

Key: 235

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 248

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIS MARILYN K TRUSTEE C/O FRANCIS MARILYN K TRUSTEE 39 BREEZY MEADOW LANE BREWSTER, MA 02631				49-54-0				39 BREEZY MEADOW LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANCIS MARILYN K TRUSTEE				06/17/2024	F	1	36424-72				
FRANCIS MARILYN K TRUSTEE				08/18/2023	DC	11378-163					
FRANCIS RICHARD R & MARIL				04/24/1998	F	100	11378-163				

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	%
24-239	03/19/2024	77	SOLAR PANELS	12,032				0
758	08/24/2016	7	ALTERATIONS	8,400	01/27/2017	NF	100	100
362	05/02/2014	7	ALTERATIONS	1,760	06/16/2015	MW	100	100
NP		12	CYCLICAL NON		08/21/2007	JH	100	100
220	05/01/2003	2	ADD	16,000	08/02/2004	WH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,676	2	1.00	A	1.00	A	1.00	767,200	2.58	A	1.00	R12	3.50			756,320

TOTAL	16,676 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	756,300	570,800			
St Ind	AVERAGE		BUILDING	381,800	365,900			
Infl	AVERAGE		DETACHED	15,100	15,000			
			OTHER	0	0			
			TOTAL	1,153,200	951,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	30 0.70 20X24		480	44.90	15,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	8/21/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	10/21/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,042	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	BAS	L	BASE AREA	320	1964	263.76	84,402
\$NLA(RCN)	\$271	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	380		73.22	27,822
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	331		41.94	13,883
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	921	1964	263.76	242,919
				FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	118		32.49	3,834
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	591	1964	194.71	115,073
				HEATING/COOL	11	HTWT/CL AIR	1.05	F	USF	L	UPPER STORY FIN	210	2003	194.71	40,889
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,861.60	10,862	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584	

TOTAL RCN	553,396
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$381,800

