

Key: 234

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 247

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ALEMIAN PETER A & ELIZABETH K 18 COOKS FARM ROAD FRANKLIN, MA 02038				49-55-0				38 BREEZY MEADOW LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALEMIAN PETER A & ELIZABETH				07/15/2011	QS	430,000	25566-185				
DORN GREGORY F & MICHAEL				05/15/2006	F	1	20998-323				
SNOW ELIZABETH D				09/25/2003	A	1	17697-341				

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	%
23-333	03/24/2023	7	ALTERATIONS	10,400	04/17/2024	NF	100	100
955	11/08/2018	7	ALTERATIONS	30,000	07/02/2019	NF	100	100
909	10/05/2016	7	ALTERATIONS	15,000	01/27/2017	NF	100	100
NP		12	CYCLICAL NON		08/20/2007	JH	100	100
462	08/23/2005	7	ALTERATIONS	5,200			100	100

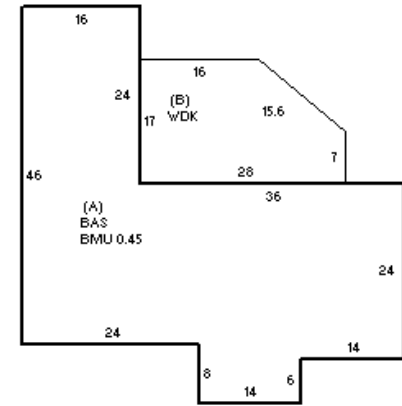
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,690	2	1.00	A	1.00	A	1.00	767,200	4.55	A	1.00	R12	3.50			697,000

TOTAL	8,690 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	697,000	526,100			
St Ind	AVERAGE		BUILDING	394,800	377,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,091,800	903,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/2/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIRS TO ATTTIC

G

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475.665		
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	751		62.30	46,790	CONDITION ELEM	CD		
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,668	1980	236.64	394,716	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	416		39.20	16,307	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	FPL 1S 1OP	1			7,637.00	7,637	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	ODS	O	OUTDOOR SHOWER	1			2,415.00	2,415	BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$394,800