWNER		PARCEL ID	LOCATION			
MANCALL MATTHEW D & SUSAN K TRUSTEES 120 RIVERPATH DRIVE APT 23 FRAMINGHAM, MA 01701		103-7-0	64 BEAVER ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MANCALL MATTHEW D & SUSAN		06/20/2016	F	1 29739-330		
MANCALL MATTHEW D ETAL TR		10/01/1993	F	100 8809-168		

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	%
893	09/30/2021	7	ALTERATIONS	15,300	05/02/2022	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,798	7	1.00	A	1,468,640	1.55	A	1.00	BVG	6.70	1,658,720

TOTAL	31,798 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE	LAND	1,658,700	1,564,900			
St Ind	AVERAGE		BUILDING	471,200	451,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,129,900	2,016,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/21/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	0.990
NET AREA	2,727	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,566
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,558		50.54	78,739
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,558	1970	231.98	361,424
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,169	1970	169.34	197,962
ROOF COVER	1	ASPH/CMP SH	1.00	B	OZA	N	OPEN BREEZEWAY	120		44.75	5,370
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	440		38.91	17,118
INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	336		37.64	12,648
HEATING/COOL	5	ELECTRIC BB	1.00	F21	O	O	FPL 2S 1OP	1		9,748.00	9,748
FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	O	OUTDOOR SHOWER	1		2,319.10	2,319

TOTAL RCN	692,895
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1970 / 53
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$471,200