Key: 7210

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,439

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON GREGORY WILLIAM & **ALLISON MARIE** **63 WINDSOR AVENUE** **ACTON, MA 01720**	**73-29-0**	**45 MARION LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON GREGORY WILLIAM &	11/06/2020	QS	455,000	33443-184
HARRISON DONALD C & JOANN	06/07/1976	A		2349-256

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

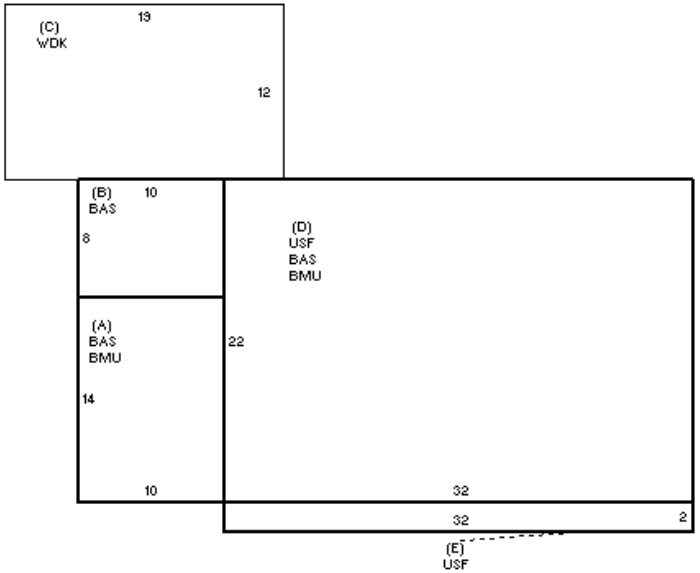
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1314	12/29/2023	7	ALTERATIONS	4,394	05/15/2024	TCK	100	100
	11/06/2020	15	SALE REVIEW	455,000	03/23/2021	JMG	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100
506	08/24/2004	5	OTHER	3,983			100	100
		12	CYCLICAL NON		11/24/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,300	15 1.00	A 1.00	A 1.00	328,800	3.91	A 1.00	R04 1.50			304,340

TOTAL	10,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	304,300	287,100
BUILDING	304,000	291,300
DETACHED	2,100	2,100
OTHER	0	0
TOTAL	**610,400**	**580,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X12	2020	96	22.01	2,100

PHOTO 06/04/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/10/2021	NF
LIST	3/10/2021	EST
REVIEW	6/4/2024	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,692	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,371
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	844		55.75	47,057
+	BAS	L	BASE AREA	924	1976	251.58	232,458
C	WDK	N	WOOD DECK	228		37.05	8,446
+	USF	L	UPPER STORY FIN	768	1976	173.74	133,429
	F21	O	FPL 2S 1OP	1		9,592.70	9,593
	ODS	O	OUTDOOR SHOWER	1		2,282.20	2,282

TOTAL RCN	440,637

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

EFF.YR/AGE	1971 / 52	
COND	31 31 %	
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$304,000