

Key: 7299

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.528

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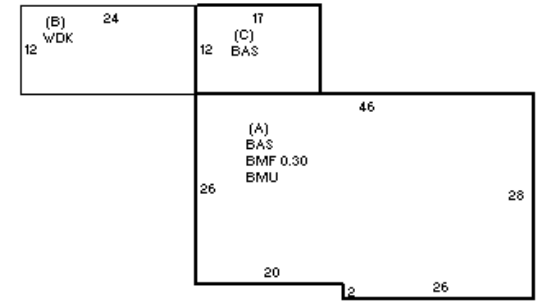
CURRENT OWNER		PARCEL ID		LOCATION	
BARREIRA PAUL J & DENISE NOONAN 11 FERNCROFT ROAD WABAN, MA 02468		73-68-0		176 SHEEP POND CIRCLE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BARREIRA PAUL J & DENISE N		08/15/2003	QS	380,000	17477-344
FREINER STEPHEN H & JUDIT		07/29/1985	XX	35,000	4642-062

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 %
24-558	06/26/2024	7	ALTERATIONS	5,066			0 0
21	01/08/2021	7	ALTERATIONS	18,000	03/12/2021	NF	100 100
583	07/17/2018	7	ALTERATIONS	65,482	07/25/2019	NF	100 100
		12	CYCLICAL NON		11/16/2011	MR	100 100
741	11/07/2004	3	OUT BUILDING	1,837	07/22/2008	DHT	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,200	15 1.00	A 1.00	A 1.00	328,800	2.11	A 1.00	R04	1.50		338,320

TOTAL	21,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	338,300	319,200
St Ind	AVERAGE		BUILDING	402,000	379,600			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	741,700	700,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10	2005	80	22.01	1,400



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,430	
NET AREA	1,452	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,248		54.88	68,493	CONDITION ELEM	CD	
\$NLA(RCN)	\$322	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	374		40.74	15,236	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	288		39.59	11,403	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,452	1985	243.99	354,268	KITCHEN	V	
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		7,713.40	7,713	BATHS	V	
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439	HEAT/ELEC	A	
				HEATING/COOL	15	HTWT+DCTLS AC	1.01											
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$7,878															
GARAGE SPACES		0	1.00															
% BSMT FIN		30	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	2005 / 18	
																COND	14 14 %	
																FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$402,000	