

Key: 5102

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.327

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
FRANZEN JOHN R & SALVADORE EVELYN J 48 OLD MEADOW ROAD BREWSTER, MA 02631		98-53-0		48 OLD MEADOW ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRANZEN JOHN R &		01/10/1984	XX	22,500	3982-081

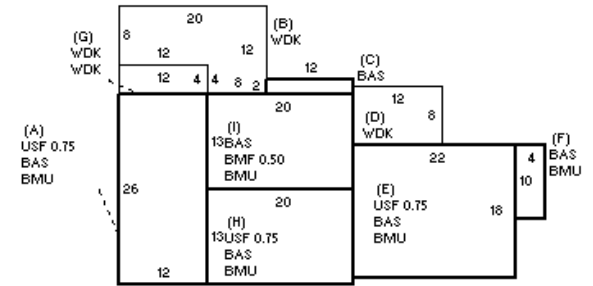
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
598	06/26/2019	14	CYCLICAL GRO ALTERATIONS	4,500	12/01/2020	TCK	100 100
450	07/28/2004	12	CYCLICAL NON		07/09/2020	TCK	100 100
273	05/21/1998	2	ADD	35,000	06/06/2013	SF	100 100
		3	OUT BUILDING	1,500	04/19/2005	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	0.173	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	2,080

TOTAL	1.550 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	305,400	288,100
St Ind	AVERAGE		LAND	498,000	476,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>803,400</b>	<b>765,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/01/2020



BLDG COMMENTS
BMF=FAM RM INFO @ DOOR (12/01/20)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	TCK
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	12/1/2020	EST
QUALITY	+	1.10	PLUS AVE [100%]	REVIEW	2/8/2021	MR
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	664,055
NET AREA	2,018	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,268		63.96	81,098		
\$NLA(RCN)	\$329	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	726	1984	216.39	157,099		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	384		46.14	17,717		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,292	1984	290.13	374,849		
				FLOOR COVER	2	SOFTWOOD	1.00	I	BMF	N	BSMT FINISH	130		47.48	6,172		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,916.80	5,917		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$498,000