

Key: 1524

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.660

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ODONNELL DAVID J TRUSTEE & O'DONNELL CAROL M TRUSTEE 376 WEST ROXBURY PARKWAY WEST ROXBURY, MA 02132		90-112-0		39 SEARS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ODONNELL DAVID J TRUSTEE		04/22/2016	F	1 29596-74	
O'DONNELL DAVID & CAROL		11/19/1991	QS	52,000	7761-064

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 %
23-102	04/10/2023	2	ADD	100,000	04/30/2024	NF	50 70
575	09/08/2020	7	ALTERATIONS	2,100	12/02/2020	NF	100 100
339	11/19/1991	1	NEW CONSTRUC	106,000	02/01/1994		100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000 6	1.00	A	1.00	A	1.00	767,200	2.82	A	1.00	R12 3.50	743,770

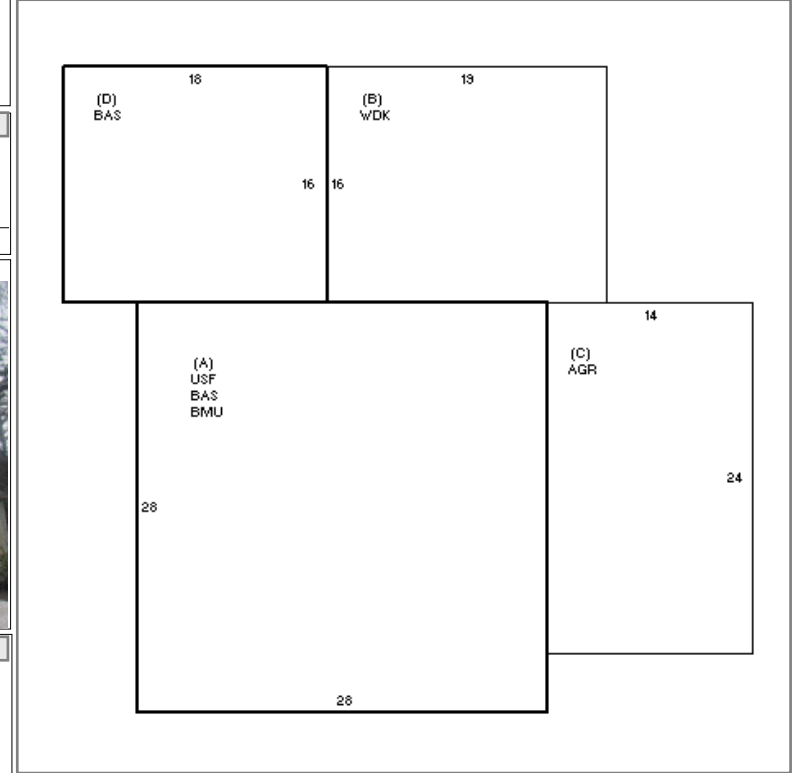
TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	743,800	561,400
St Ind	AVERAGE		LAND BUILDING	418,600	356,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,162,400	918,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2024	NF
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		66.04	51,777
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	784	1992	276.97	217,142
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	784	1992	194.88	152,785
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	304		41.55	12,632
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	336		44.77	15,044
INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	288	2023	276.97	79,767
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O		FPL 2S 1OP	1		10,760.10	10,760
FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		2,559.90	2,560



YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	1,856	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,268	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	550,735
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	10 UC
ECON	0
DEPR	24 % GD 76
RCNLD	\$418,600