

Key: 741

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 762

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
SMITH ABIGAIL & SMITH MICHAEL 85 NICHOLAS ROAD REAR FRAMINGHAM, MA 01701						78-77-741			9 HOLLOW LANE			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
SMITH ABIGAIL & SMITH MIC						06/16/2020	A		1 32990-29			
SMITH ROBYN GAIL TRUSTEE						06/16/2020	DC		1 13321-91			
SMITH BEVERLY J						10/26/2000	F		1 13321-091			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
707	09/08/2014	7	ALTERATIONS	24,000	06/12/2015	MW	100	100
217	04/24/2000	7	ALTERATIONS	2,000	12/10/2008	SAM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	750,100	708,200			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	750,100	708,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2015

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2008	SAM
MODEL	10		CONDO RES	LIST	12/12/2008	SAM
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	12/16/2008	SAM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS		
ATF=2RMS		

G

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,392		
NET AREA	1,411	DETAIL ADJ	2.530	COMPLEX	5	SEAPINES	2.20	A	BAS	L	BASE AREA	1,045	1977	629.59	657,924				
\$NLA(RCN)	\$604	OVERALL	1.000	STYLE	44	05-HOLLOW	1.15	A	ATF	L	ATTIC FIN	366	1977	442.31	161,884				
				VIEW/LOC	1	NONE	1.00	B	PTA	N	PATIO	216		12.90	2,786				
				HVAC	5	ELECTRIC BB	1.00	C	AGR	N	ATT GARAGE	336		38.70	13,003				
				END/MIDDLE	1	END	1.00	D	WDK	N	WOOD DECK	168		33.90	5,695				
																		CONDITION ELEM	CD
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		EXTERIOR	G
																		EFF.YR/AGE	1984 / 39
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$750,100