

Key: 4706

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.918

LEGALS

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARCOTTE KEVIN C C/O SACCHETTI PAUL & JENNIFER 24 WINTHROP DRIVE FRANKLIN, MA 02038				100-77-0				51 ANAWAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SACCHETTI PAUL & JENNIFER				01/19/2024	QS	550,000	36186-308				
MARCOTTE KEVIN C				04/29/2014	F	1	28114-96				
MARCOTTE KEVIN C &				03/13/2002	A	100	14920-230				

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	%
24-380	06/04/2024	2	ADD	547,000				0
24-95	02/16/2024	7	ALTERATIONS	5,000				0
		12	CYCLICAL NON		03/27/2013	SF	100	100
414	07/12/2004	7	ALTERATIONS					100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	18,300	13	1.00	A	1.00	A	1.00			219,200	2.38	A	1.00	R02	1.00						219,320

TOTAL	18,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	219,300	206,900
St Ind	AVERAGE		BUILDING	285,200	269,400			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	505,200	477,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/19/2020
SHF	A	1.00	50 0.50 8X8		64	22.01	700		

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/19/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/4/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

5

(B) wDK
12

(A)
USF 0.50
BAS
BMF 0.50
BMU

24

36

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	10	VERT BOARD	0.98
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		59.00	50,976
A	BMF	N	BSMT FINISH	432		40.34	17,425
A	BAS	L	BASE AREA	864	1973	276.08	238,533
A	USF	L	UPPER STORY FIN	432	1973	185.72	80,233
B	WDK	N	WOOD DECK	60		39.20	2,352
	F21	O	FPL 2S 1OP	1		10,151.00	10,151

TOTAL RCN	407,470	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70

RCNLD	\$285,200
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