

Key: 2048

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.200

LEGAL

LAND

DETACHED

BUILDING

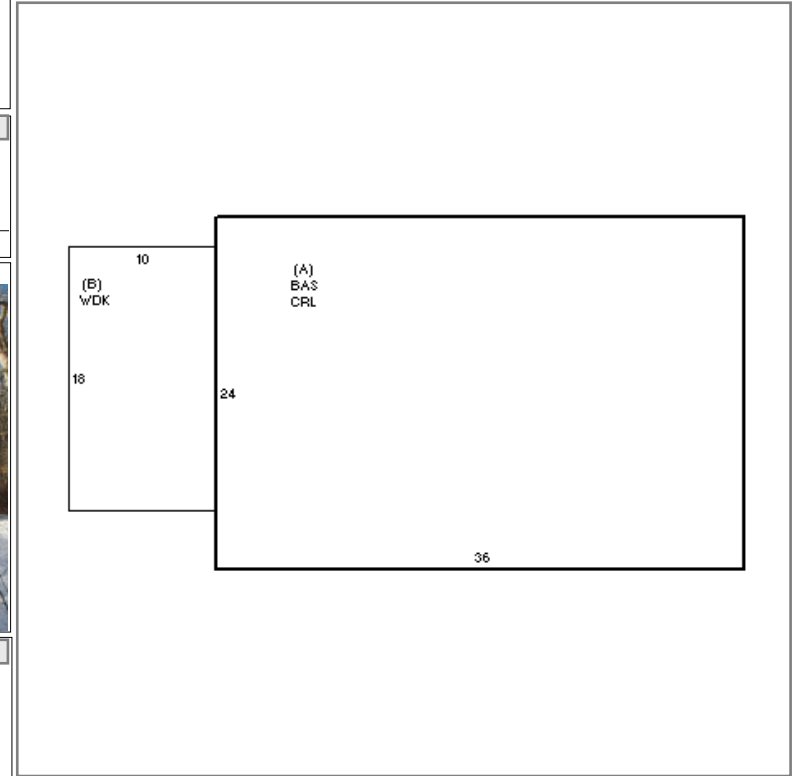
CURRENT OWNER				PARCEL ID				LOCATION			
WUILLEMIER ERIC & ROBERTA A 87 SENTINEL HILL ROAD ATTLEBORO, MA 02703				48-30-0				95 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WUILLEMIER ERIC & ROBERTA				11/05/1997	F	90,000	11047-227				
FANTOZZI MARGARET TRUSTEE				12/01/1989	A	1 6975-104					

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	%
NP		12	CYCLICAL NON		12/05/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,100	11 1.00	11A 1.00	A 1.00	274,000	1.44	A 1.00	R06	1.25		318,200

TOTAL	35,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	318,200	300,200			
St Ind	FIDDLERS LANE		BUILDING	160,900	151,900			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	480,300	453,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X10		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/12/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/8/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,335	
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	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	864		22.91	19,798
A	BAS	L	BASE AREA	864	1967	236.05	203,946
B	WDK	N	WOOD DECK	180		33.52	6,033
	CPC	O	CAPE CELLAR	1		4,959.00	4,959
	ODS	O	OUTDOOR SHOWER	1		2,064.80	2,065

TOTAL RCN	240,134
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1967 / 56
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$160,900