

Key: 1041

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.150

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
JOHNSTON THOMAS S & DENISE Y TRUSTEES THOMAS & DENISE JOHNSTON LIVING TRUST 26 RUSSETT HILL ROAD FRANKLIN, MA 02038		127-33-0		113 UPLAND CIRCLE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
JOHNSTON THOMAS S & DENIS		11/28/2017	F	10 (214769)								
JOHNSTON DENISE Y		09/04/2009	QS	1,100,000 (189466)								
HARDY LESLEY		05/18/2009	H	1 (188565)								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000 8	1.00 8-D	1.00 A	1.00	416,480	1.00 A	1.00 R08	1.90			576,360
300	A	0.113 8	1.00 8-D	1.00 A	1.00	22,800	1.00 A	1.00 R08	1.90			2,580

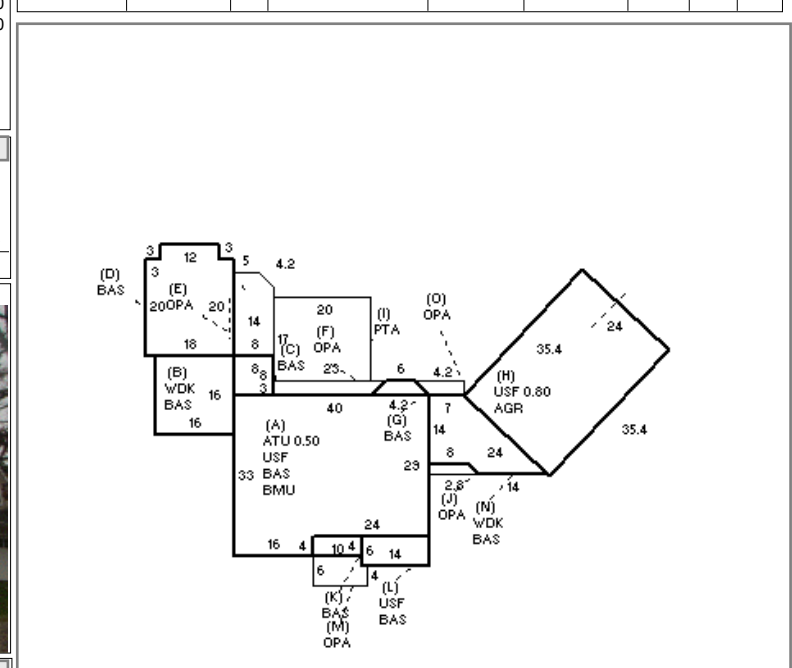
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
138	02/21/2020	5	OTHER	400	07/13/2020	NF	100 100
922	10/22/2019	2	ADD	330,000	12/08/2020	NF	100 100
246	03/30/2017	5	OTHER	4,200	05/11/2018	NF	100 100
618	08/17/2015	3	OUT BUILDING	2,800	04/15/2016	WFF	100 100
598	11/23/2010	2	ADD	40,000	02/29/2012	MR	100 100

DE  
TACH  
ED

TOTAL	1.490 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	578,900	546,200
St Ind	UPLAND		LAND BUILDING	1,397,400	1,332,900			
Infl	AVERAGE		DETACHED	18,800	18,600			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,995,100</b>	<b>1,897,700</b>

BU  
ILD  
ING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 30	0.70 16X32	2001	512	36.98	13,300
PTD	A	1.00 30	0.70 15X17	2001	255	8.10	1,400
SHF	A	1.00 30	0.70 15X15	2001	225	19.84	3,100
SHF	A	1.00 10	0.90 6X8	2015	48	22.94	1,000



BLDG  
COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/5/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/5/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,411,559	
NET AREA	4,309	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,224		75.37	92,257			
\$NLA(RCN)	\$328	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	1,224	1998	213.38	261,177			
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	612		74.07	45,332			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	2,197	1996	307.73	676,078			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	486		54.37	26,426			
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	305		69.36	21,153			
				HEATING/COOL	11	HTWT/CL AIR	1.05	H	AGR	N	ATT GARAGE	850		51.41	43,702			
				FUEL SOURCE	2	GAS	1.00	H	USF	L	UPPER STORY FIN	680	2010	213.38	145,099			
									I	PTA	N	PATIO	340		18.75	6,374		
									+	BAS	L	BASE AREA	124	2019	307.72	38,158		
									L	USF	L	UPPER STORY FIN	84	2019	213.38	17,924		
										F21	O	FPL 2S 1OP	1		14,080.50	14,081		
										ODS	O	OUTDOOR SHOWER	1		3,349.80	3,350		
																CONDITION ELEM	CD	
																EXTERIOR	G	
																INTERIOR	G	
																KITCHEN	E	
																BATHS	E	
																HEAT/ELEC	A	
																EFF.YR/AGE	2022 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	1 % GD 99	
																RCNLD	\$1,397,400	