

Key: 1428

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.543

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LAROSA LESLIE F & PATRICK P 28 PEARL STREET FRANKLIN, MA 02038				90-156-0				2827 MAIN STREET				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAROSA LESLIE F & PATRICK				07/21/2022	A	400,000	35260-264					
PALMER GERALD I & BROWN L				12/21/2017	F		30992-298					
PALMER GERALD I & FLORENC				08/04/1977	XX	42,000	2559-171					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,867	10	1.00	A	1.00	A	1.00	R03	1.00		226,580

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	%
651	07/21/2022	15	SALE REVIEW	400,000	06/01/2023	JMG	100	100
	11/19/1997	2	ADD	14,000	06/17/1998	BC	100	100

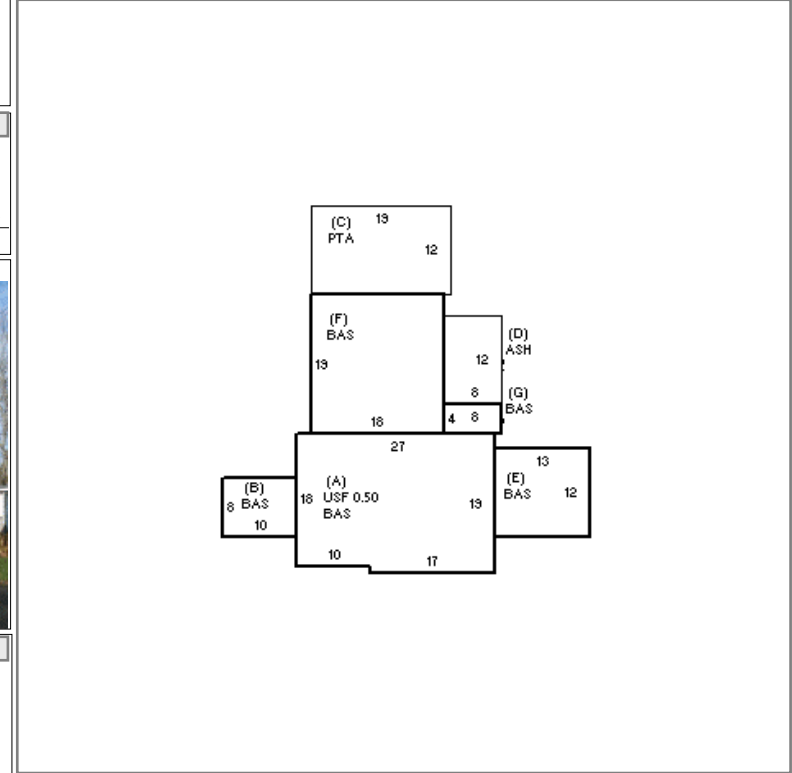
TOTAL	21,867 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE	LAND	226,600	213,800			
St Ind	AVERAGE		BUILDING	188,700	178,100			
Infl	AVERAGE		DETACHED	29,100	28,700			
			OTHER	0	0			
			TOTAL	444,400	420,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12		78	22.01	900
GFU	A	1.00	20 0.80 28X28		784	44.90	28,200



BUILDING	CD	ADJ	DESC	MEASURE	12/11/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/11/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	6/1/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,365	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,113	1900	228.51	254,327
\$NLA(RCN)	\$230	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	252	1900	167.15	42,122
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	228		12.88	2,937
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	96		25.18	2,417
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		9,135.90	9,136
				INT FINISH	3	WD PANEL	1.00								
				HEATING/COOL	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								



CAPACITY			UNITS	ADJ
STORIES	1.5	1.00		
ROOMS	5	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		

TOTAL RCN	314,448
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$188,700