

Key: 988

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.097

LEGAL

LAND

DETACHED

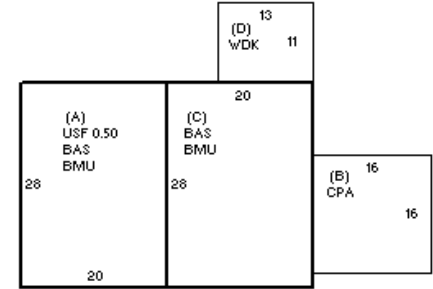
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION														
FRANCIS MARILYN K TRUSTEE MARILYN K FRANCIS TRUST OF 1998 39 BREEZY MEADOW LANE BREWSTER, MA 02631				102-67-0				153 LINNELL LANDING ROAD														
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)															
FRANCIS MARILYN K TRUSTEE				08/18/2023	DC		34176-99															
FRANCIS MARILYN K & RICHA				06/03/2021	J	400,000	34176-99															
FRANCIS MARILYN K TRUSTEE				12/01/2010	J		25049-96															
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	35,893	7	1.00	A	1.00	A	1.00	767,200	1.42	A	1.00	BAV	3.50								896,090

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	%	
1114	12/30/2013	7	ALTERATIONS	1,600	08/07/2014	RJM	100	100	
4	01/04/2011	7	ALTERATIONS	7,000	03/02/2012	MR	100	100	
295	05/11/2006	7	ALTERATIONS	4,800	06/26/2007	JH	100	100	

TOTAL	35,893 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE				LAND	896,100	845,400
St Ind	AVERAGE		LAND	299,200	286,700			
Infl	AVERAGE		BUILDING	1,400	1,400			
			DETACHED	0	0			
				OTHER				
TOTAL				TOTAL	1,196,700	1,133,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400



BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	9/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/1/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,946
NET AREA	1,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,120		58.16	65,136		
\$NLA(RCN)	\$314	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	560	1970	261.51	146,446		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	280	1970	191.30	53,563		
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	CPA	N	CAR PORT	256		16.38	4,192		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	560	1970	261.51	146,446		
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	143		40.38	5,774		
BATHROOMS	2	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01	F11	O	FPL 1S IOP	1		7,866.10	7,866			
FIXTURES	6	\$8,034		FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				
GARAGE SPACES	0	1.00						ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488			
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1970 / 53
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$299,200