

Key: 6057

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.285

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KAMINSKI ROXANNE 58 GEORGE HILL ROAD GRAFTON, MA 01519		34-44-0	43 FRANK D LAWRENCE ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KAMINSKI ROXANNE		12/21/1987	XX		6074-17	

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	%
841	11/30/2006	7	ALTERATIONS	6,000	02/03/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	21,900	12	1.00	12N	1.00	A	1.00	333,184	2.06	20	0.80	PF4	1.90	344,520
350	A	0.025	12	1.00	12N	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	50

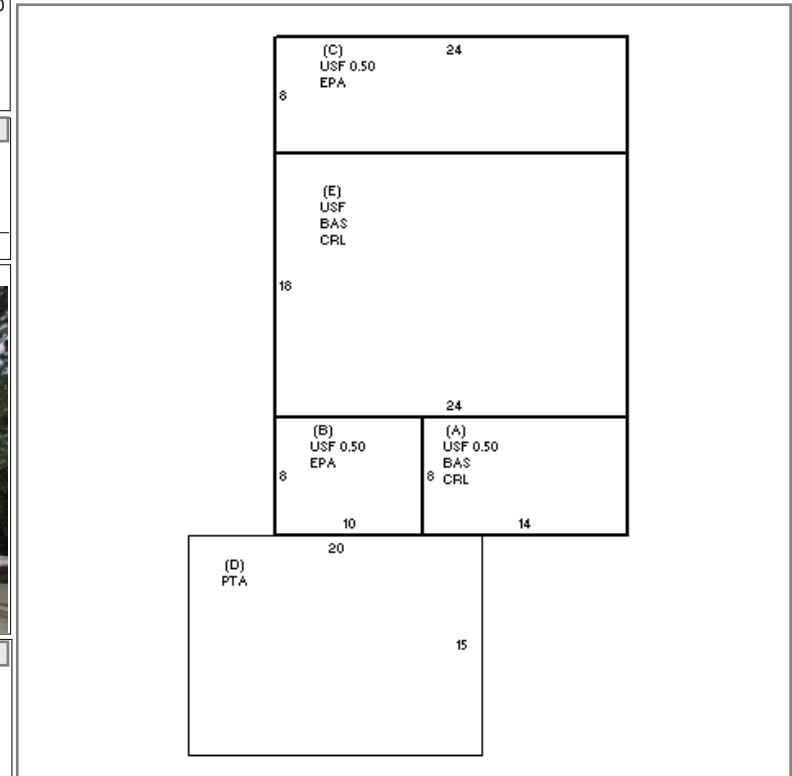
TOTAL	23,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE Land value corrected for FY 16, lpi changed to PF4 for consistency with neighbors.	LAND	344,600	325,100			
St Ind	MILL POND		BUILDING	171,200	161,700			
Infl	AVERAGE		DETACHED	5,100	5,000			
			OTHER	0	0			
			TOTAL	520,900	491,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 20X16		320	31.80	5,100



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/25/2017	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	11/16/2017	TD
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	112		24.60	2,755
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	544	1959	243.59	132,514
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	624	1959	148.92	92,924
ROOF COVER	1	ASPH/CMP SH	1.00	+	EPA	N	ENCLOSED PORCH	272		58.68	15,962
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	300		11.59	3,477
INT FINISH	4	WALL BOARD	1.00	E	CRL	N	BSMT CRAWL	432		24.59	10,625
HEATING/COOL	13	NONE	0.90		F21	O	FPL 2S 1OP	1		8,222.30	8,222
FUEL SOURCE	8	NONE	0.95								



YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,168	DETAIL ADJ	1.000
\$NLA(RCN)	\$233	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$5,265	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	271,744	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1959 / 64	
COND	37	37 %
FUNC	0	
ECON	0	
DEPR	37	% GD 63
RCNLD	\$171,200	