

Key: 6135

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.369

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ROONEY DAVID L & LEERER JUDY B 395 WINTER STREET FRAMINGHAM, MA 01701				23-51-0				6 JOHN WINGS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROONEY DAVID L & LEERER J				08/13/2002	F		15467-191				
ROONEY DAVID L & LEERER J				03/29/2000	O	355,000	12909-254				
STEWART URETTA E				11/14/1972	XX		1756-37				

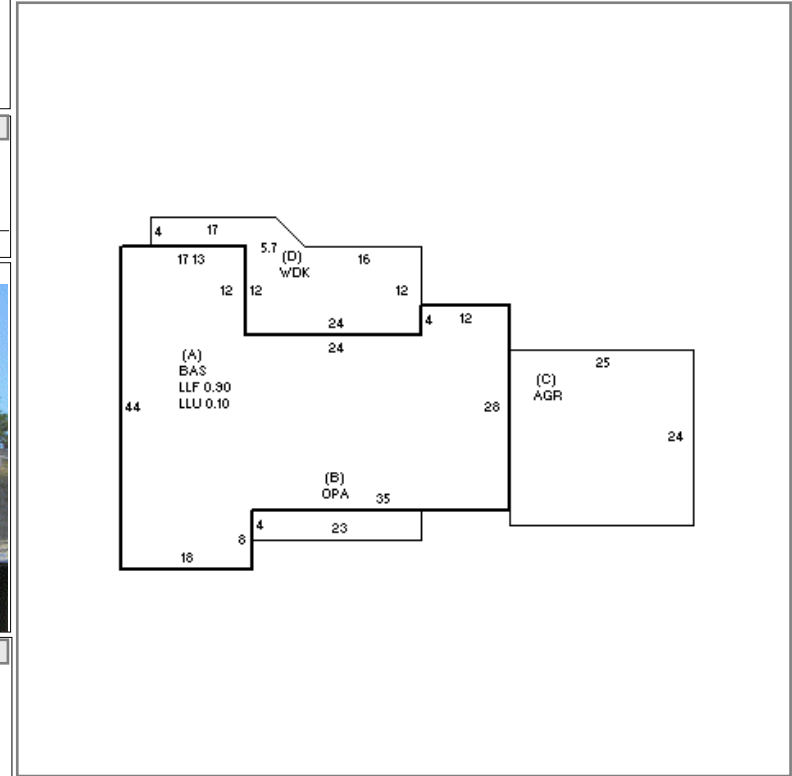
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
199	03/15/2017	7	ALTERATIONS	13,500	06/14/2018	NF	100	100
122	02/15/2017	7	ALTERATIONS	4,500	06/14/2018	NF	100	100
531	09/07/2001	8	YARD ITEMS	4,000			100	100
710	11/22/2000	7	ALTERATIONS	12,000	06/14/2001	SJM	100	100
549	08/08/2000	8	YARD ITEMS	4,000	06/14/2001	SJM	100	100

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TOTAL	24,524 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	441,300	416,400
St Ind	CANOE POND		BUILDING	590,100	557,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,031,400	973,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	10/19/2017	NF
MODEL	1		RESIDENTIAL	LIST	6/3/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/28/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	737,644				
NET AREA	3,169	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	167		108.07	18,048	CONDITION ELEM	CD				
\$NLA(RCN)	\$233	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	1,501	1973	130.78	196,304	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,668	1973	267.85	446,779	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	92		56.59	5,207	KITCHEN	G				
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	600		42.93	25,759	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	364		44.37	16,151	HEAT/ELEC	G				
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S IOP	1			8,644.30	8,644						
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,733.50	2,734						
																		EFF.YR/AGE	1993 / 30		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$590,100		