Key: 13

Town of BREWSTER - Fiscal Year 2025

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

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARINELLOS ANTHONY M ESTATE OF 5 FARM ROAD SHERBORN, MA 01770	38-1-0	439-441 PAINES CREEK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARINELLOS ANTHONY M ESTA	08/16/2010	A	1	24753-116
MARINELLO ANTHONY M & JAN	07/09/1999	QS	145,000	12397-218
DRAKE WILLIAM F TRUSTEE	06/27/1996	F	100	10275-022

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

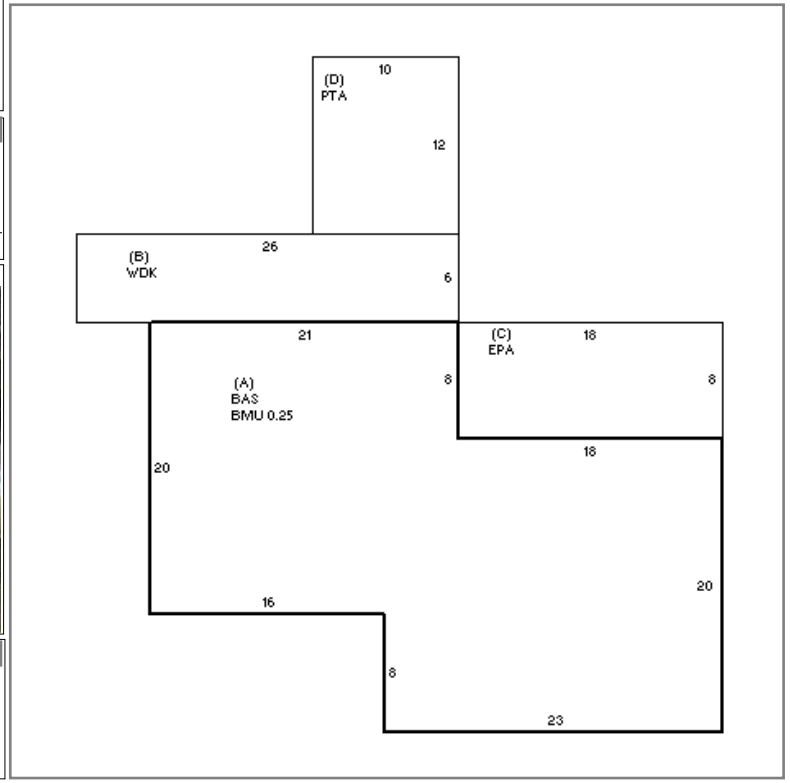
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-768	06/19/2023	6	DEMO	15,000	04/15/2024	NF	0	0
23-769	06/19/2023	1	NEW CONSTRUC	400,000	04/15/2024	NF	0	0
23-766	06/19/2023	1	NEW CONSTRUC	1,500,000	04/15/2024	NF	0	0
565	08/03/2012	3	OUT BUILDING	3,500	01/28/2013	MR	100	100
437	09/14/2010	7	ALTERATIONS	5,000	12/14/2010	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	23,943	1 1.00	A 1.00	A 1.00	767,200	1.92	A 1.00	R12 3.50			808,140

TOTAL	23,943 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 1	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	808,100	609,900
BUILDING	147,800	139,500
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**958,200**	**751,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2012	120	21.39	2,300

PHOTO 05/16/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/15/2018	NF
LIST	3/15/2018	EST
REVIEW	5/16/2024	EMZ

YEAR BLT	1949	SIZE ADJ	1.000
NET AREA	820	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
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	2	SOFTWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	205		60.16	12,334
A	BAS	L	BASE AREA	820	1949	248.47	203,747
B	WDK	N	WOOD DECK	156		35.28	5,504
C	EPA	N	ENCLOSED PORCH	144		72.45	10,433
D	PTA	N	PATIO	120		14.31	1,717
	F11	O	FPL 1S 1OP	1		6,873.30	6,873
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	246,291
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1949 / 74	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$147,800