

Key: 7246

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.471

LEGAL

LAND

DETACHED

BUILDING

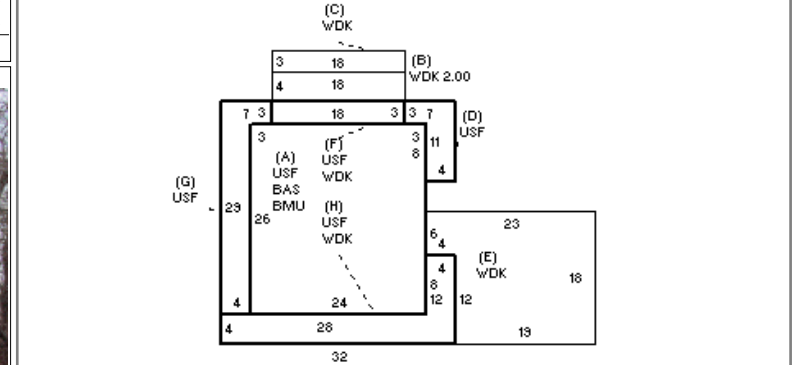
CURRENT OWNER		PARCEL ID		LOCATION	
HALPERSON MICHAEL A 78 CANNON FORGE DRIVE FOXBOROUGH, MA 02035		83-4-0		220 W H BESSE CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HALPERSON MICHAEL A		03/30/1990	QS	165,200	7112-347

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 %
301	07/20/1993	5	OTHER		01/01/1994		100
473	11/16/1992	1	NEW CONSTRUC	80,000			100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	652,120	1.00	15	0.85 PF4 3.50
300	A	0.383	13	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00 PF4 3.50

TOTAL	1.760 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE T=ACCESS/SHAPE / WATERFRONT	LAND	918,600	866,600			
St Ind	AVERAGE		BUILDING	407,400	384,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,326,000	1,251,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/23/2021	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/22/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,233	
NET AREA	1,640	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	624		71.03	44,321	CONDITION ELEM	CD	
\$NLA(RCN)	\$311	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	624	1993	331.59	206,913	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	778		44.69	34,768	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,016	1993	201.03	204,249	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		11,572.10	11,572	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		5	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	\$7,410															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	1993 / 30	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$407,400	