

Key: 7481

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.711

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LACONTE JOSEPH M & HOLLY R 8 HYLAND AVE LEICESTER, MA 01524				95-65-0				34 MARLBORO ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LACONTE JOSEPH M & HOLLY				03/31/2021	QS	607,500	33960-321				
PREU JONATHAN W				06/16/2008	Q	362,500	22981-277				
GODDARD DAVID				09/20/2004	A	1	19047-002				

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	%
981	12/12/2022	7	ALTERATIONS	8,500	03/07/2023	TCK	100	100
	03/31/2021	15	SALE REVIEW	607,500	03/01/2022	JMG	100	100
		14	CYCLICAL GRO		10/27/2020	TCK	100	100
		12	CYCLICAL NON		02/27/2013	SF	100	100
NP 261	05/06/2002	2	ADD	11,000	06/05/2003	TN	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,696	13	1.00	A	1.00	A	1.00	219,200	2.45	A	1.00	R03	1.00			217,950

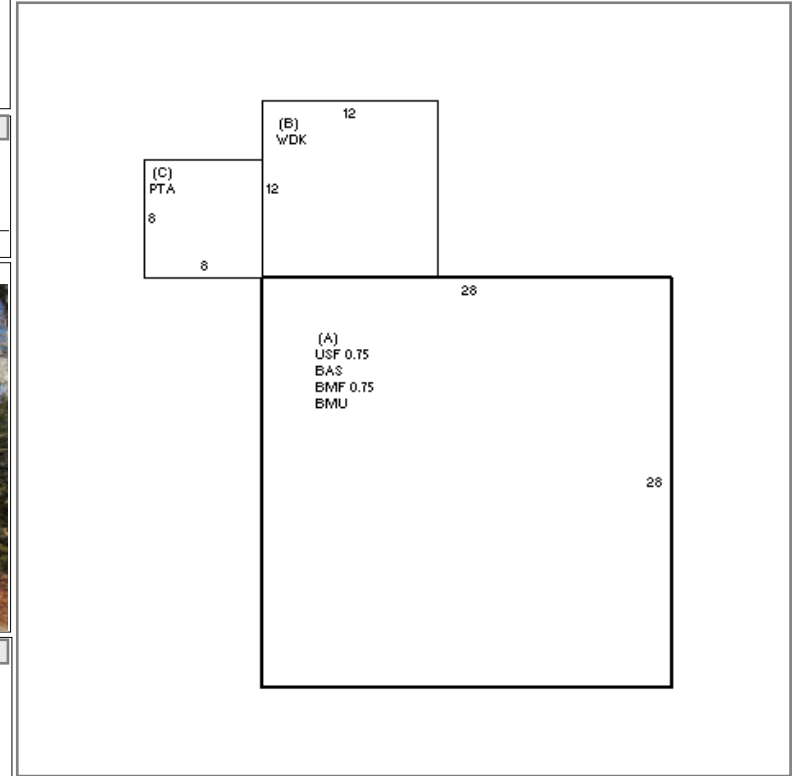
TOTAL	17,685 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	218,000	205,600
St Ind	AVERAGE		LAND	399,100	381,200			
Infl	AVERAGE		BUILDING	26,900	26,700			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	644,000	613,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/07/2023
GFU	G	1.20	20 0.80	24X26	2002	624	53.88	26,900	

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/24/2003	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS  
 BMF=FAM RM  
 INFO @ DOOR 10/27/20



YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,479	
NET AREA	1,372	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		64.17	50,311	CONDITION ELEM	CD	
\$NLA(RCN)	\$331	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	588		41.55	24,429	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	784	1998	299.60	234,883	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	588	1998	191.30	112,482	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	144		40.38	5,814	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	64		21.29	1,363	HEAT/ELEC	A	
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1			10,455.50	10,456			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00				
																	EFF.YR/AGE	2009 / 14
																	COND	12 12 %
																	FUNC	0
																	ECON	0
																	DEPR	12 % GD 88
																	RCNLD	\$399,100