

Key: 1496

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.631

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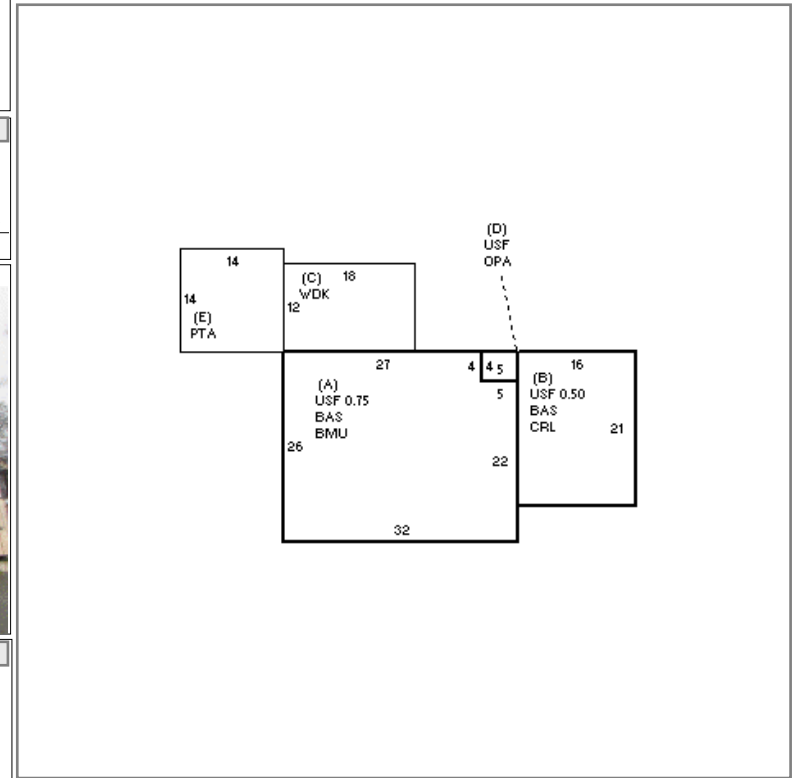
CURRENT OWNER				PARCEL ID				LOCATION				
BREWSTER DREAMS LLC C/O MATTHEW ROBERTS 68 BENNINGTON STREET NEWTON, MA 02458				90-122-0				37 CLEMENTS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BREWSTER DREAMS LLC				06/13/2014	QS	715,453	28204-110					
SCIONTI STEPHEN M & MARY				11/04/2005	Q	745,000	20446-150					
LEMAITRE JOANNA P				05/03/2005	F	1	19789-064					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	6	1.00	A	1.00	A	1.00	BAV	3.50		699,670

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	%
797	09/12/2019	7	ALTERATIONS	35,000	07/14/2020	NF	100	100
212	04/10/2015	10	INGROUND POO	30,000	04/26/2016	WFF	100	100
335	06/09/2003	2	ADD	340,000	06/03/2004	WH	100	100
217	04/30/2003	7	ALTERATIONS	20,000			100	100

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TOTAL	9,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E				LAND	699,700	660,100
St Ind	AVERAGE					BUILDING	622,800	594,600
Infl	AVERAGE					DETACHED	11,700	11,600
						OTHER	0	0
<b>TOTAL</b>							<b>1,334,200</b>	<b>1,266,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X12		96	22.01	2,100
IPV	A	1.00	10 0.90 10X18	2015	180	53.44	8,700
PTD	A	1.00	10 0.90 8X12	2015	96	10.35	900



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BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/11/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,694		
NET AREA	1,945	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	812		74.34	60,364	CONDITION ELEM CD			
\$NLA(RCN)	\$344	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	812	1970	319.91	259,765	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	797	1970	231.65	184,624	INTERIOR	E		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	336		38.26	12,855	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	336	2003	319.91	107,489	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	216		49.39	10,668	HEAT/ELEC	V		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	OPA	N	OPEN PORCH	20		63.00	1,260				
				FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	196		19.04	3,731				
												F21	O	FPL 2S 1OP	1	12,790.30	12,790		
												ODS	O	OUTDOOR SHOWER	1	3,042.90	3,043		
																EFF.YR/AGE	2016 / 7		
																COND	7 7 %		
																FUNC	0		
																ECON	0		
																DEPR	7 % GD 93		
																RCNLD	\$622,800		