

Key: 1469

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.601

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
FRANZEN JOHN R & SALVADORE EVELYN J 48 OLD MEADOW ROAD BREWSTER, MA 02631				89-31-0				43 THAD ELLIS ROAD				1110	100	4 TO 8 UNITS					1	1 of 1	
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
				FRANZEN JOHN R & MACINTOSH BRUCE F ESTATE				07/31/2000	H	135,000	13156-252		49	01/19/2018	7	ALTERATIONS	900	06/21/2019	TCK	100	100
					08/29/1980	XX	3146-001		48	01/19/2018	7	ALTERATIONS	650	06/21/2019	TCK	100	100				
									47	01/19/2018	7	ALTERATIONS	700	06/21/2019	TCK	100	100				

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	20,900	CIM	1.00	33	1.00	A	1.00	274,040	1.64	A	1.00	C01	0.85			215,230

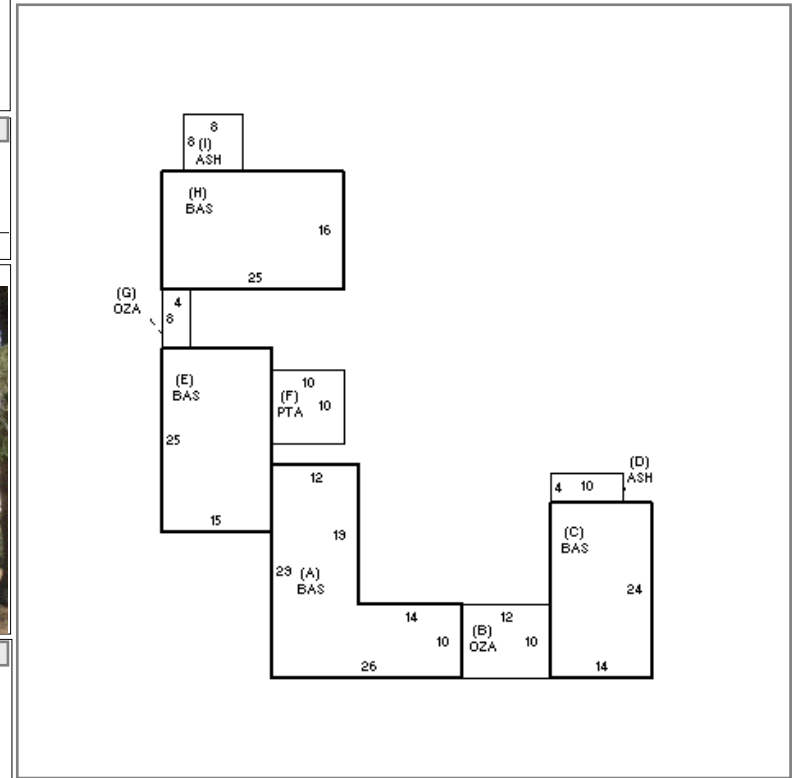
TOTAL	20,900 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	215,200	207,000
St Ind	CH UNDERPASS		LAND BUILDING	270,000	259,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	485,200	466,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/25/2008



BLDG COMMENTS
4 ATTACHED COTTAGES



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/24/2008	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	428,608
NET AREA	1,599	DETAIL ADJ	1.100	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,599	1960	246.33	393,880		
\$NLA(RCN)	\$268	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	OZA	N	OPEN BREEZEWAY	120		47.52	5,702		
				ROOF SHAPE	1	GABLE	1.00	D	ASH	N	ATT SHED	40		29.73	1,189		
				ROOF COVER	1	ASPH/CMP SH	1.00	F	PTA	N	PATIO	100		18.64	1,864		
				FLOOR COVER	3	W/W CARPET	1.00	G	OZA	N	OPEN BREEZEWAY	32		68.89	2,204		
				INT FINISH	2	DRYWALL	1.00	I	ASH	N	ATT SHED	64		28.52	1,825		
				HEATING/COOL	7	FL/WALL UN	0.98		KIT	O	XTRA KITCHEN	3		2,011.90	6,036		
				FUEL SOURCE	2	GAS	1.00										

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

EFF. YR/AGE	1960 / 63
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63

RCNLD	\$270,000
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