Key: 7103

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,331

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BISCALDI JOHN J & MARY E 115 GRANVILLE RD SOUTHWICK, MA 01077	51-108-0	198 ROSEMARY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BISCALDI JOHN J & MARY E	12/28/1988	XX		(116399)

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

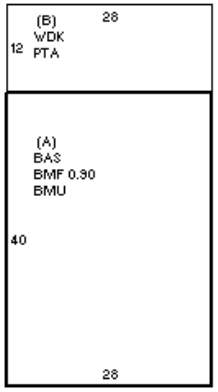
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-364	04/19/2024	77	SOLAR PANELS	14,288			0	0
693	07/30/2021	7	ALTERATIONS	3,600	05/03/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,300	14 1.00	A 1.00	A 1.00	252,080	2.77	A 1.00	R02 1.15			244,820

TOTAL	15,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,800	251,100
BUILDING	391,500	375,000
DETACHED	23,500	23,300
OTHER	0	0
TOTAL	**659,800**	**649,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	30 0.70	24X26	1984	624	53.88	23,500

PHOTO 05/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/31/2017	NF
LIST	8/31/2017	EST
REVIEW	5/23/2022	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,120	DETAIL ADJ	1.000
$NLA(RCN)	$466	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$16,055
GARAGE SPACES	2	1.00
% BSMT FIN	90	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		69.73	78,100
A	BMF	N	BSMT FINISH	1,008		42.08	42,412
A	BAS	L	BASE AREA	1,120	1984	313.56	351,187
B	PTA	N	PATIO	336		16.69	5,608
B	WDK	N	WOOD DECK	336		48.41	16,266
	F11	O	FPL 1S 1OP	1		9,431.70	9,432
	ODS	O	OUTDOOR SHOWER	1		2,982.50	2,983

TOTAL RCN	522,043

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$391,500		