Key: 1006

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,116

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAFRENIERE RICHARD & CAROL E 11 FIELDSTONE DRIVE MEDFIELD, MA 02052	114-10-0	101 WEATHERVANES WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAFRENIERE RICHARD & CARO	01/06/2017	A	177,000	(211793)
HOLM DONALD R & JEAN M TR	11/12/2015	F	1	(207938)
HOLM DONALD R &	11/04/2011	A	100	(195589)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

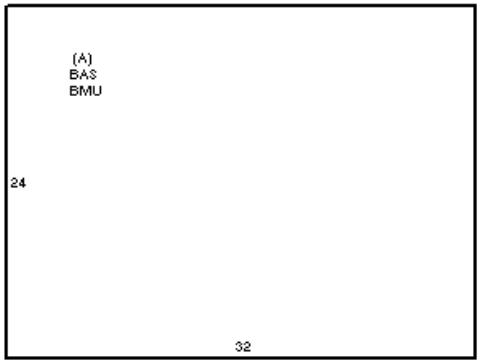
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/06/2017	15	SALE REVIEW	177,000	06/05/2018	JMG	100	100
NP		12	CYCLICAL NON		11/07/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	8 1.00	A 1.00	A 1.00	526,080	2.82	A 1.00	R10 2.40			510,010

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	510,000	481,200
BUILDING	165,800	156,500
DETACHED	800	800
OTHER	0	0
TOTAL	**676,600**	**638,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	4X12		48	22.94	800

PHOTO 02/03/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/3/2021	NF
LIST	2/3/2021	EST
REVIEW	3/4/2021	MR

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,335
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		53.27	40,911
A	BAS	L	BASE AREA	768	1969	248.69	190,997
	F11	O	FPL 1S 1OP	1		6,529.60	6,530
	ODS	O	OUTDOOR SHOWER	1		2,064.80	2,065

TOTAL RCN	243,837

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$165,800