

Key: 6452

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.683

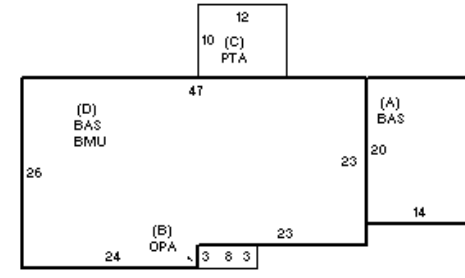
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CURRENT OWNER				PARCEL ID				LOCATION				
MENDES GILBERTO M & BRUNA A 176 GRANT STREET FRAMINGHAM, MA 01702				13-47-0				51 OLD SALEM ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MENDES GILBERTO M & BRUNA				11/27/2023	QS	580,000 (234547)						
PILONE JEREMY M & HEIDI				06/05/2015	QS	265,000 (206424)						
DUNFORD FREDERICK J & WEN				10/17/1997	QS	125,000 (146188)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,215	12	1.00	12S 1.00 A 1.00	219,200	2.39	A	1.00	R03	1.00	219,130

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	%
24-7	01/09/2024	7	ALTERATIONS	60,000				0 0
	11/27/2023	16	MLS REVIEW	580,000	06/24/2024	JMG	100	100
428	08/05/2008	7	ALTERATIONS	5,700	03/13/2009	JH	100	100
172	04/15/2005	7	ALTERATIONS	10,000			100	100

TOTAL	18,215 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	219,100	206,700
St Ind	STURBRIDGE		LAND	328,800	307,300			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	547,900	514,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/8/2008	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	6/24/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,419															
NET AREA	1,433	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,433	1980	241.57	346,170																	
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	24		50.00	1,200																	
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	120		15.90	1,908																	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BMU	N	BSMT UNFINISHED	1,153		56.46	65,102																	
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		3,093.50	6,187																	
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637																	
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415																	
				FUEL SOURCE	1	OIL	1.00																									
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