Key: 2220

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,373

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
APOSTOL PAUL JR & LISA A 39 CARTER DRIVE FRAMINGHAM, MA 01701-3042	37-83-0	88 DORAN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
APOSTOL PAUL JR & LISA A	01/18/2019	J	100	31789-167
APOSTOL PAUL JR & LISA A	12/28/2005	QS	485,000	20613-007
BROWN ERIK S & CORNETTA M	09/13/1993	QS	166,000	8775-306

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

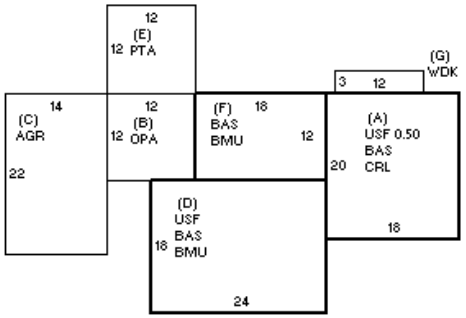
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1305	02/13/2024	2	ADD	400,000			0	0
431	05/13/2019	7	ALTERATIONS	12,900	07/08/2020	NF	100	100
183	04/21/2005	7	ALTERATIONS	9,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,475	11 1.00	A 1.00	A 1.00	372,640	2.47	A 1.00	R07 1.70			369,620

TOTAL	17,475 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	369,600	348,700
BUILDING	458,400	432,800
DETACHED	0	0
OTHER	0	0
TOTAL	**828,000**	**781,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/25/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/25/2021	NF
LIST	2/25/2021	EST
REVIEW	11/1/2021	EMZ

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,620	DETAIL ADJ	1.000
$NLA(RCN)	$377	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$8,450
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	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	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	360		39.47	14,210
+	BAS	L	BASE AREA	1,008	1979	339.68	342,394
+	USF	L	UPPER STORY FIN	612	1979	239.00	146,270
B	OPA	N	OPEN PORCH	144		65.00	9,360
C	AGR	N	ATT GARAGE	308		54.91	16,912
+	BMU	N	BSMT UNFINISHED	648		81.00	52,485
E	PTA	N	PATIO	144		20.67	2,977
G	WDK	N	WOOD DECK	36		50.95	1,834
	F21	O	FPL 2S 1OP	1		13,196.30	13,196
	ODS	O	OUTDOOR SHOWER	1		3,139.50	3,140

TOTAL RCN	611,228

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

EFF.YR/AGE	1983 / 40	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$458,400