

Key: 1546

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.685

LEGAL

LAND

DETACHED

BUILDING

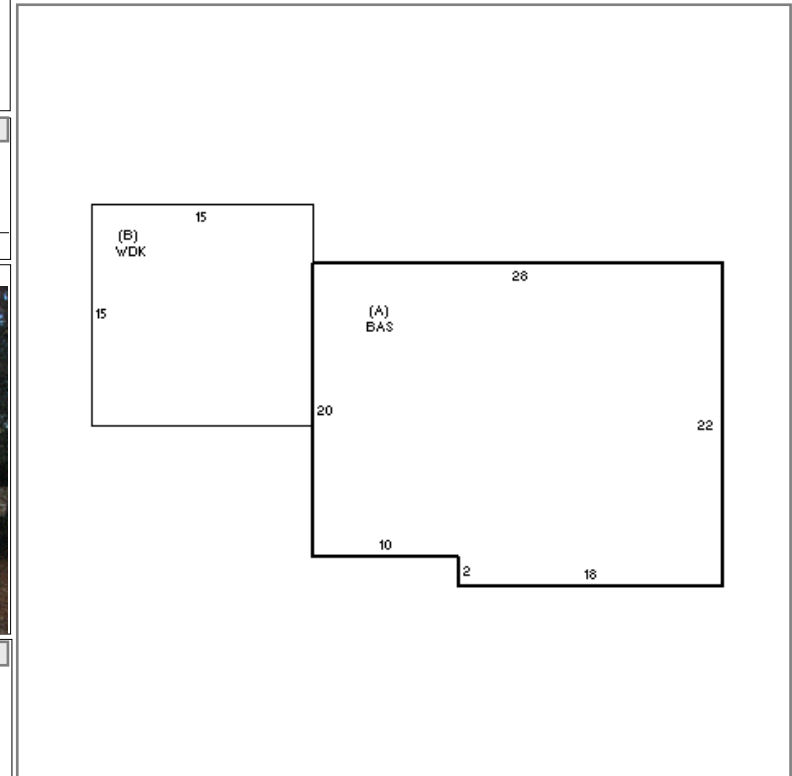
CURRENT OWNER				PARCEL ID				LOCATION			
WITUNSKI SUSAN B ETAL 84 BELLEFONTAINE AVENUE FRAMINGHAM, MA 01701				79-102-0				30 PILOTS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WITUNSKI SUSAN B ETAL				05/22/2009	J		1 (188606)				
WITUNSKI SUSAN B ETAL				07/21/1994	F	100	(134486)				

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	%
166	03/31/1994	2	ADD	1,500			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,776 6	1.00	A	1.00	A	1.00	771,584	3.75	20	0.80	BG- 4.40	716,700

TOTAL	10,776 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	T=Slope			LAND	716,700	537,900
St Ind	AVERAGE		BUILDING	95,200	89,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	811,900	627,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/19/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/19/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/8/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	596	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,013	
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	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	596	1955	232.31	138,459
B	WDK	N	WOOD DECK	225		30.28	6,814
	F11	O	FPL 1S 1OP	1		5,899.60	5,900
	ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866

TOTAL RCN	156.051
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1955 / 68
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$95,200