Key: 8405

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,645

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRIEDMAN AUDREY A 815 WEST STREET ATTLEBORO, MA 02703	51-83-0	27 BETTYS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRIEDMAN AUDREY A	08/18/1989	XX		(118276)

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

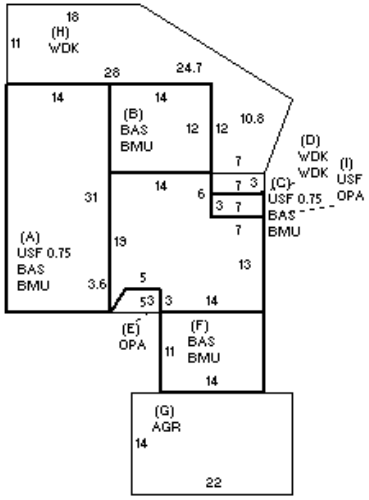
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
774	10/17/2022	7	ALTERATIONS	2,230	03/06/2023	TCK	100	100
590	09/19/2007	7	ALTERATIONS	3,000	09/26/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,003	13 1.00	A 1.00	A 1.00	372,640	2.81	A 1.00	R10 1.70			361,270

TOTAL	15,003 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	361,300	340,800
BUILDING	439,600	420,600
DETACHED	0	0
OTHER	0	0
TOTAL	**800,900**	**761,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/06/2023

BLDG COMMENTS

BMF=FAM RM
INFO @ DOOR (2/17/21)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/17/2021	TCK
LIST	2/17/2021	EST
REVIEW	3/30/2023	EMZ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,696	DETAIL ADJ	1.000
$NLA(RCN)	$346	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,986
GARAGE SPACES	6	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	10	VERT BOARD	0.98
ROOF SHAPE	6	SALTBOX	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,095		65.05	71,225
+	BAS	L	BASE AREA	927	1984	301.01	279,033
+	USF	L	UPPER STORY FIN	601	1984	211.79	127,288
B	BAS	L	BASE AREA	168	1984	301.01	50,569
+	WDK	N	WOOD DECK	447		45.16	20,185
+	OPA	N	OPEN PORCH	39		57.60	2,246
G	AGR	N	ATT GARAGE	308		48.66	14,986
	F11	O	FPL 1S 1OP	1		8,797.80	8,798
	ODS	O	OUTDOOR SHOWER	1		2,782.10	2,782

TOTAL RCN	586,098
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$439,600