

Key: 147

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 157

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FUNDIN CAROLYN TRULL C/O ROSADINI ROBERT J TRUSTEE 123 WILDER ROAD BOLTON, MA 01740				50-65-0				14 BRADFORD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROSADINI ROBERT J TRUSTEE				04/16/2024	QS	900,000		36313-314			
FUNDIN CAROLYN TRULL				09/07/2021	H			34446-294			
FUNDIN JOHN F				08/26/1985	XX			4683-118			

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	%

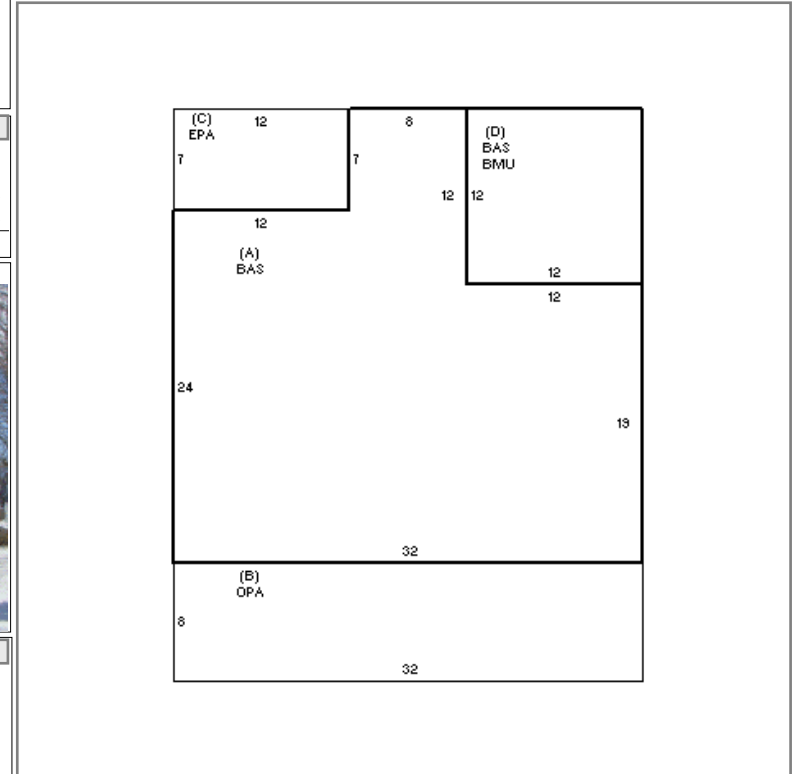
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,950 3	1.00	3A	1.00	A	1.00	876,800	7.70	A	1.00	BA+ 4.00	767,040

TOTAL	4,950 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	767,000	723,700			
St Ind	BREWSTER PARK		BUILDING	138,900	131,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	905,900	854,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/30/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/20/2019	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	231,565		
NET AREA	908	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	908	1930	215.64	195,800	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	256		40.50	10,368	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	84		74.98	6,299	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BMU	N	BSMT UNFINISHED	144		54.15	7,797	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP	1		6,186.00	6,186	BATHS	A			
				INT FINISH	3	WD PANEL	1.00	ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956	HEAT/ELEC	A			
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
																		EFF.YR/AGE	1933 / 90
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$138,900