

Key: 5942

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.166

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANK LINDA K 295 ALDEN DRIVE BREWSTER, MA 02631				55-51-0				295 ALDEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANK LINDA K				08/23/2017	A		1 30718-211				
FRANK GEORGE J & LOIS M				09/30/1968	XX		1414-366				

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	%
745	09/06/2013	7	ALTERATIONS	800	08/09/2014	RJM	100	100
350	06/21/2004	5	OTHER	6,800			100	100
391	07/11/1994	2	ADD	27,000	06/04/1996	JB	100	100
290	10/01/1991	2	ADD	6,000	03/01/1992		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,500	12	1.00	12K	1.00	A	1.00				224,050

TOTAL	15,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	224,100	211,400
St Ind	SCHOOLHOUSE		BUILDING	280,700	265,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	504,800	476,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/21/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/21/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	1,224		24.68	30,212
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMU	N	BSMT UNFINISHED	216		66.85	14,439
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,440	1969	241.57	347,861
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		39.20	7,526
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	412,853
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$280,700

