

Key: 656

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 677

LEGAL

LAND

DETACHED

BUILDING

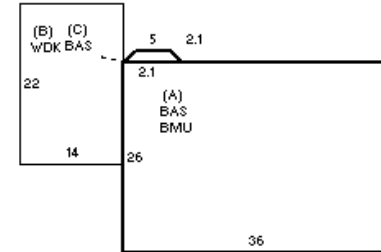
CURRENT OWNER				PARCEL ID				LOCATION					
CAMPBELL TODD G TRUSTEE TCS REALTY TRUST 307 WINTER STREET HOLLISTON, MA 01746				79-51-0				237 FOSTER ROAD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				CAMPBELL TODD G TRUSTEE				12/31/2021	F	1	34799-48		
CAMPBELL LOIS A TRUSTEE				10/18/2018	J	352,500	31603-149						
SABETTY LINDA H &				10/18/2018	F	1	31603-144						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
122	02/14/2022	7	ALTERATIONS	18,000	03/30/2023	TCK	100	100
2020-32		13	SPLIT/SUB/LA		07/15/2019	JMG	100	100
78	01/28/2019	7	ALTERATIONS	15,000	07/09/2020	NF	100	100
173	04/03/2006	7	ALTERATIONS	3,000	07/02/2007	JH	100	100
206	04/29/2005	7	ALTERATIONS	10,000	07/02/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,182	5	1.00	A	1.00	A	1.00	767,200	2.51	A	1.00	BA-	3.50			759,660

TOTAL	17,182 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E FY2020 Adjust s.f. per plan bk 472 pg 48, formerly plan bk 82/83 (4/17/1948) see boundary line agreement bk 7202 pg 39	LAND		759,700	716,700		
St Ind	AVERAGE		BUILDING		234,500	221,500		
Infl	AVERAGE		DETACHED		0	0		
		OTHER		45,000	42,500			
TOTAL				1,039,200	980,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/30/2023



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/2/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/11/2023	EMZ
QUALITY	A	1.00	AVG [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	FULL BATH IN BMU		

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,855		
NET AREA	946	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		59.59	55,776	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	308		39.59	12,195	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	946	1953	268.88	254,362	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00		BMG	O	BSMT GARAGE	1		4,491.50	4,492	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		7,713.40	7,713	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439	HEAT/ELEC	A		
				HEATING/COOL	16	FHA+DCTLS AC	1.01											EFF.YR/AGE	1969 / 54
				FUEL SOURCE	1	OIL	1.00											COND	32 32 %
															FUNC	0			
															ECON	0			
															DEPR	32 % GD 68			
															RCNLD	\$234,500			

