

Key: 7820

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.048

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIOSI CONSTANCE H G TRUSTEE FRANCIOSI FAMILY NOMINEE TRUST 675 CURVE STREET BRIDGEWATER, MA 02324				95-173-0				289 GOVERNOR BRADFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FRANCIOSI CONSTANCE H G T				08/07/2013	F	1 27603-179					
FRANCIOSI CONSTANCE H				06/05/1992	QS	108,000		8053-206			

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	%
145	02/24/2020	7	ALTERATIONS	12,430	11/18/2020	TCK	100	100
423	09/24/1993	12	CYCLICAL NON		03/01/2013	SF	100	100
		5	OTHER	900			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,500	13	1.00	A	1.00	A	1.00	219,200	2.17	A	1.00	R03	1.00			223,920

TOTAL	20,500 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	223,900	211,300	
St Ind	AVERAGE		BUILDING	283,800	267,900			
Infl	AVERAGE		DETACHED	700	600			
			OTHER	0	0			
					TOTAL	508,400	479,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 9X10		90	10.35	700



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2013	SF
MODEL	1		RESIDENTIAL	LIST	3/1/2013	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2013	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		60.18	51,996
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1971	281.60	243,304
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	432	1971	189.44	81,838
ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	196		78.00	15,289
FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,535.90	4,536
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

DETACHED

BUILDING

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,296	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,978
GARAGE SPACES		1	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

(B) EPA 14

14

(A) USF 0.50
BAS
BMU
24

36

TOTAL RCN	411,294	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$283,800	