

Key: 5392

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.610

LEGAL LAND

CURRENT OWNER						PARCEL ID						LOCATION					
SALLES LINDA I & VODICKA PAVEL TRUSTEES LINDA I SALLES & PAVEL VODICKA LT 427 MARTELLO ROAD FRANKLIN, MA 02038						85-126-0						7 OMAHA ROAD					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
SALLES LINDA I & VODICKA						11/19/2019		F		10		32478-120					
SALLES LINDA						06/03/2019		H				32062-215					
DALTON ANN U ESTATE OF						10/08/2018		XX				N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,360	15	1.00	A	1.00	A	1.00				319,570					

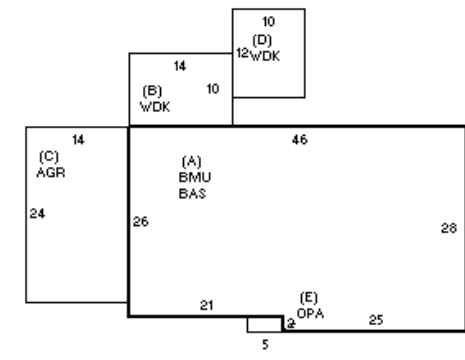
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
596	06/26/2019	7	ALTERATIONS	8,685	07/06/2020	MR	100	100
NP		12	CYCLICAL NON		11/15/2011	MR	100	100
		12	CYCLICAL NON		10/23/2003	JB	100	100
1	01/03/1994	5	OTHER	4,000			100	100
557	11/23/1993	5	OTHER	3,000			100	100

LEGAL LAND

TOTAL	15,360 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E	Corrected Sq ft for F/Y 2006 per Plan Book 249/27 & new mapping -- 5/25/05cc			LAND	319,600	301,500
St Ind	AVERAGE		BUILDING	348,700	329,400			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>669,700</b>	<b>632,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/15/2011	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	11/11/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,246	DETAIL ADJ	1.000
\$NLA(RCN)	\$350	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	1	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,246	1993	258.83	322,496
A	BMU	N	BSMT UNFINISHED	1,246		57.06	71,091
+	WDK	N	WOOD DECK	260		41.16	10,702
C	AGR	N	ATT GARAGE	336		44.35	14,902
E	OPA	N	OPEN PORCH	10		52.50	525
	F11	O	FPL 1S 1OP	1		8,018.90	8,019

TOTAL RCN	435,924
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$348,700