Key: 91

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 95

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANKEL FREDDY H & BETTY L **TRSTEES BREWSTER MILLENNIUM RT** **C/O NEVILLE FRANKEL** **38 GROVE HILL AVENUE** **NEWTON, MA 02460**	**38-24-0**	**67 CEDAR HILL ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANKEL FREDDY H & BETTY	09/26/1994	A	100	9378-149

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

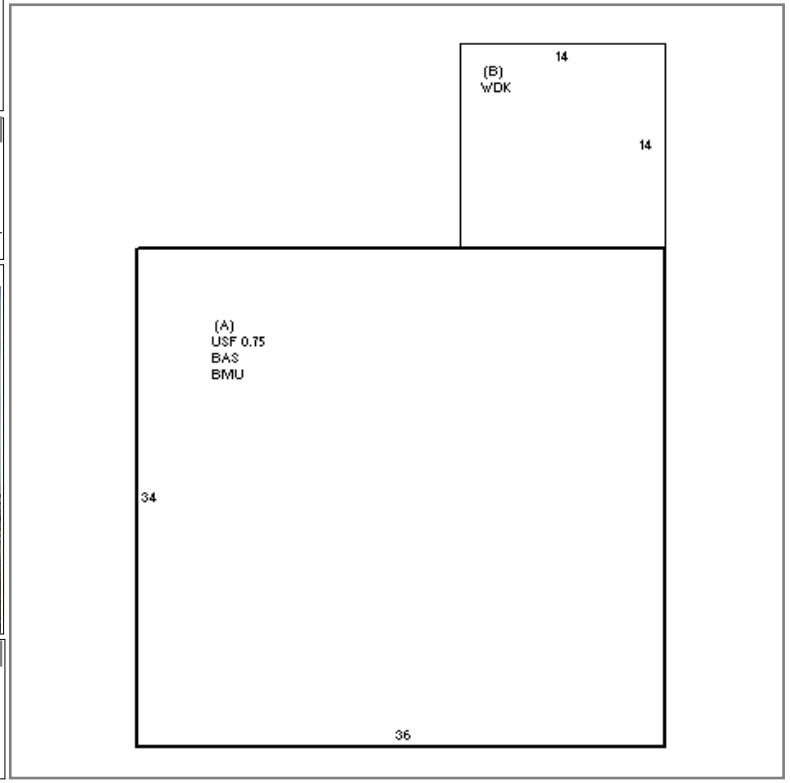
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		03/20/2018	NF	100	100
260	06/09/2010	7	ALTERATIONS	3,000	12/14/2010	JH	100	100
784	11/28/2007	7	ALTERATIONS	7,500	07/21/2008	DHT	100	100
78	01/29/2007	7	ALTERATIONS	7,000	08/15/2007	JH	100	100
512	09/09/2002	7	ALTERATIONS	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	1 1.00	A 1.00	A 1.00	876,800	3.85	A 1.00	BA+ 4.00			813,040

TOTAL	10,498 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 1	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	813,000	767,100
BUILDING	393,900	372,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,206,900**	**1,139,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/20/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/20/2018	NF
LIST	8/15/2007	JH
REVIEW	11/19/2018	TD

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,142	DETAIL ADJ	1.000
$NLA(RCN)	$283	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	$12,402
GARAGE SPACES	1	1.00
% BSMT FIN	0	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	1	WD SHINGLE	1.00
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	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,224		57.60	70,502
A	BAS	L	BASE AREA	1,224	1959	261.29	319,819
A	USF	L	UPPER STORY FIN	918	1959	192.89	177,073
B	WDK	N	WOOD DECK	196		41.55	8,144
	BMG	O	BSMT GARAGE	1		4,713.80	4,714
	F21	O	FPL 2S 1OP	1		10,760.10	10,760
	ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560

TOTAL RCN	605,974

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1963 / 60	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65
RCNLD		$393,900