

Key: 1245

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.355

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION												
BOARDMAN STEPHEN K & TERESA V 226 BROOKSIDE ROAD NEEDHAM, MA 02492				101-72-0				36 PURITAN DRIVE												
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)													
BOARDMAN STEPHEN K & TERE				10/22/2021	QS	640,100	34595-218													
FLYNN JOAN B				12/04/2012	H		26913-340													
FLYNN KEVIN C & JOAN B				02/11/2008	QS	337,000	22661-25													
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	15,197	13	1.00	13K	1.00	A	1.00			252,080	2.78	A	1.00	R04	1.15				244,620

LAND

TOTAL	15,197 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	244,600	230,800
St Ind	FOX MEADOW		BUILDING	451,100	431,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	695,700	661,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS (5/23/18 NF)
INFO @ DOOR (12/23/20)

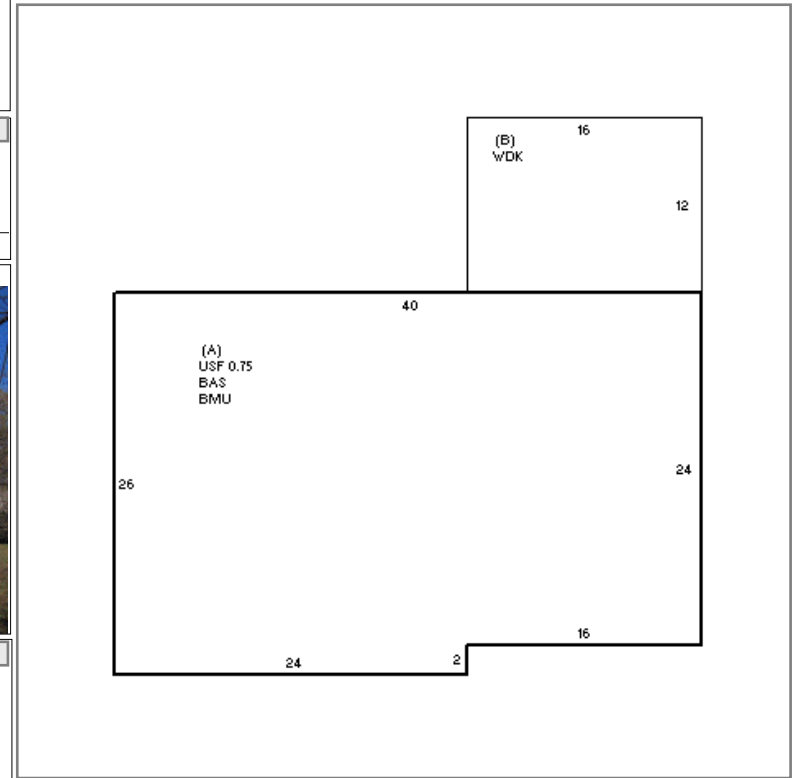
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/23/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/2/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	501,272	
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		58.16	58,623	CONDITION ELEM	CD	
\$NLA(RCN)	\$284	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1984	269.13	271,281	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	2017	189.36	143,159	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		40.37	7,752	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,580.40	4,580	BATHS	G	
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	HEAT/ELEC	A	
				HEATING/COOL	16	FHA+DCTLS AC	1.01											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		3	1.00															
FIXTURES		10	\$13,390															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															

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	%
769	10/22/2021	15	SALE REVIEW	640,100	06/02/2022	JMG	100	100
33	10/03/2017	7	ALTERATIONS	134,000	07/12/2019	TCK	100	100
	01/08/2007	7	ALTERATIONS	3,968	06/12/2008	DHT	100	100



EFF. YR/AGE	2012 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$451,100	