

Key: 2152

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.301

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BOUDREAU MARK TRUSTEE & BOUDREAU SHIRLEY A TRUSTEE 70 MYRICK LANE HARVARD, MA 01451				37-47-0				45 SPRING LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOUDREAU MARK TRUSTEE & BOUDREAU SHIRLEY A & MARK				09/07/2017	F	1	30750-93				
				09/17/2004	QS	325,000	19045-087				
				09/26/2003	DC		17705-058				

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	%
16	01/29/1990	5	OTHER	3,400	03/07/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	28,643	11	1.00	A	1.00	A	1.00	372,640	1.67	A	1.00	R07	1.70			409,490

TOTAL	28,662 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE LAND SQ FT CORRECTED FOR F/Y 2004	LAND	409,500	386,300			
St Ind	AVERAGE		BUILDING	206,500	195,000			
Infl	AVERAGE		DETACHED	2,200	2,100			
			OTHER	0	0			
			TOTAL	618,200	583,400			

DETACHED

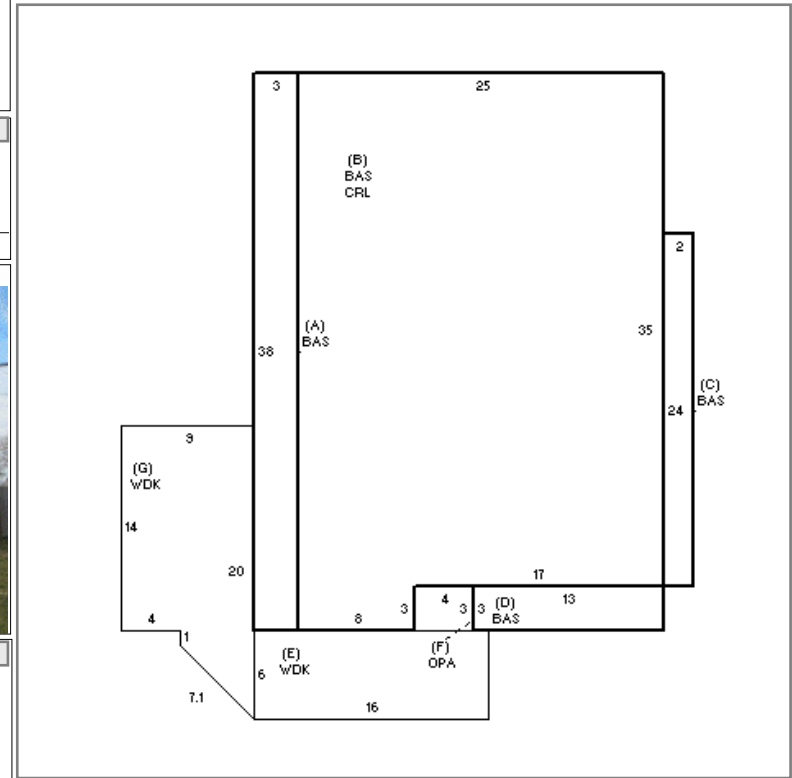
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X12		144	21.39	2,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2018	NF
MODEL	1		RESIDENTIAL	LIST	4/12/2018	NF
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,100	DETAIL ADJ	1.000
\$NLA(RCN)	\$313	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,095	
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
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,100	1965	274.35	301,790
B	CRL	N	BSMT CRAWL	899		28.14	25,298
+	WDK	N	WOOD DECK	240		41.16	9,878
F	OPA	N	OPEN PORCH	12		52.50	630
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	344,227
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	P
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$206,500