

Key: 6543

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.772

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GILLESPIE ANNE E 53 BRADFIELD AVENUE ROSLINDALE, MA 02131				10-74-0				545 SLOUGH ROAD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GILLESPIE ANNE E				11/25/2020	QS	465,000	33512-187
NICHOLS GEORGE JR				04/09/2012	F	1	26229-254				
NICHOLS GEORGE JR & NANCY				10/05/1973	XX		1946-92				

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	%
23-722	06/09/2023	7	ALTERATIONS	7,000	06/07/2024	TCK	100	100
482	05/25/2021	7	ALTERATIONS	32,750	05/10/2022	TCK	100	100
	11/25/2020	16	MLS REVIEW	46,500	03/25/2021	JMG	100	100
238	03/19/2013	7	ALTERATIONS	2,500	08/12/2014	RJM	100	100

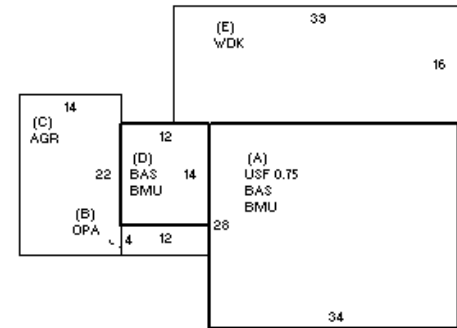
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,295	12 1.00	A 1.00	A 1.00	219,200	1.38	A 1.00	RM3 1.00			258,880

TOTAL	37,295 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	258,900	244,200
St Ind	AVERAGE		BUILDING	397,800	375,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>656,700</b>	<b>620,000</b>				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/29/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	552,538		
NET AREA	1,834	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,120		57.59	64,504	CONDITION ELEM	CD		
\$NLA(RCN)	\$301	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,120	1973	258.97	290,049	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	714	1973	187.52	133,892	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	48		51.00	2,448	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	308		43.08	13,269	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	624		39.98	24,950	HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463					
																		EFF.YR/AGE	1977 / 46
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$397,800