

Key: 2524

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.684

LEG  
AND

CURRENT OWNER				PARCEL ID				LOCATION								
MILLER JASON & JUSTINO-MILLER GAIL 116 NORTH MAIN STREET NATICK, MA 01760				26-64-0				650 MAIN STREET								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
MILLER JASON & JUSTINO-MI				02/16/2022	G	1	34911-275									
MILLER JASON & JUSTINO-MI				01/15/2021	QS	425,000	33688-185									
FARRELL FRANK J & KELLY M				08/05/2016	QS	277,000	29846-166									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	35,400	10	1.00	A	1.00	A	1.00	219,200	1.43	A	1.00	R03	1.00		255,090

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	%
510	01/15/2021	15	SALE REVIEW	425,000	02/01/2022	JMG	100	100
NP	07/18/2012	3	OUT BUILDING	5,500	01/28/2013	MR	100	100
275	05/05/2006	2	CYCLICAL NON	5,000	07/17/2007	JH	100	100
728	11/23/2004	3	OUT BUILDING	3,500	07/17/2007	JH	100	100

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AND

TOTAL	35,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 10	COMBINED W/LOT 31 FY 76				LAND	255,100	240,700		
St Ind	AVERAGE	N O T E						BUILDING	228,100	215,400
Infl	AVERAGE							DETACHED	6,500	6,300
					OTHER	0	0	TOTAL	489,700	462,400

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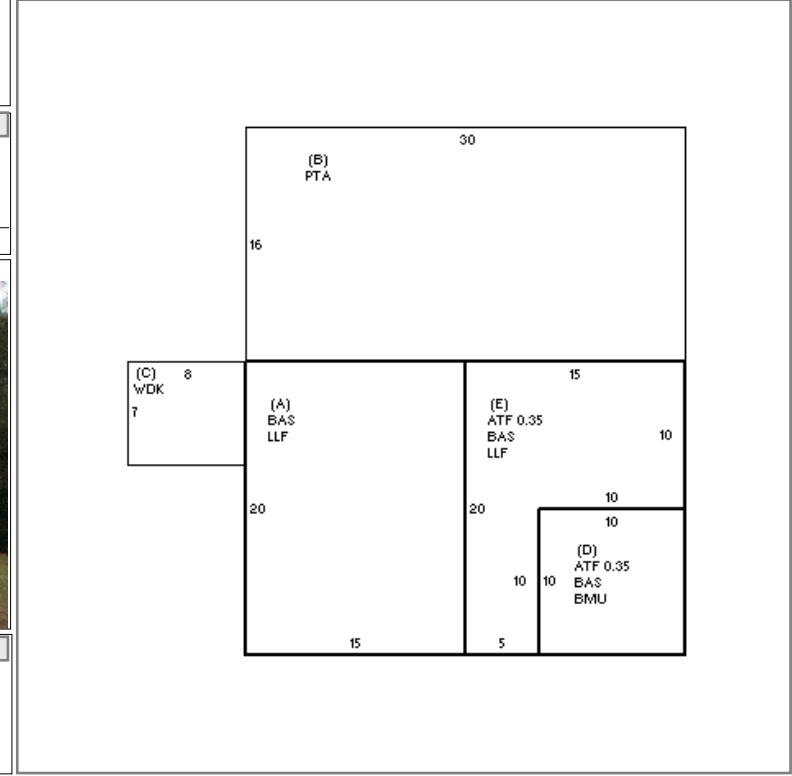
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GZB	A	1.00	10 0.90 11X11	2004	121	36.50	4,000	01/11/2018
SHF	A	1.00	10 0.90 8X16	2012	128	21.39	2,500	



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/22/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	2/1/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN																																								
NET AREA	1,100	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	500	1965	143.60	71,801																																								
\$NLA(RCN)	\$273	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	600	1965	315.77	189,460																																								
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	480		13.36	6,411																																								
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	56		41.16	2,305																																								
				FLOOR COVER	6	OTHER	1.00	D	BMU	N	BSMT UNFINISHED	100		70.19	7,019																																								
				INT FINISH	2	DRYWALL	1.00	D	ATF	N	ATTIC FINISH	35		80.85	2,830																																								
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	ATF	N	ATTIC FINISH	70		80.85	5,660																																								
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1		5,278.40	5,278																																									
								ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536																																									
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TOTAL RCN	300,125	CONDITION ELEM	CD
EXTERIOR		G	
INTERIOR		G	
KITCHEN		V	
BATHS		G	
HEAT/ELEC		A	
EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	\$228,100		