

Key: 1038

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.147

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FRASCA DANIEL R JR & SUSAN M TRUSTEES 25 MORNINGSIDE DRIVE TOPSFIELD, MA 01983		127-29-0		3 UPLAND CIRCLE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRASCA DANIEL R JR & SUSAN		03/13/2019	F	1 (218820)	
FRASCA DANIEL R JR & SUSAN		08/08/2016	QS	601,000 (210345)	
HURSEY NANCY C TRUSTEE &		06/03/2013	F	1 (200522)	

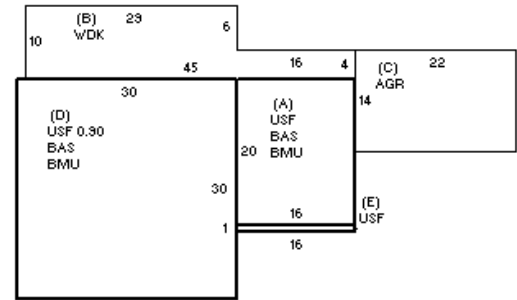
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
112	02/09/2022	7	ALTERATIONS	150,000	05/02/2024	NF	100 100
857	09/21/2021	7	ALTERATIONS	4,285	05/12/2022	TCK	100 100
985	11/20/2015	7	ALTERATIONS	10,000	04/15/2016	WFF	100 100
512	12/08/2009	7	ALTERATIONS	4,031	04/27/2010	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	47,045	8	1.00	8-D	1.00	A	1.00	416,480	1.18	A	1.00	R08	1.90		530,670

TOTAL	1.080 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	530,700	500,700			
St Ind	UPLAND		BUILDING	751,000	634,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,281,700</b>	<b>1,134,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/21/2024



BLDG COMMENTS	INTERIOR PER PLANS 3/2/2023
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BUILDING	CD	ADJ	DESC	MEASURE	2/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/3/2007	REO
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/21/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	883,528			
NET AREA	2,366	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,220		77.71	94,800	CONDITION ELEM	CD			
\$NLA(RCN)	\$373	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,220	1981	352.50	430,044	EXTERIOR	G			
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	336	2022	252.17	84,730	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	354		56.06	19,844	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	308		60.40	18,603	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	810	1981	252.17	204,260	HEAT/ELEC	A			
				HEATING/COOL	10	HOT/CL WATR	1.05	F21	O		FPL 2S 10P	1		14,515.90	14,516					
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$751,000	