

Key: 2491

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.648

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIOVINO RONALD G & JEANNE M 326 EAST BORDER ROAD MEDFORD, MA 02155				15-10-0				39 PEBBLE PATH LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIOVINO RONALD G & JEANNE				12/19/2012	H	399,000	26967-25				
WORDEN DOROTHEA				08/30/2006	DC		21309-230				
WORDEN ARTHUR & DOROTHEA				01/16/1981	XX	69,000	3226-209				

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	%
NP 667	10/30/2003	12	CYCLICAL NON ALTERATIONS	6,865	02/25/2008	JH	100	100

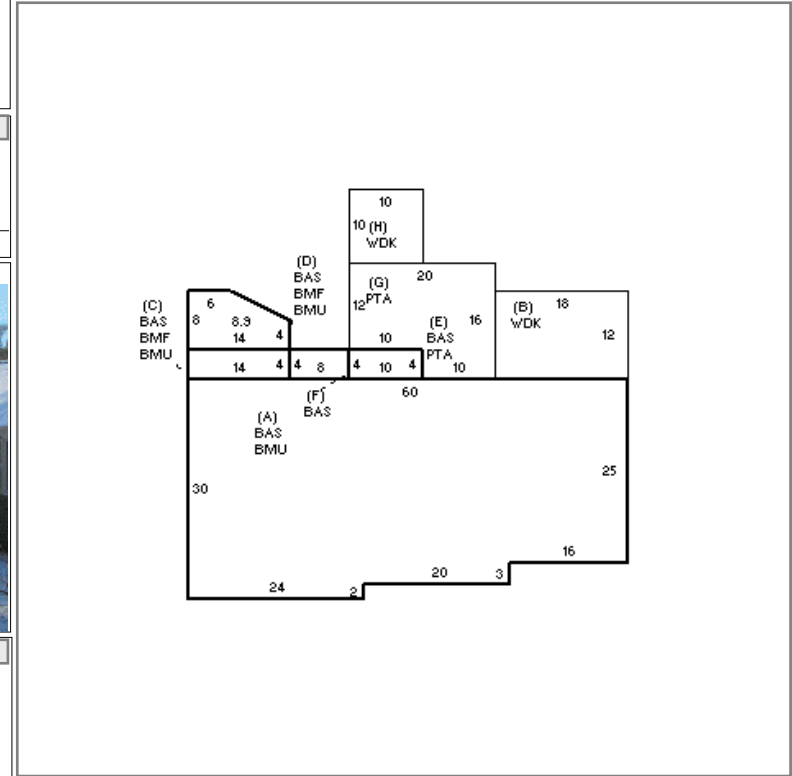
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,505	12	1.00	12M 1.00	A 1.00	252,080	1.72	A	1.00	R06 1.15	274,410

TOTAL	27,505 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	274,400	258,900			
St Ind	STONYBROOK		BUILDING	472,100	452,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>746,500</b>	<b>710,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/3/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/25/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/1/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,904	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,832		56.49	103,481	
\$NLA(RCN)	\$340	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	316		44.41	14,035	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	152		45.70	6,946
STORIES	1	1.00			ROOF COVER	1	ASPH/CMP SH	1.00	E	PTA	N	PATIO	40		26.12	1,045
ROOMS	7	1.00			FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,904	1980	256.94	489,217
BEDROOMS	3	1.00			INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	280		16.21	4,540
BATHROOMS	2	1.00			HEATING/COOL	9	WARM/CL AIR	1.03	BMG	O	BSMT GARAGE	2		3,504.95	7,010	
BATHROOMS	2	1.00			FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		8,652.70	8,653	
FIXTURES	8	\$11,783														
GARAGE SPACES	2	1.00														
% BSMT FIN	0	1.00														
# 1/2 BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	646,710	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1980 / 43	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$472,100	