

Key: 1726

Town of BREWSTER - Fiscal Year 2025

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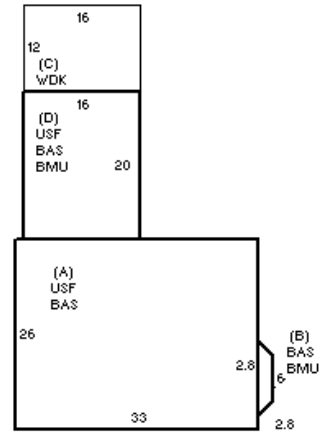
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CURRENT OWNER				PARCEL ID				LOCATION				
ALEXANDER DANA MATTHEW & LAUREN RAE 64 MAYFLOWER ROAD NEEDHAM, MA 02492				68-40-0				2071 MAIN STREET				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ALEXANDER DANA MATTHEW & CAZEALT RUSSELL S & BREN				07/27/2020	QS	782,500	33107-19					
				06/24/2008	F	100	23000-151					
CAZEALT RUSSELL S & BREN				07/25/2007	QS	686,000	22211-125					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,908	10	1.00	A	1.00	A	1.00	R03	1.00		233,110

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
391	04/12/2023	22	I & E					0
126	05/10/2022	7	ALTERATIONS	350,000	07/11/2024	TCK	100	100
771	02/15/2022	10	INGROUND POO	114,000	07/18/2023	PJK	100	100
	08/24/2021	2	ADD	350,000	07/11/2024	TCK	100	100
	07/27/2020	16	MLS REVIEW	782,500	02/23/2021	JMG	100	100

TOTAL	24,908 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	NOTE				LAND	233,100	214,300
St Ind	AVERAGE		BUILDING	769,800	727,100			
Infl	AVERAGE		DETACHED	40,300	40,100			
			OTHER	548,400	378,200			
						TOTAL	1,591,600	1,359,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	V	1.50	10 0.90	18 X 36	2022	648	69.11
							40,300



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/27/2008	EST
STYLE	7	1.05	CONVEN/OLD [99%]	REVIEW	7/29/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	986,915		
NET AREA	2,372	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,178	1850	439.87	518,170	CONDITION ELEM	CD		
\$NLA(RCN)	\$416	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,178	1850	305.52	359,897	EXTERIOR	V		
				ROOF SHAPE	5	MANSARD	1.00	+	BMU	N	BSMT UNFINISHED	336		115.81	38,914	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	16	1850	439.84	7,037	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	192		67.91	13,039	BATHS	G		
				INT FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		10,048.50	10,049	HEAT/ELEC	V		
				HEATING/COOL	2	HOT WATER	1.00		GFP	O	GAS FIREPLACE	2		5,414.95	10,830				
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		8,709.30	8,709				
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$769,800

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.861

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
ALEXANDER DANA MATTHEW & LAUREN RAE		68-40-0	2071 MAIN STREET		
64 MAYFLOWER ROAD		TRANSFER HISTORY	DOS	T	SALE PRICE BK-PG (Cert)
NEEDHAM, MA 02492					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

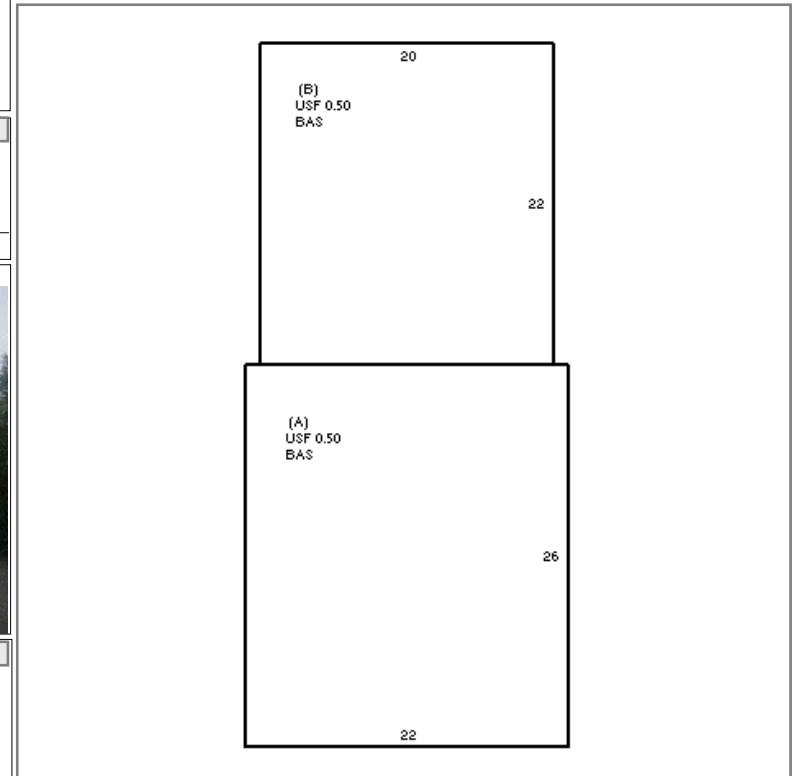
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	548,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2023	PJK
MODEL	1		RESIDENTIAL	LIST	7/18/2023	EST
STYLE	18	0.90	DETACHED [100%]	REVIEW	7/29/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,626				
NET AREA	1,518	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,012	2021	405.26	410,123	CONDITION ELEM	CD				
\$NLA(RCN)	\$369	OVERALL	0.940	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	506	2021	288.06	145,757	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUTDOOR SHOWER	1		3,745.70	3,746	INTERIOR	A				
				ROOF COVER	2	WD SHINGLE	1.01									KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03														
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2021 / 2		
																		COND	2 2 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	2	% GD	98
																		RCNLD	\$548,400		