Key: 5047

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,272

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANNING BRUCE R TRUSTEE **MANNING SARAH C TRUSTEE** **133 MADISON ROAD** **NORTHBOROUGH, MA 01532**	**125-101-0**	**375 HOLLY AVENUE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANNING BRUCE R TRUSTEE	11/18/2016	F	10	30100-291
MANNING BRUCE R & SARAH C	11/18/2016	QS	518,000	30100-267
FREEDMAN SCOTT B & TERESA	10/29/2001	QS	390,000	14372-160

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

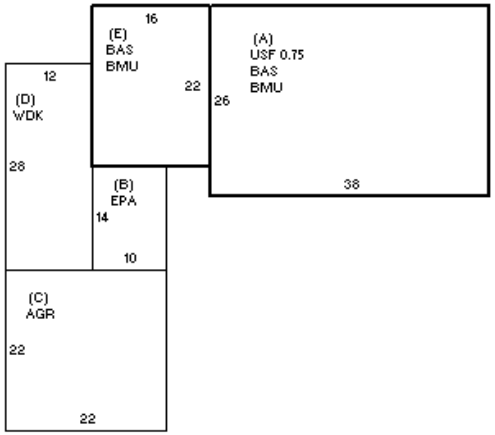
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
801	09/16/2019	7	ALTERATIONS	2,615	07/10/2020	NF	100	100
		14	CYCLICAL GRO		05/21/2019	NF	100	100
NP		12	CYCLICAL NON		02/12/2007	JH	100	100
241	04/25/2002	2	ADD	12,500	05/16/2003	TN	100	100
714	12/07/1999	2	ADD	4,500	06/05/2001	SJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,205	9 1.00	9-A 1.00	A 1.00	416,480	2.64	A 1.00	R08 1.90			408,490

TOTAL	16,205 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 9	NOTE	POND VIEW		
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	408,500	385,400
BUILDING	532,900	510,400
DETACHED	0	0
OTHER	0	0
TOTAL	**941,400**	**895,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/21/2019	NF
LIST	2/12/2007	EST
REVIEW	1/2/2020	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	2,081	DETAIL ADJ	1.000
$NLA(RCN)	$361	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$14,461
GARAGE SPACES	2	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,340		67.16	89,998
+	BAS	L	BASE AREA	1,340	1976	304.67	408,263
A	USF	L	UPPER STORY FIN	741	1976	227.24	168,382
B	EPA	N	ENCLOSED PORCH	140		99.50	13,930
C	AGR	N	ATT GARAGE	484		49.01	23,721
D	WDK	N	WOOD DECK	336		48.45	16,279
	F21	O	FPL 2S 1OP	1		12,546.60	12,547
	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN	750,566

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

EFF.YR/AGE	1976 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	$532,900