Key: 1002

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,112

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JAUREGUI KAREN A 460 LOWELL AVENUE NEWTON, MA 02460	102-60-0	12 PARTRIDGE CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JAUREGUI KAREN A	06/27/2019	QS	545,000	32120-303
BRENNAN THOMAS F JR &	10/21/2010	QS	379,000	24927-222
CRAVATTS RICHARD L	07/12/1993	QS	100,000	8673-218

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

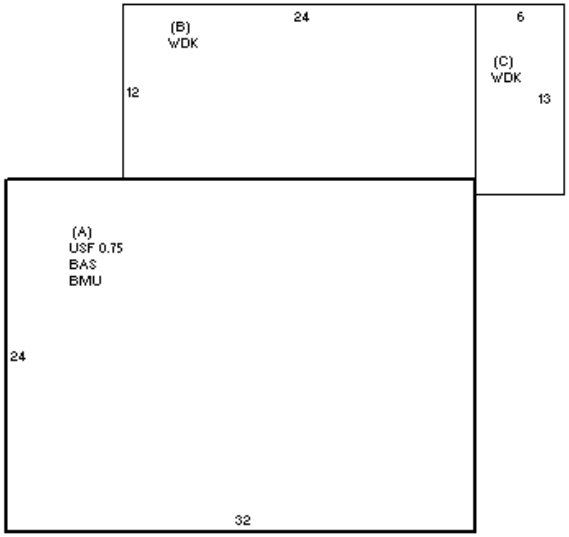
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
430	05/13/2021	7	ALTERATIONS	2,500	05/02/2022	TCK	100	100
79	01/26/2021	7	ALTERATIONS	39,000	05/02/2022	TCK	100	100
	06/27/2019	16	MLS REVIEW	545,000	06/05/2020	JMG	100	100
549	10/29/2010	7	ALTERATIONS	20,000	02/04/2013	MR	100	100
545	10/28/2010	7	ALTERATIONS	3,550	12/20/2010	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	13,132	7 1.00	A 1.00	A 1.00	767,200	3.15	A 1.00	BAV 3.50			729,360

TOTAL	13,132 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	729,400	688,100
BUILDING	311,900	294,600
DETACHED	13,600	13,500
OTHER	0	0
TOTAL	**1,054,900**	**996,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	01 1.00	14X20	280	2,021	6.75	13,600

PHOTO 05/02/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/22/2021	NF
LIST	1/22/2021	EST
REVIEW	5/20/2022	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,825
GARAGE SPACES	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	768		65.42	50,242
A	BAS	L	BASE AREA	768	1965	305.41	234,557
A	USF	L	UPPER STORY FIN	576	1965	195.01	112,326
+	WDK	N	WOOD DECK	366		41.16	15,064
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 421,550

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

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $311,900