

Key: 8426

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.665

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PERREAULT PHYLLIS E LIFE ESTATE 31 NORTHVILLE WAY NORTH ATTLEBOROUGH, MA 02760				61-29-0				25 MAMMON CARTWAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PERREAULT PHYLLIS E LIFE				09/23/2020	F	1	33288-179					
PERREAULT DONALD W & PHYL				11/30/2011	F	100	25882-196					
PERREAULT DONALD W & PHYL				03/15/1972	XX	16,250	1616-268					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,298	13	1.00	A	1.00	A	1.00	PF4	3.50		695,400

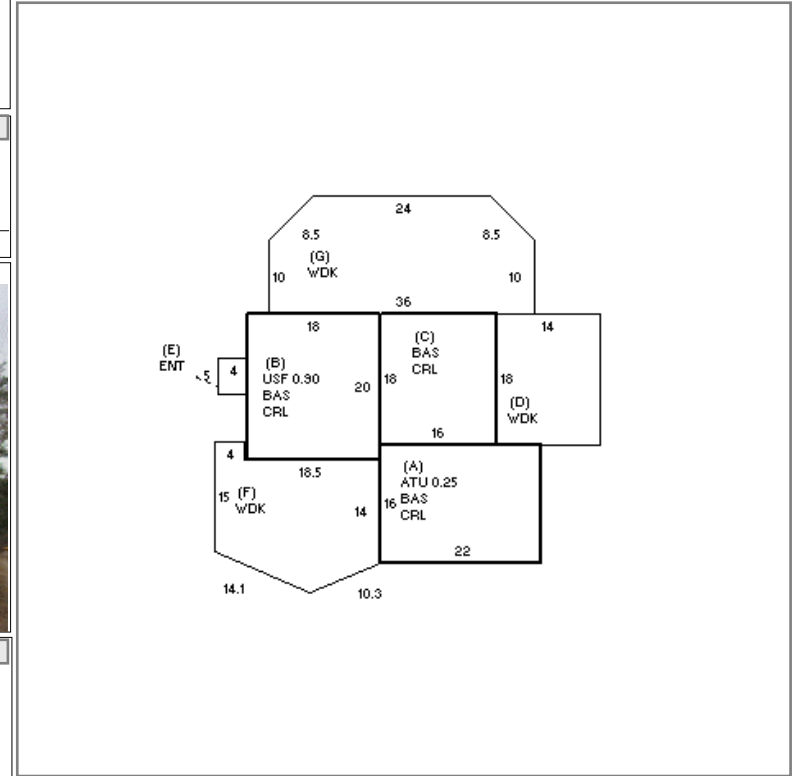
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-588	07/03/2024	7	ALTERATIONS	2,500				0
24-546	06/26/2024	7	ALTERATIONS	2,000				0
30	01/12/2012	7	ALTERATIONS	8,000	01/30/2013	MR	100	100
NP		12	CYCLICAL NON		04/04/2007	JH	100	100
345	05/31/2006	2	ADD	8,500	04/04/2007	JH	100	100

LAND

TOTAL	8,298 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	WATERFRONT; Lot 5 and Portion of Lot 4 Plan Bk 246 Pg 109; area calculated FY22				LAND	695,400	656,100
St Ind	AVERAGE					BUILDING	348,600	329,200
Infl	AVERAGE					DETACHED	1,100	1,000
						OTHER	0	0
						<b>TOTAL</b>	<b>1,045,100</b>	<b>986,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100	01/21/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/1/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/21/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/1/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,627				
NET AREA	1,324	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	352		31.88	11,222	CONDITION ELEM CD					
\$NLA(RCN)	\$346	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,000	1985	279.53	279,531	EXTERIOR	A				
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	88		56.07	4,934	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	360		31.88	11,478	KITCHEN	A				
				FLOOR COVER	3	W/W CARPET	1.00	B	USF	L	UPPER STORY FIN	324	1985	195.01	63,184	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	C	CRL	N	BSMT CRAWL	288		31.88	9,182	HEAT/ELEC	A				
				HEATING/COOL	1	FORCED AIR	1.00	+	WDK	N	WOOD DECK	1,152		41.16	47,416						
				FUEL SOURCE	2	GAS	1.00	E	ENT	N	ENCLOSED ENTRY	20		168.95	3,379						
													BMU	N	BSMT UNFINISHED	100		70.19	7,019		
													MST	O	MAS/METAL STACK	2		5,277.85	10,556		
													ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
													EFF.YR/AGE		1985 / 38						
													COND	24	24 %						
													FUNC	0							
													ECON	0							
													DEPR	24	% GD	76					
													RCNLD				\$348,600				