

Key: 2174

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.323

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCLAUGHLIN JAMES ALOYSIUS & MELISSA SUE 2 CRANBERRY LANE DOVER, MA 02030				48-12-0				130 SPRING LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN JAMES ALOYSIUS				05/20/2021	QS	520,000	34129-256				
MALLORY MICHAEL & KIMBERL				05/19/2005	QS	320,500	19841-187				
CHANFRAU DONALD & MARYBET				05/28/1993	QS	85,500	8602-113				

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	%
1046	11/29/2021	7	ALTERATIONS	9,143	04/28/2022	TCK	100	100
	05/20/2021	16	MLS REVIEW	520,000	03/21/2022	JMG	100	100
486	06/13/2014	7	ALTERATIONS	6,000	06/04/2015	MW	100	100
NP		12	CYCLICAL NON		08/06/2007	JH	100	100
197	04/12/2006	7	ALTERATIONS	30,000	07/11/2007	JH	100	100

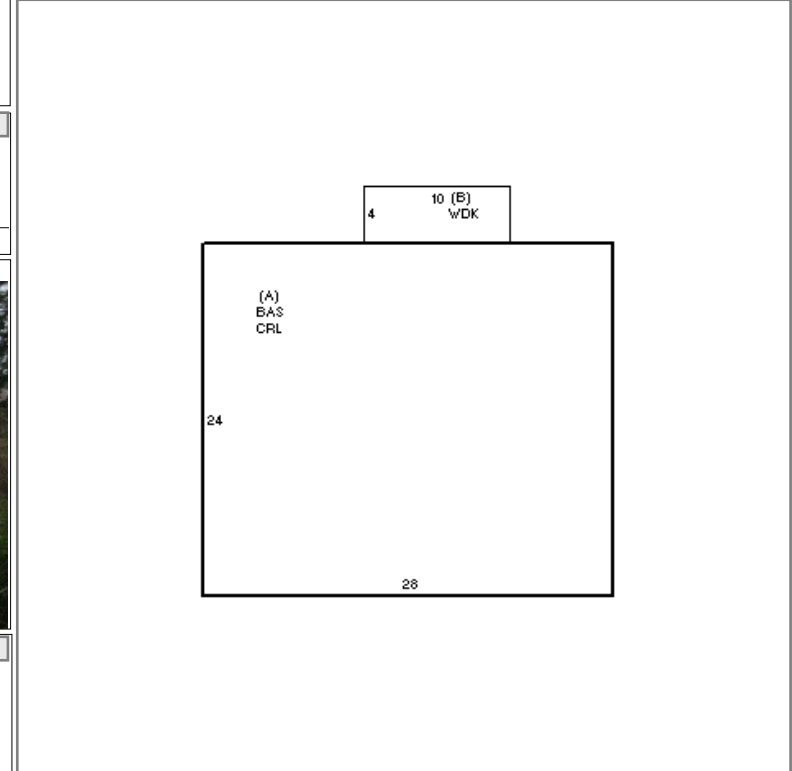
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,582	11	1.00	A	1.00	A	1.00				381,000

TOTAL	20,582 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	381,000	359,500
St Ind	AVERAGE		BUILDING	140,700	134,600			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	523,700	496,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50		288	8.10	1,200
SHF	A	1.00	30 0.70 7X7		49	22.94	800



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/11/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/21/2022	JMG
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	190,123
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	672		24.20	16,260		
\$NLA(RCN)	\$283	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	672	1962	248.69	167,123		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	40		33.52	1,341		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,064.80	2,065		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	5	ELECTRIC BB	1.00										
				FUEL SOURCE	3	ELECTRIC	0.95										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	V
																BATHS	V
																HEAT/ELEC	A
																EFF.YR/AGE	1981 / 42
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$140,700