

Key: 2686

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.854

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MAGNER JAMES C & MARTHA MARY 20 KITTREDGE ROAD FRAMINGHAM, MA 01702		26-48-0		63 RIDGEWOOD DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAGNER JAMES C & MARTHA M		04/17/2019	F	1	31957-181
MAGNER JAMES C		07/19/2018	L	670,000	31413-159
LYNCH RICHARD E & KIMBERL		08/29/1997	QS	94,000	10924-325

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 %
106	02/10/2020	7	ALTERATIONS	25,000	12/29/2020	NF	100 100
870	10/07/2019	2	ADD	10,000	07/13/2020	MR	100 100
	07/19/2018	15	SALE REVIEW	670,000	03/12/2019	JMG	100 100
360	05/21/2012	7	ALTERATIONS	1,845	01/28/2013	MR	100 100
NP		12	CYCLICAL NON		01/02/2008	JH	100 100

LAND

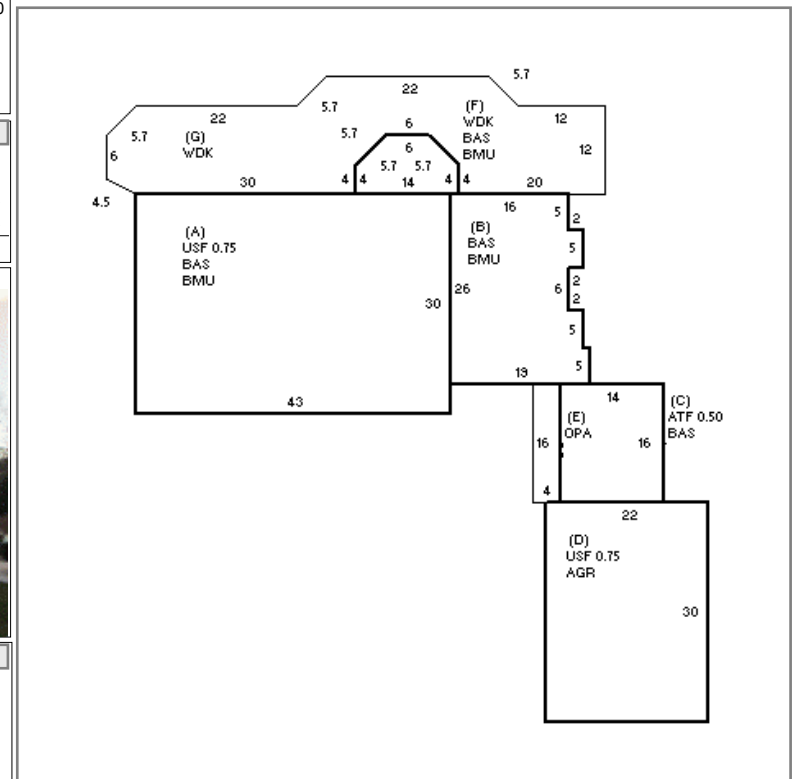
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12C	1.00	A	1.00	230,160	1.00	A	1.00	R05	1.05		318,510
300	A	0.113	12	1.00	12C	1.00	A	1.00	12,600	1.00	A	1.00	R05	1.05		1,420

TOTAL	1.490 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	319,900	301,800
St Ind	RIDGEWOOD		LAND	1,132,900	1,070,800			
Infl	AVERAGE		BUILDING	5,600	5,500			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,458,400</b>	<b>1,378,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50	33X50	1,650	6.75	5,600



BLDG COMMENTS
INTERIOR EST PER PLANS (01/27/21) PTD IS BASKETBALL CT - ROOF DECK 8X12



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2019	JMG
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	1/16/2018	EST
QUALITY	G+	1.45	GOOD + [100%]	REVIEW	1/27/2021	MR
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,332,815	
NET AREA	3,524	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,837		72.93	133,965			
\$NLA(RCN)	\$378	OVERALL	1.040	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	968	2000	236.00	228,444			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,061	2000	324.51	668,822			
				ROOF COVER	2	WD SHINGLE	1.01	C	ATF	N	ATTIC FINISH	112		112.63	12,615			
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATT GARAGE	660		54.22	35,785			
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	495	2020	235.99	116,818			
				HEATING/COOL	16	FHA+DCTLS AC	1.01	E	OPA	N	OPEN PORCH	64		73.14	4,681			
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	908		57.34	52,066			
										WDK	N	WOOD DECK	96		57.34	5,504		
										F11	O	FPL 1S 1OP	1		11,171.10	11,171		
										F22	O	FPL 2S 2OP	1		18,243.50	18,244		
										ODS	O	OUTDOOR SHOWER	1		3,532.60	3,533		
																CONDITION ELEM	CD	
																EXTERIOR	A	
																INTERIOR	A	
																KITCHEN	A	
																BATHS	A	
																HEAT/ELEC	A	
																EFF.YR/AGE	2003 / 20	
																COND	15 15 %	
																FUNC	0	
																ECON	0	
																DEPR	15 % GD 85	
																RCNLD	\$1,132,900	