Key: 7552

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,779

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELCH NATHAN J 63 CENTER STREET NORTH EASTON, MA 02356	107-8-0	438 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELCH NATHAN J	09/27/2001	QS	170,000	14274-341
RAMIREZ JOHN T &	05/05/1999	QS	116,000	12248-108
BURROWS THOMAS E & NELSON	02/23/1998	H	90,000	11237-300

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

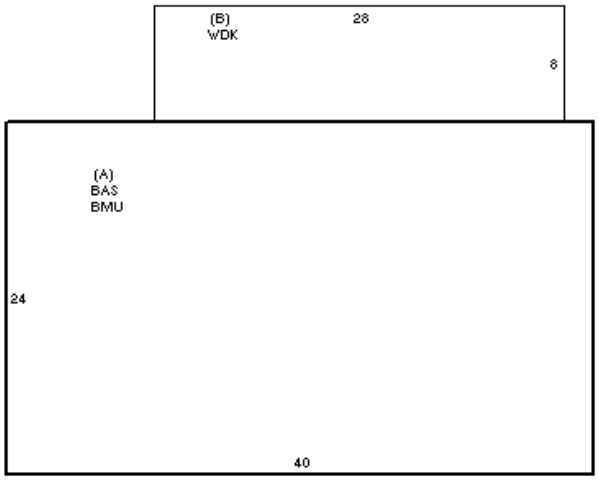
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
656	08/29/2017	7	ALTERATIONS	26,000	06/11/2018	NF	100	100
514	06/22/2017	7	ALTERATIONS	10,000	06/11/2018	NF	100	100
479	06/12/2017	7	ALTERATIONS	7,786	06/11/2018	NF	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100
492	07/10/2012	7	ALTERATIONS	1,735	02/08/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,110	13 1.00	A 1.00	A 1.00	197,280	1.85	A 1.00	RM2 0.90			210,230

TOTAL	25,110 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	210,200	198,300
BUILDING	232,100	222,000
DETACHED	900	900
OTHER	0	0
TOTAL	**443,200**	**421,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10		80	22.01	900

PHOTO 01/04/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/4/2021	TCK
LIST	1/4/2021	EST
REVIEW	2/17/2021	MR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		53.10	50,976
A	BAS	L	BASE AREA	960	1972	239.60	230,014
B	WDK	N	WOOD DECK	224		35.28	7,903
	F11	O	FPL 1S 1OP	1		6,873.30	6,873
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN 301,450

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $232,100