

Key: 48

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 50

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEBLANC-STRACESKI JANINE M TRUSTEE LEBLANC-STRACESKI RT 3 CAMERON ROAD ANDOVER, MA 01810-5103				38-63-0				317 ROBBINS HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEBLANC-STRACESKI JANINE				03/08/2005	F	100 (176068)					
LEBLANC-STRACESKI JANINE				05/03/2002	QS	450,000 (165150)					
ALLING ALTHEA E				04/30/1968	XX	42581					

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	%
851	11/25/2020	3	OUT BUILDING	3,349	04/26/2022	TCK	100	100
200	04/26/2004	2	ADD	150,000	05/11/2005	JB	100	100

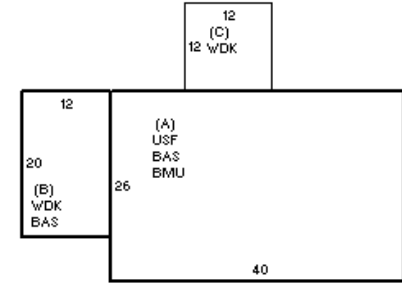
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	9,624	2	1.00	A	1.00	A	1.00	745,280	4.16	15	0.85	BA+	4.00		684,370

TOTAL	9,624 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE Adjusted for access and size	LAND	684,400	645,700			
St Ind	AVERAGE		BUILDING	507,700	485,500			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
		TOTAL		1,194,700	1,133,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X15	2021	120	21.39	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/21/2018	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/3/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS	
PULL DOWN STAIRS TO ATTIC	

G

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	626.807
NET AREA	2,320	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		59.29	61,658	CONDITION ELEM	CD
\$NLA(RCN)	\$270	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,040	1968	258.83	269,178	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,040	2004	185.16	192,568	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	240	2004	258.83	62,118	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	384		41.16	15,806	BATHS	G
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		10,658.60	10,659	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,535.80	2,536		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		9	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
FIXTURES		9	\$12,285														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1995 / 28															
COND	19	19 %															
FUNC	0																
ECON	0																
DEPR	19	% GD	81														
RCNLD		\$507,700															