

Key: 5074

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.299

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LAND

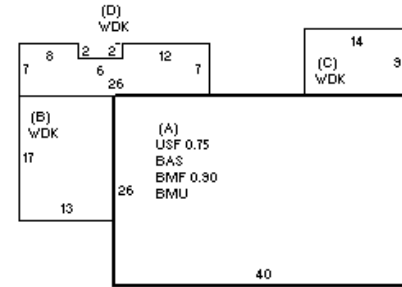
CURRENT OWNER		PARCEL ID	LOCATION			
PARKINS PAUL & PARKINS CHARLOTTE SAMPER C/O RAFAEL SAMPER 410 WATER STREET FRAMINGHAM, MA 01701		125-1-0	424 HOLLY AVENUE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PARKINS PAUL & CAMPANALE JOHN J		06/06/2007	QS	436,000	22086-144	
CAMPANALE JOHN J & JENNIE		06/06/2007	DC		22086-133	
		12/31/1996	A	100	10550-180	

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	%
208	04/12/2002	14	CYCLICAL GRO		07/16/2019	NF	100	100
		2	ADD	20,000	05/16/2003	TN	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,810	9	1.00	9-A	1.00	A	1.00				242,570

TOTAL	18,810 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	242,600	228,900
St Ind	ROBINWOOD		BUILDING	435,800	411,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	678,400	640,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/16/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	1/8/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BMF=FAM RM/TV RM

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YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,775
NET AREA	1,820	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		57.59	59,896	CONDITION ELEM	CD
\$NLA(RCN)	\$307	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	936		36.31	33,988	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1980	266.52	277,177	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	780	2002	187.52	146,269	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	517		39.98	20,671	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,956														
GARAGE SPACES		0	1.00														
% BSMT FIN		90	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1989 / 34															
COND	22		22 %														
FUNC	0																
ECON	0																
DEPR	22	% GD	78														
RCNLD				\$435,800													