

Key: 8370

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.610

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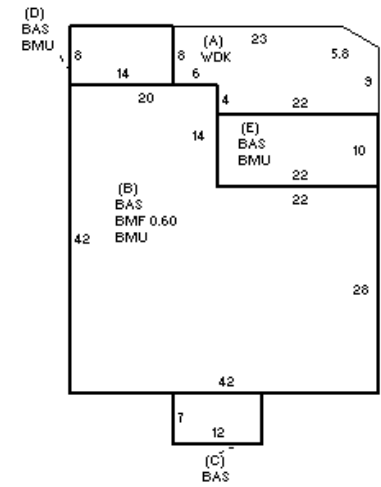
CURRENT OWNER		PARCEL ID		LOCATION	
FOURNIER PHILLIP O & BARRETT JOYCE E 31 SPECTACLE HILL ROAD BOLTON, MA 01740		82-51-0		83 LANDING DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FOURNIER PHILLIP O & TOLAND FRANCES ESTHER		09/12/2008	QS	356,500 (186907)	
		02/03/1972	XX	8,500 (53744)	

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 %
23-1080	12/05/2023	2	ADD	800,000	05/14/2024	TCK	0 50
964	10/24/2016	7	ALTERATIONS	5,280	03/20/2017	NF	100 100
		12	CYCLICAL NON		05/20/2016	WFF	100 100
283	04/11/2014	7	ALTERATIONS	8,873	06/10/2015	MW	100 100
67	01/30/2013	7	ALTERATIONS	1,500	08/20/2014	RJM	100 100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	17 1.00	A 1.00	A 1.00	295,920	2.05	A 1.00	R06	1.35		306,310

TOTAL	22,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	306,300	289,000
St Ind	AVERAGE		LAND	354,400	331,800			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	660,700	620,800



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF= REC RM, BDRM, BATH

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BUILDING	CD	ADJ	DESC	MEASURE	5/14/2024	TCK
MODEL	1		RESIDENTIAL	LIST	5/14/2024	TCK
STYLE	1	1.00	RANCH [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	738,234		
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	305		48.45	14,778	CONDITION ELEM	CD		
\$NLA(RCN)	\$394	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,788		63.23	113,047	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	874		44.00	38,457	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	1,456	1973	286.39	416,989	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	416	2024	286.39	119,139	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		5,496.50	5,497	HEAT/ELEC	G		
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1		9,439.30	9,439					
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2016 / 7
																		COND	7 7 %
																		FUNC	45 UC
																		ECON	0
																		DEPR	52 % GD 48
																		RCNLD	\$354,400

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