

Key: 5872

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.097

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LAFRANCE WAYNE P & MARY B 408 GREAT FIELDS ROAD BREWSTER, MA 02631		45-24-0		408 GREAT FIELDS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LAFRANCE WAYNE P & MARY B		09/25/1995	QS	35,000	9855-089
GEORGE PIERCE/JANE GRADZE		12/12/1994	F	100	N/A-N/A

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	%
603	10/18/2000	3	OUT BUILDING	4,000			100	100
276	06/10/1996	5	OTHER	7,000	03/01/1997		100	100
53	02/21/1996	5	OTHER	5,000	03/01/1997		100	100
696	12/06/1995	1	NEW CONSTRUC	120,000	03/01/1997	BC	100	100

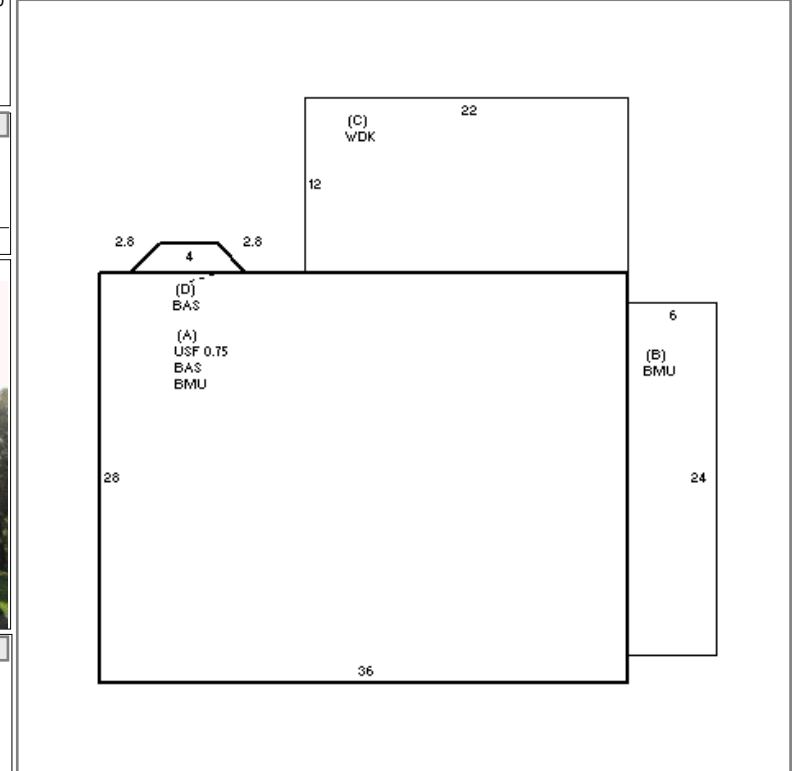
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	RM3 1.00			303,350
300	A	0.943	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	RM3 1.00			11,320

TOTAL	2.320 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	314,700	296,900
St Ind	AVERAGE		BUILDING	582,100	556,200			
Infl	AVERAGE		DETACHED	18,300	18,200			
			OTHER	0	0			
						TOTAL	915,100	871,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	20 0.80 22X38	2000	836	27.42	18,300



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/3/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,861			
NET AREA	1,776	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,152		74.87	86,250	CONDITION ELEM	CD			
\$NLA(RCN)	\$386	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	756	1996	243.78	184,299	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	264		51.98	13,723	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,020	1996	346.47	353,400	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		4,102.00	8,204	BATHS	A			
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		13,460.20	13,460	HEAT/ELEC	A			
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202					
				FUEL SOURCE	1	OIL	1.00		WPL	O	WHIRLPOOL	1		10,255.30	10,255					
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$582,100	