

Key: 6431

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.662

LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER				PARCEL ID				LOCATION			
WOOD-MORRIS MELINDA J 139 HOLLIS AVENUE BRAINTREE, MA 02184				13-30-0				23 STURBRIDGE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WOOD-MORRIS MELINDA J				06/18/2014	A	305,000		(DD/N)			
WOOD ROBERT J ESTATE OF				07/11/2011	DC			(95626)			
WOOD PHYLLIS S				05/13/2010	DC			(95626)			

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	%

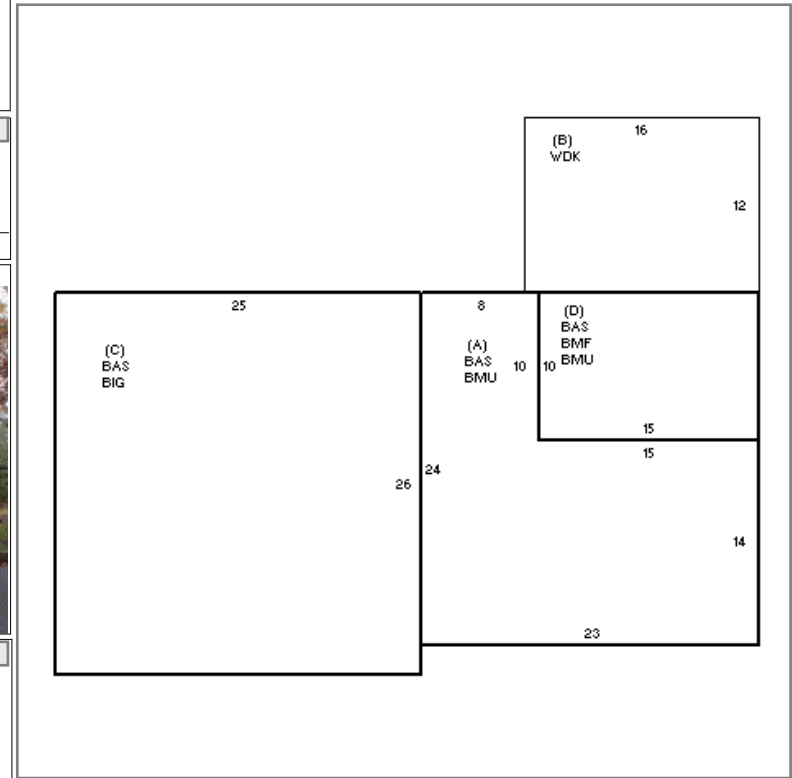
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,745	12	1.00	12S	1.00	A	1.00	197,280	2.34	10	0.90	R03	1.00			198,310

TOTAL	18,745 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE T = Power Lines	LAND	198,300	187,100			
St Ind	STURBRIDGE		BUILDING	295,500	279,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	493,800	466,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
PULLDOWN STAIR TO ATTIC		
BMF=OFFICE		



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/7/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	5/21/2020	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,202	DETAIL ADJ	1.000
\$NLA(RCN)	\$332	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	552		66.85	36,900
+	BAS	L	BASE AREA	1,202	1981	246.50	296,293
B	WDK	N	WOOD DECK	192		39.20	7,526
C	BIG	N	BUILT-IN GARAGE	650		47.56	30,913
D	BMF	N	BSMT FINISH	150		40.33	6,050
	BMG	O	BSMT GARAGE	2		3,093.50	6,187
	F11	O	FPL 1S 10P	1		7,637.00	7,637

TOTAL RCN	399,306	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		\$295,500