Key: 7479

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,709

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEENAN JOANNE C & BERKOWITZ CAROL J 46 MARLBORO ROAD BREWSTER, MA 02631	95-63-0	46 MARLBORO ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEENAN JOANNE C &	11/17/2006	QS	407,500	21533-001
DIXON SHARON K & DAVID BE	09/26/2005	QS	361,000	20298-123
RULAND JAMES R & HELEN	03/15/1990	QS	155,000	7093-226

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

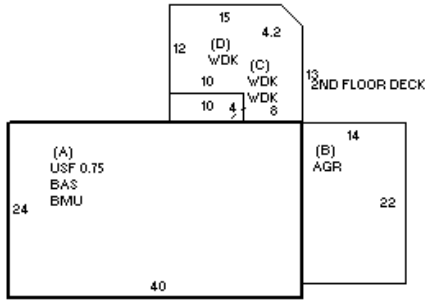
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
861	12/02/2020	3	OUT BUILDING	3,000	01/20/2021	NF	100	100
		14	CYCLICAL GRO		10/28/2020	TCK	100	100
1005	11/25/2013	7	ALTERATIONS	1,500	08/19/2014	RJM	100	100
NP		12	CYCLICAL NON		02/28/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	389,100	372,300
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**603,400**	**574,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X10	2020	80	22.01	1,800

PHOTO 01/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/28/2020	TCK
LIST	10/28/2020	EST
REVIEW	1/28/2021	MR

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		60.77	58,339
A	BAS	L	BASE AREA	960	1988	274.21	263,238
A	USF	L	UPPER STORY FIN	720	1988	189.36	136,342
B	AGR	N	ATT GARAGE	308		43.50	13,399
+	WDK	N	WOOD DECK	324		40.38	13,082
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	505,378

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	$389,100		