

Key: 5706

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.923

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BALANCA JOHN C & WENDY 10 UPTON STREET NORTHBRIDGE, MA 01534				74-37-0				59 HOWES ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BALANCA JOHN C & WENDY				07/13/2006	QS	350,000	21180-112					
MERLO PATRICIA				06/02/2000	ML		13048-303					
MERLO THEODORE C & PATRIC				06/24/1986	XX	129,200	5152-327					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	15	1.00	15A	1.00	A	1.00				318,760

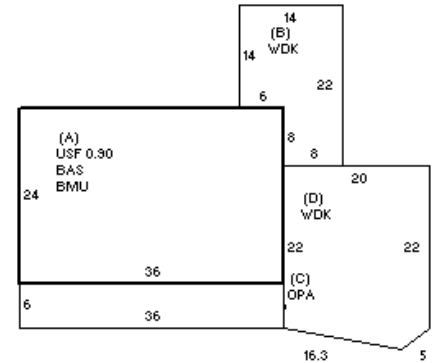
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
315	04/19/2016	3	OUT BUILDING	1,200	03/03/2017	NF	100	100
NP		12	CYCLICAL NON		11/08/2011	MR	100	100
323	06/06/2008	7	ALTERATIONS	1,800	03/03/2017	NF	100	100

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TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	318,800	300,700
St Ind	SHEEP POND EST.		BUILDING	337,900	323,400			
Infl	AVERAGE		DETACHED	2,500	2,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>659,200</b>	<b>626,500</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X16	2016	128	21.39	2,500



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475.859
NET AREA	1,642	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.00	50,976	CONDITION ELEM	CD
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1976	276.08	238,533	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	778	1976	183.85	143,034	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	730		39.20	28,616	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	216		50.00	10,800	BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										
				EFF.YR/AGE 1976 / 47													
				COND 29 29 %													
				FUNC 0													
				ECON 0													
				DEPR 29 % GD 71													
				RCNLD \$337,900													