Key: 6975

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,199

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSSMAN DONALD L, ROSSMAN MICHAEL P & ROSSMAN JERROLD S 6 CHESTNUT STREET NATICK, MA 01760	51-119-0	55 SURREY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSSMAN DONALD L, ROSSMAN	03/09/2021	H	1	33873-60
ROSSMAN DOROTHY S ESTATE	12/28/2017	ML		4036-9
ROSSMAN DOROTHY S	05/08/2003	F		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

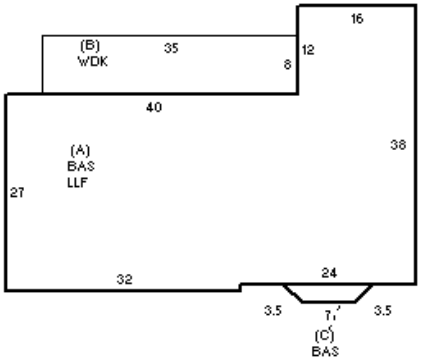
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		03/28/2018	NF	100	100
516	12/11/2009	7	ALTERATIONS	30,000	03/15/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,600	14 1.00	A 1.00	A 1.00	295,920	2.16	A 1.00	PV6 1.35			302,610

TOTAL	20,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE	POND VIEW		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	302,600	285,500
BUILDING	414,500	391,400
DETACHED	0	0
OTHER	0	0
TOTAL	**717,100**	**676,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/28/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/28/2018	NF
LIST	3/28/2018	EST
REVIEW	12/23/2019	MR

BLDG COMMENTS

LLF=KITCHEN/FAM RM/2 BR/BATH (PER MLS)

YEAR BLT	1965	SIZE ADJ	0.980
NET AREA	3,384	DETAIL ADJ	0.950
$NLA(RCN)	$186	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,671
GARAGE SPACES	0	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,680	1965	112.95	189,753
B	WDK	N	WOOD DECK	280		38.32	10,729
+	BAS	L	BASE AREA	1,704	1965	231.33	394,182
	F12	O	FPL 1S 2OP	2		9,747.20	19,494
	KIT	O	XTRA KITCHEN	1		2,232.90	2,233

TOTAL RCN	628,062

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1965 / 58		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	$414,500		