Key: 7079

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,307

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARMAND RICHARD M & LISA M **16 FOX RUN ROAD** **DANVERS, MA 01923**	**51-26-0**	**157 BROOK TRAIL ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARMAND RICHARD M & LISA M	07/27/1998	QS	135,500	11595-305
FLETCHER JANET	11/22/1991	A	100	7767-322

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	%
122	03/29/2011	2	ADD	60,000	03/15/2012	MR	100	100
NP		12	CYCLICAL NON		04/24/2007	JH	100	100
193	04/25/2005	2	ADD	2,000	04/26/2006	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,500	14 1.00	A 1.00	A 1.00	252,080	2.36	A 1.00	R03 1.15			252,780

TOTAL	18,500 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

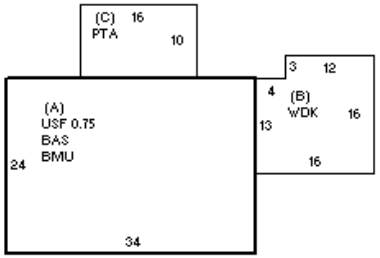
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	252,800	259,200
BUILDING	346,700	331,500
DETACHED	0	0
OTHER	0	0
TOTAL	**599,500**	**590,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/10/2017	NF
LIST	8/10/2017	EST
REVIEW	10/31/2017	TD

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
GARAGE SPACES	0	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	2	SOFTWOOD	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
A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
A	BAS	L	BASE AREA	816	1985	281.60	229,787
A	USF	L	UPPER STORY FIN	612	2011	187.53	114,765
B	WDK	N	WOOD DECK	244		39.98	9,756
C	PTA	N	PATIO	160		15.41	2,465
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	427,980

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

EFF.YR/AGE	1996 / 27	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$346,700