

Key: 8543

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.771

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CASTIGLIONE JARED M & TRACEY J 13 SASSAFRAS ROAD WESTFORD, MA 01886		19-17-0		744 SLOUGH ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CASTIGLIONE JARED M & TRA		09/09/2022	QS	680,000	(231018)
WILCOX HOWARD JOHN TRUSTE		07/18/2016	F		(182353)
WILCOX HOWARD JOHN & CARO		02/12/2007	F	1	(182353)

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	%
86	09/09/2022	15	SALE REVIEW	680,000	07/06/2023	JMG	100	100
	03/15/1989	2	ADD	1,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	RM3	1.00		303,350
300	A	0.253	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	RM3	1.00		3,040

TOTAL	1.630 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	306,400	289,100
St Ind	AVERAGE		BUILDING	320,900	306,900			
Infl	AVERAGE		DETACHED	1,100	1,000			
			OTHER	0	0			
						TOTAL	628,400	597,000

DETACHED

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

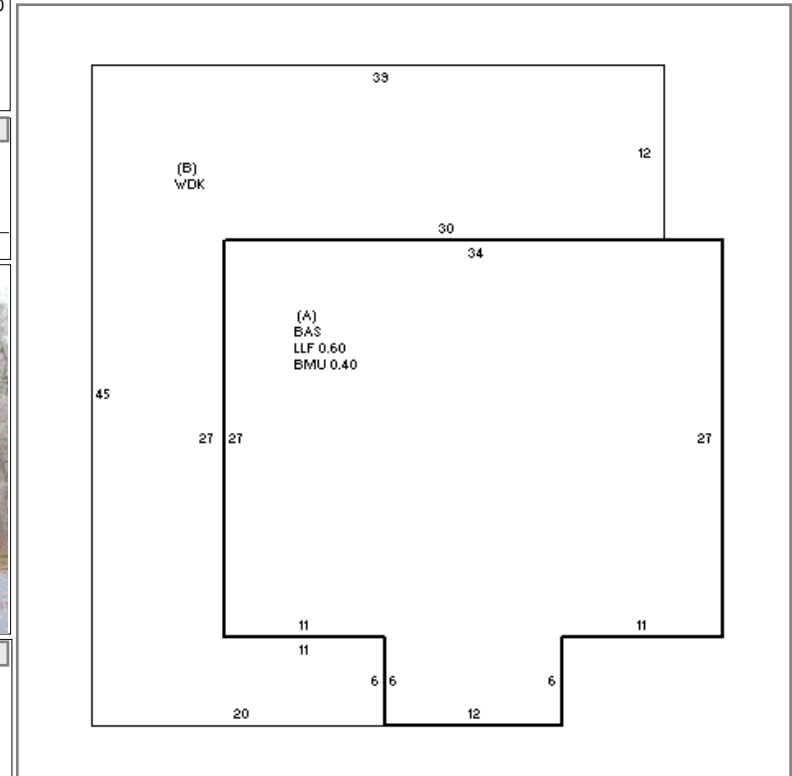


BLDG COMMENTS

BMF=FR WITH WOODSTOVE/HALF BATH

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/5/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/6/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,584	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,435	
GARAGE SPACES	0	1.00	
% BSMT FIN	50	1.00	
# 1/2 BATHS	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	396		66.18	26,206
A	LLF	L	LOWER LEVEL FIN	594	1988	135.40	80,426
A	BAS	L	BASE AREA	990	1988	263.56	260,922
B	WDK	N	WOOD DECK	831		38.81	32,249
	GFP	O	GAS FIREPLACE	1		3,094.70	3,095
	MST	O	MAS/METAL STACK	1		4,976.70	4,977
	ODS	O	OUTDOOR SHOWER	1		2,390.90	2,391

TOTAL RCN	416,701
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$320,900