

Key: 1201

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.306

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BATRA AJAY K & KERRI L 7 RIVER BEND ROAD HOPKINTON, MA 01748				114-2-0				5 CROSBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATRA AJAY K & KERRI L				11/14/2016	QS	640,000	(211281)				
VOELKER FRANK A (LIFE EST)				07/09/2010	F		(191903)				
VOELKER FRANK A & JAN M				05/09/2003	QS	580,000	(169131)				

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	%
1099	12/29/2015	7	ALTERATIONS	9,350	02/21/2017	NF	100	100
477	08/06/2002	5	OTHER		04/01/2003	TN	100	100
84	02/13/2002	1	NEW CONSTRUC	280,000	04/01/1930	TN	100	100

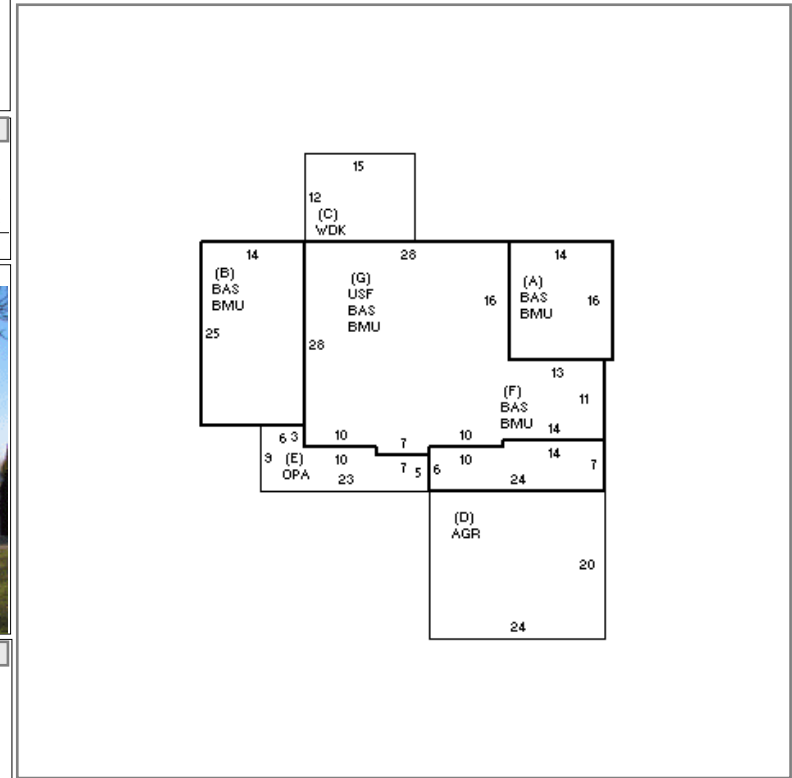
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,270	10	1.00	A	1.00	A	1.00	252,080	1.84	A	1.00	R05	1.15			269,030

TOTAL	25,265 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	269,000	253,800
St Ind	AVERAGE		BUILDING	797,500	761,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,066,500</b>	<b>1,015,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2003	TG
MODEL	1		RESIDENTIAL	LIST	12/11/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/2/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

MODULAR

G

YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	949,387
NET AREA	2,598	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,665		69.13	115,095		
\$NLA(RCN)	\$365	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,665	2002	319.78	532,440		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	180		52.97	9,535		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	AGR	N	ATT GARAGE	480		53.58	25,720		
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	149		67.57	10,068		
				INT FINISH	3	WD PANEL	1.00	G	USF	L	UPPER STORY FIN	933	2002	245.91	229,432		
				HEATING/COOL	9	WARM/CL AIR	1.03	GFP	O		GAS FIREPLACE	1		4,224.30	4,224		
				FUEL SOURCE	2	GAS	1.00	WPL	O		WHIRLPOOL	1		10,451.30	10,451		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2002 / 21
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$797,500