

Key: 1779

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.924

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZUPICICH ALFRED & CAROLE A 345 SARGENT ROAD BOXBOROUGH, MA 01719				67-101-0				200 CONSODINE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZUPICICH ALFRED & CAROLE				04/13/2016	QS	710,000	29576-332				
BAECKER GREGORY				03/23/2001	A	1	13657-081				
BAECKER GREGORY H & AUDRE				03/17/1995	QS	61,500	9592-294				

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 %
354	05/04/2017	7	ALTERATIONS	25,000	06/13/2018	NF	100 100
1148	12/08/2016	5	OTHER	750	03/06/2017	NF	100 100
110	02/22/2016	7	ALTERATIONS	7,500	03/06/2017	NF	100 100
7	01/05/2016	2	ADD	25,000	03/06/2017	NF	100 100
6	01/05/2016	7	ALTERATIONS	2,500	03/06/2017	NF	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03 1.00			303,350
300	A	0.003	13 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03 1.00			40

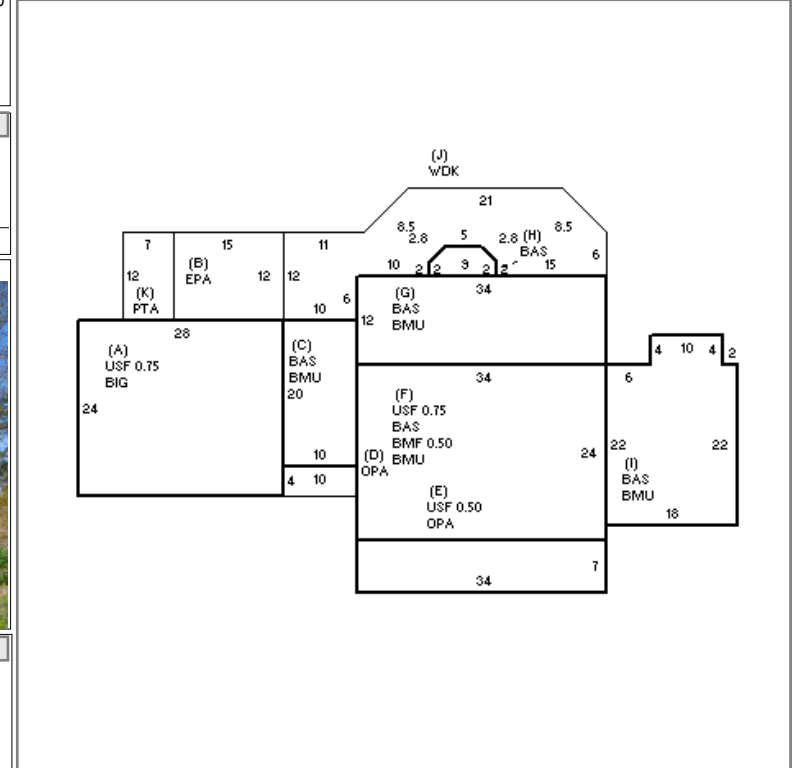
TOTAL	1.380 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	303,400	286,200
St Ind	AVERAGE		LAND	1,030,000	984,200			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	1,335,700	1,272,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12X10	2012	120	21.39 2,300



BLDG COMMENTS
GENERATOR BM=FR (PER MLS)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1996	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,183,943	
NET AREA	3,127	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	672		64.83	43,566			
\$NLA(RCN)	\$379	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,235	1996	230.16	284,246			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	180		104.25	18,766			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	1,860		67.96	126,408			
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	278		68.16	18,948			
				INT FINISH	2	DRYWALL	1.00	F	BMF	N	BSMT FINISH	408		54.99	22,434			
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	BAS	L	BASE AREA	1,892	1996	315.86	597,611			
				FUEL SOURCE	1	OIL	1.00	J	WDK	N	WOOD DECK	454		53.44	24,261			
									K	PTA	N	PATIO	84		24.93	2,094		
									F22	O	FPL 2S 2OP	1		17,001.60	17,002			
									ODS	O	OUTDOOR SHOWER	1		3,292.10	3,292			

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

EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87

RCNLD	\$1,030,000
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