Key: 4665

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,877

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EMERSON NANCY (LIFE ESTATE) STELTZER ERIC TRUSTEE 7 MERCER LANE FRANKLIN, MA 02038	101-3-0	135 OLD VALLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EMERSON NANCY (LIFE ESTAT	04/17/2017	A	1	(212700)
EMERSON NANCY	06/10/2010	A	1	(191650)
EMERSON ROBERT C & NANCY	01/12/2000	A	1	(156278)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

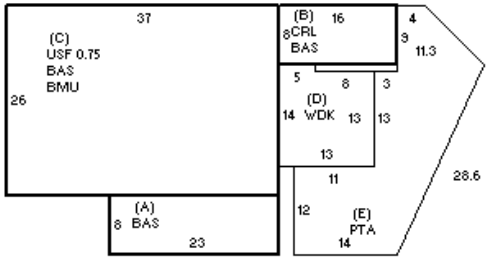
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		05/15/2024	TCK	100	100
23-1246	12/22/2023	7	ALTERATIONS	1,700	05/15/2024	TCK	100	100
814	10/16/2017	7	ALTERATIONS	17,000	05/24/2018	NF	100	100
		12	CYCLICAL NON		04/12/2013	SF	100	100
103	03/17/2011	7	ALTERATIONS	1,200	03/07/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,750	13 1.00	13J 1.00	A 1.00	252,080	1.34	A 1.00	R06 1.15			301,470

TOTAL	38,750 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	301,500	284,400
BUILDING	545,200	500,000
DETACHED	12,600	12,500
OTHER	0	0
TOTAL	**859,300**	**796,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	- 0.90	50 0.50	8X11		88	19.81	900
DGF	A 1.00	20 0.80	22X22		484	30.15	11,700

PHOTO 06/04/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/30/2020	TCK
LIST	11/30/2020	TCK
REVIEW	6/4/2024	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,996	DETAIL ADJ	1.000
$NLA(RCN)	$364	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,647
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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,274	1983	336.47	428,666
B	CRL	N	BSMT CRAWL	128		41.45	5,306
C	BMU	N	BSMT UNFINISHED	962		80.54	77,475
C	USF	L	UPPER STORY FIN	722	1983	250.95	181,187
D	WDK	N	WOOD DECK	174		53.51	9,311
E	PTA	N	PATIO	427		17.36	7,413
	MST	O	MAS/METAL STACK	1		6,861.90	6,862

TOTAL RCN	726,867
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$545,200