Key: 1494

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,629

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAROSA LESLIE F & PATRICK P **28 PEARL STREET** **FRANKLIN, MA 02038**	**90-158-0**	**2821 MAIN STREET**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAROSA LESLIE F & PATRICK	07/21/2022	A	1,080,000	35260-256
PALMER GERALD I & BROWN L	12/21/2017	F		30992-302
PALMER GERALD I & FLORENC	08/04/1977	XX		2559-171

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

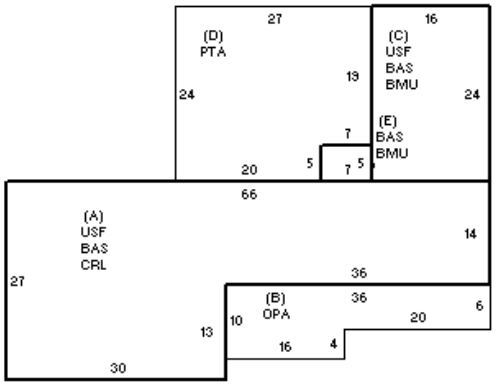
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/21/2022	15	SALE REVIEW	1,080,000	06/01/2023	JMG	100	100
NP		12	CYCLICAL NON		06/26/2007	JH	100	100
467	07/14/2006	2	ADD	100,000	09/17/2008	JH	100	100
432	08/03/2005	7	ALTERATIONS	5,600			100	100
431	08/03/2005	7	ALTERATIONS	511			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,083	10 1.00	A 1.00	A 1.00	219,200	2.80	A 1.00	R03 1.00			212,600

TOTAL	15,083 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,600	200,600
BUILDING	585,600	553,300
DETACHED	0	0
OTHER	0	0
TOTAL	**798,200**	**753,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/28/2007

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/26/2007	JH
LIST	6/26/2007	JH
REVIEW	6/1/2023	JMG

YEAR BLT	1850	SIZE ADJ	0.980
NET AREA	3,431	DETAIL ADJ	1.000
$NLA(RCN)	$275	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	14	$22,022
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	2	CLAPBOARD	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,314		29.27	38,459
A	BAS	L	BASE AREA	1,314	1850	280.61	368,719
A	USF	L	UPPER STORY FIN	1,314	1850	182.41	239,692
B	OPA	N	OPEN PORCH	280		59.29	16,601
+	BMU	N	BSMT UNFINISHED	419		79.27	33,213
+	BAS	L	BASE AREA	419	2007	280.61	117,574
C	USF	L	UPPER STORY FIN	384	2007	182.41	70,046
D	PTA	N	PATIO	613		14.14	8,668
	F22	O	FPL 2S 2OP	2		14,788.70	29,577

TOTAL RCN	944,572

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			$585,600