Key: 2058

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,210

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARTELL JOHN & CHRISTINE **46 HARJEAN ROAD** **BILLERICA, MA 01821**	**48-33-0**	**121 FIDDLERS LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARTELL JOHN & CHRISTINE	09/19/2011	QS	275,000	25688-264
RYONE ALLEN E	10/09/1979	XX		2994-260

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

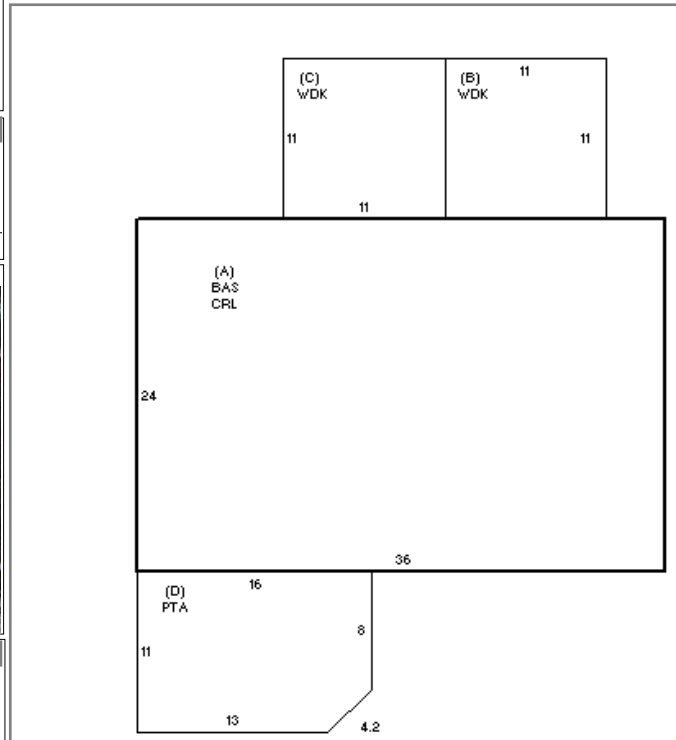
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
146	02/18/2022	7	ALTERATIONS	3,607	02/27/2023	TCK	100	100
		14	CYCLICAL GRO		02/19/2021	NF	100	100
468	07/14/2006	7	ALTERATIONS	5,000	07/09/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,200	11 1.00	11A 1.00	A 1.00	274,000	2.11	A 1.00	R06 1.25			281,930

TOTAL	21,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE	Land swap with 48-32 for FY 13, 533 sf added to and subtracred from each lot. Plan Bk 641/49		
St Ind	FIDDLERS LANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	281,900	266,000
BUILDING	225,900	213,200
DETACHED	0	0
OTHER	0	0
TOTAL	**507,800**	**479,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/19/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/19/2021	NF
LIST	2/19/2021	EST
REVIEW	3/28/2023	EMZ

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	864		26.80	23,155
A	BAS	L	BASE AREA	864	1987	276.08	238,533
+	WDK	N	WOOD DECK	242		39.20	9,486
D	PTA	N	PATIO	172		15.10	2,598
	CPC	O	CAPE CELLAR	1		5,800.00	5,800
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	285,887

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

EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$225,900