

Key: 1259

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
BROHEL MICHAEL & KAITLYN 40 AURIGA STREET DORCHESTER, MA 02122				101-58-0				33 PURITAN DRIVE								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
BROHEL MICHAEL & KAITLYN				04/02/2020	QS	360,000	32804-53									
MELESHKEWICH AMIE				11/29/2010	QS	267,000	25039-237									
JORDAN RICHARD Y				03/25/2002	QS	195,200	14967-027									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,220	13	1.00	13K	1.00	A	1.00	252,080	2.78	A	1.00	R04	1.15		244,640

TOTAL	15,220 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	244,600	230,800
St Ind	FOX MEADOW		BUILDING	276,900	264,600			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	523,800	497,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2011	120	21.39	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/23/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/19/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,260	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$8,372
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	720	1984	267.60	192,672
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	540	2011	170.87	92,268
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	432		36.06	15,579
ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,221.80	2,222
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	1.00								
FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	311,113
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$276,900

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	%
381	04/02/2020	15	SALE REVIEW	360,000	01/19/2021	JMG	100	100
342	07/25/2011	12	CYCLICAL NON		04/15/2013	SF	100	100
113	06/23/2011	3	OUT BUILDING	4,000	03/06/2012	MR	100	100
	03/12/2003	2	ADD	15,000	03/06/2012	MR	100	100
		2	ADD	3,000	06/03/2004	WH	100	100

