Key: 7367

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,597

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SILVA THOMAS A & JANET F TRUSTEES SILVA FAMILY HOLDING TRUST 306 IPSWICH ROAD BOXFORD, MA 01921	73-91-0	102 TANGLEWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SILVA THOMAS A & JANET F	05/23/2018	F	100	31289-85
SILVA JANET F & THOMAS A	07/05/2006	A	125,681	21159-028
JOHNSON H GILBERT &	08/03/2004	F		18897-093

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

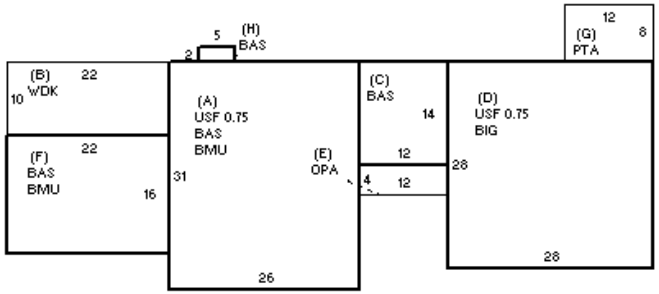
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		12/16/2003	JB	100	100
482	08/13/2001	2	ADD	75,000	07/16/2002	SJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	15 1.00	A 1.00	A 1.00	328,800	2.60	A 1.00	R04 1.50			323,510

TOTAL	16,509 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	323,500	305,200
BUILDING	602,900	576,800
DETACHED	0	0
OTHER	0	0
TOTAL	**926,400**	**882,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/12/2021	NF
LIST	3/12/2021	EST
REVIEW	11/10/2021	EMZ

YEAR BLT	1988	SIZE ADJ	0.990
NET AREA	2,529	DETAIL ADJ	1.000
$NLA(RCN)	$310	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$13,771
GARAGE SPACES	2	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,158		65.79	76,187
+	USF	L	UPPER STORY FIN	1,193	1988	205.48	245,139
B	WDK	N	WOOD DECK	220		45.68	10,049
+	BAS	L	BASE AREA	1,336	1988	287.23	383,738
D	BIG	N	BUILT-IN GARAGE	784		55.42	43,446
E	OPA	N	OPEN PORCH	48		58.26	2,797
G	PTA	N	PATIO	96		21.30	2,045
	MST	O	MAS/METAL STACK	1		5,857.60	5,858

TOTAL RCN	783,029

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$602,900		