Key: 3077

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,272

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SYLVESTER BRIAN J & JANICE A TRUSTEES SYLVESTER FAMILY REVOCABLE TRUST 130 SCOTLAND STREET WEST BRIDGEWATER, MA 02379	76-53-0	36 LEONA TERRACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SYLVESTER BRIAN J & JANIC	04/22/2022	F	100	35066-306
SYLVESTER BRIAN J & JANIC	10/05/1984	XX	16,650	4277-143

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	%
		12	CYCLICAL NON		05/09/2013	SF	100	100

LAND

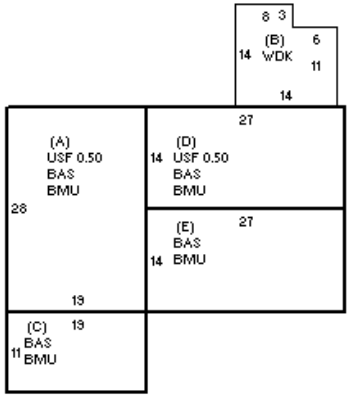
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,434	13 1.00	A 1.00	A 1.00	219,200	2.61	A 1.00	R03 1.00			215,530

TOTAL	16,434 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	215,500	203,300
BUILDING	431,800	413,000
DETACHED	900	900
OTHER	0	0
TOTAL	**648,200**	**617,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	7X8		56	22.01	900

PHOTO 01/23/2021

BLDG COMMENTS

INFO @ DOOR 1/23/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/23/2021	TCK
LIST	5/17/2013	SF
REVIEW	2/1/2021	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,952	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,497		53.68	80,360
+	BAS	L	BASE AREA	1,119	1984	246.40	275,723
+	USF	L	UPPER STORY FIN	455	1984	189.44	86,194
B	WDK	N	WOOD DECK	178		39.99	7,118
E	BAS	L	BASE AREA	378	1984	246.40	93,139
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 560,844

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $431,800