Key: 1451

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.583

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SZYMANSKI ERIK & MOLASKEY ELIZABETH 9 PURCELL DRIVE BILLRICA, MA 01821	90-197-0	2814 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SZYMANSKI ERIK & MOLASKEY	02/13/2017	N	301,000	30294-327
PAULUS RICHARD S &	05/04/2010	F	100	24528-154
PAULUS RICHARD S & MARY K	02/02/2006	QS	395,000	20709-280

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

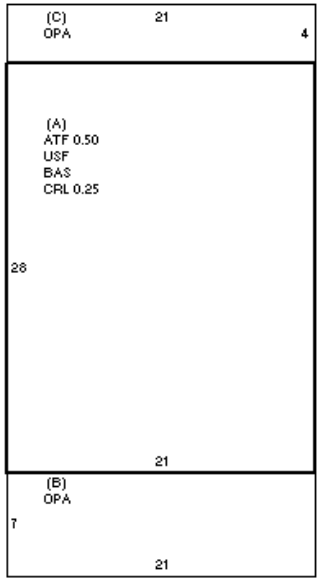
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	12/16/2016	15	SALE REVIEW	301,000	05/29/2018	JMG	100	100
350	06/28/2011	5	OTHER		03/15/2012	MR	100	100
128	03/02/2007	7	ALTERATIONS	5,000	06/29/2007	JH	100	100
66	01/23/2007	11	CHANGE OF US				100	100
632	09/18/2006	7	ALTERATIONS	5,000	06/29/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,746	10 1.00	A 1.00	A 1.00	219,200	3.76	A 1.00	R03 1.00			203,580

TOTAL	10,746 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	203,600	192,100
BUILDING	217,200	205,000
DETACHED	25,400	25,100
OTHER	0	0
TOTAL	**446,200**	**422,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.80	70 0.30	WELL HOUSE 8		64	17.61	300
STU	A 1.00	01 1.00	19X24+3X15	2007	501	50.00	25,100

PHOTO 03/15/2012

BLDG COMMENTS

HOUSE # CHANGED FROM 2813 TO 2814 BY FD

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/29/2007	JH
LIST	7/26/2007	JH
REVIEW	11/28/2007	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	3	FOUN 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	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	147		31.89	4,687
A	BAS	L	BASE AREA	588	1900	315.77	185,671
A	USF	L	UPPER STORY FIN	588	1900	195.01	114,666
A	ATF	N	ATTIC FINISH	294		80.85	23,770
+	OPA	N	OPEN PORCH	231		52.50	12,128
	MST	O	MAS/METAL STACK	1		5,278.40	5,278

TOTAL RCN	350,295

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$217,200