

Key: 103

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 107

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
41 SAINTS LLC 45 CLARENCE STREET BROOKLINE, MA 02446				50-3-0				41 SAINTS LANDING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
41 SAINTS LLC				02/23/2022	B	1 (229204)					
TERRY DAVID & EMILY M				11/12/2021	QS	3,740,000 (228240)					
PAGE THOMPSON SUSAN				11/12/2021	H	(228230)					

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	%
635	11/12/2021	16	MLS REVIEW	3,740,000	06/12/2022	JMG	100	100
184	09/22/2020	7	ALTERATIONS	5,000	12/15/2020	NF	100	100
337	03/06/2020	7	ALTERATIONS	15,500	12/15/2020	NF	100	100
705	04/11/2019	2	ADD	30,000	07/06/2020	NF	100	100
	09/14/2017	7	ALTERATIONS	20,000	06/12/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	55,321	2	1.00	A	1.00	A	1.00	2,192,000	1.07	A	1.00	BEX 10.00	2,968,120
350	A	0.090	2	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP 1.00	190

TOTAL	1.360 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	2,968,300	2,800,400
St Ind	AVERAGE		BUILDING	1,207,200	1,140,700			
Infl	AVERAGE		DETACHED	4,000	3,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>4,179,500</b>	<b>3,945,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	20 0.80	12 X 12	2001	144	25.67	3,000
SHM	A	1.00	10 0.90	7 X 10		70	16.05	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2018	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/12/2022	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1966	SIZE ADJ	0.970
NET AREA	4,599	DETAIL ADJ	1.000
\$NLA(RCN)	\$309	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	12	1.00
BEDROOMS	6	1.00
BATHROOMS	5	1.00
FIXTURES	20	\$37,180
GARAGE SPACES	3	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	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	1	PLASTER	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	856		81.84	70,054
+	USF	L	UPPER STORY FIN	1,812	2002	192.56	348,924
B	SOL	N	SOLARIUM	330		161.04	53,144
+	BAS	L	BASE AREA	1,816	1966	314.57	571,252
D	BIG	N	BUILT-IN GARAGE	968		65.97	63,857
D	USF	L	UPPER STORY FIN	871	1999	192.56	167,723
E	OPA	N	OPEN PORCH	424		69.35	29,407
F	BAS	L	BASE AREA	100	1999	314.57	31,457
+	WDK	N	WOOD DECK	492		54.37	26,752
	F21	O	FPL 2S 1OP	1		14,080.50	14,081
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		3,010.00	3,010
	ODS	O	OUTDOOR SHOWER	1		3,349.80	3,350

TOTAL RCN	1,420,188
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$1,207,200

