

Key: 1258

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.368

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MATTOS STEPHEN J & PATRICIA M TRUSTEES MATTOS FAMILY REALTY TRUST 633 SUMMER STREET ARLINGTON, MA 02474		101-59-0		41 PURITAN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MATTOS STEPHEN J & PATRIC		11/14/2012	F	1	26850-178
MATTOS STEPHEN J & PATRIC		10/16/2009	QS	365,000	24099-300
JONES ROGER D K &		02/22/2006	QS	390,000	20757-95

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 %
411		14	CYCLICAL GRO		12/23/2020	TCK	100 100
241	07/07/2020	3	OUT BUILDING	4,430	12/23/2020	TCK	100 100
288	04/03/2014	7	ALTERATIONS	4,800	06/04/2015	MW	100 100
NP	07/15/2009	7	ALTERATIONS	100	04/27/2010	JH	100 100
		12	CYCLICAL NON		03/07/2007	JH	100 100

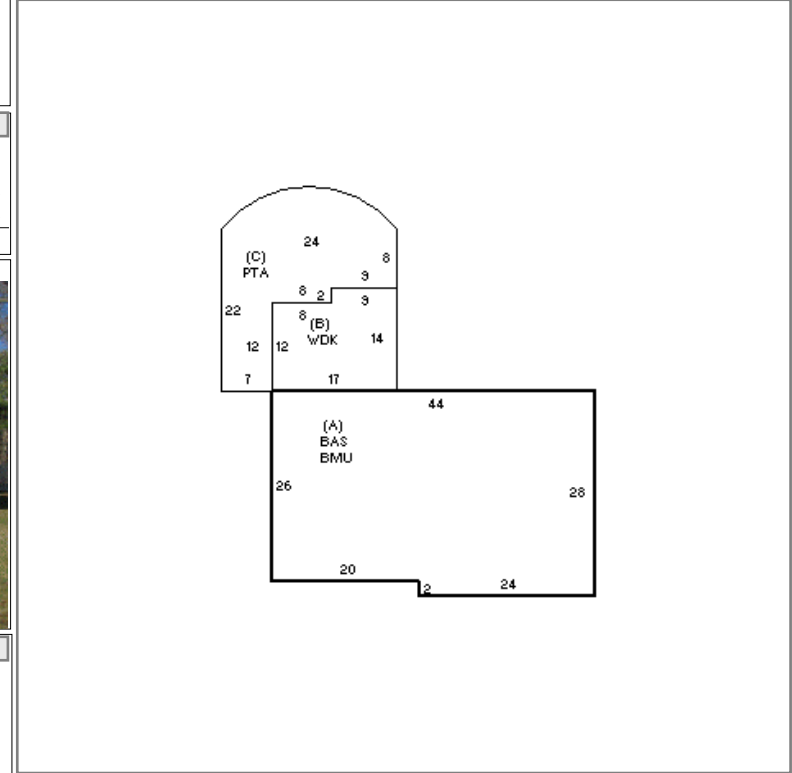
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	15,090	13	1.00	13K	1.00	A	1.00			252,080	2.80	A	1.00	R04	1.15						244,500

TOTAL	15,090 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	244,500	230,700			
St Ind	FOX MEADOW		BUILDING	329,000	310,700			
Infl	AVERAGE		DETACHED	5,800	5,700			
			OTHER	0	0			
			TOTAL	579,300	547,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	8X12	2020	96	22.01	2,100
HTB	A	1.00	10 0.90		2015	1	4,058.10	3,700



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/7/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,762		
NET AREA	1,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		59.29	70,669	CONDITION ELEM	CD		
\$NLA(RCN)	\$354	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,192	1985	266.59	317,775	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	222		41.16	9,137	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	407		13.36	5,436	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 10P	1		8,018.90	8,019	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$329,000