

Key: 603

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 621

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FOLSOM RICHARD S & MELANIE & PAQUIN SHERI		78-77-603		23 GROVE LANE	
76 BEACH STREET FOXBORO, MA 02035		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		FOLSOM RICHARD S & MELANIE		04/29/2022	QS 826,000 35085-207
		OLER STEPHEN S & LEIGH R		04/12/2021	QS 650,000 34003-42
		MCGRAIL THOMAS F JR &		05/19/2014	QS 385,000 28151-166

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND 0	798,200	753,800
						BUILDING 4,500	4,500	4,500
						OTHER 0	0	0
						<b>TOTAL 802,700</b>	<b>758,300</b>	

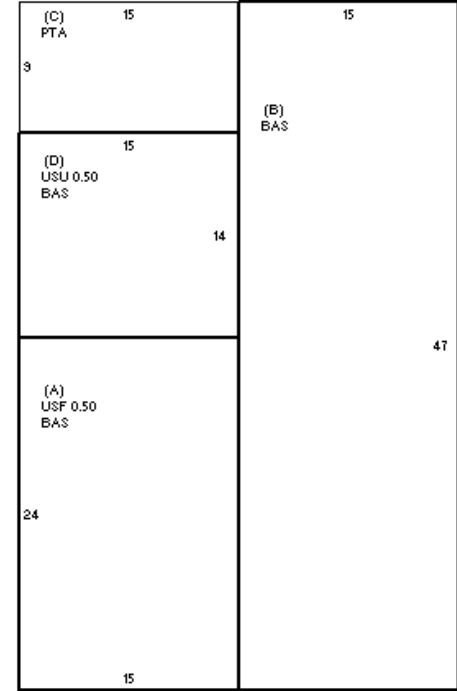
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	1	5,638.30	4,500



BUILDING	CD	ADJ	DESC	MEASURE	12/24/2008	SAM
MODEL	10		CONDO RES	LIST	3/7/2022	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	3/7/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS: PTA EST - NO REAR ACCESS

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
129	04/29/2022	15	SALE REVIEW	826,000	05/10/2022	JMG	100	100
36	04/12/2021	15	SALE REVIEW	650,000	03/07/2022	JMG	100	100
849	03/09/2015	7	ALTERATIONS	20,000	05/12/2016	WFF	100	100
	01/15/2015	7	ALTERATIONS	3,500	05/12/2016	WFF	100	100
	10/17/2014	7	ALTERATIONS	1,000	06/12/2015	MW	100	100



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,455	DETAIL ADJ	2.222
\$NLA(RCN)	\$577	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	1	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	4.09	1.00	
FIXTURES	8	\$10,400	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	SEAPINES	2.20
STYLE	41	05-GROVE	1.00
VIEW/LOC	1	NONE	1.00
HVAC	14	ELEC BB+AC	1.01
END/MIDDLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,275	1974	547.97	698,656
A	USF	L	UPPER STORY	180	1974	547.97	98,634
C	PTA	N	PATIO	135		12.90	1,742
D	USU	N	UPPER STORY UNF	105		261.77	27,486

TOTAL RCN	840,218
CONDITION ELEM	CD
INTERIOR	V
KITCHEN	V
BATHS	G
EXTERIOR	
EFF.YR/AGE	2006 / 17
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$798,200