

Key: 3021

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.215

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WELLS DAVID J & SARAH E TRUSTEES SARAH E WELLS LIVING TRUST 38 NIXON ROAD FRAMINGHAM, MA 01701				66-105-0				30 BOULDER ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WELLS DAVID J & SARAH E T				05/01/2019	F	10	31990-266					
WELLS DAVID J & SARAH E				06/30/2017	QS	599,000	30604-47					
MAGAURAN RAYMOND G &				08/21/2002	D	525,000	15496-341					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,400	13	1.00	A	1.00	A	1.00				223,700

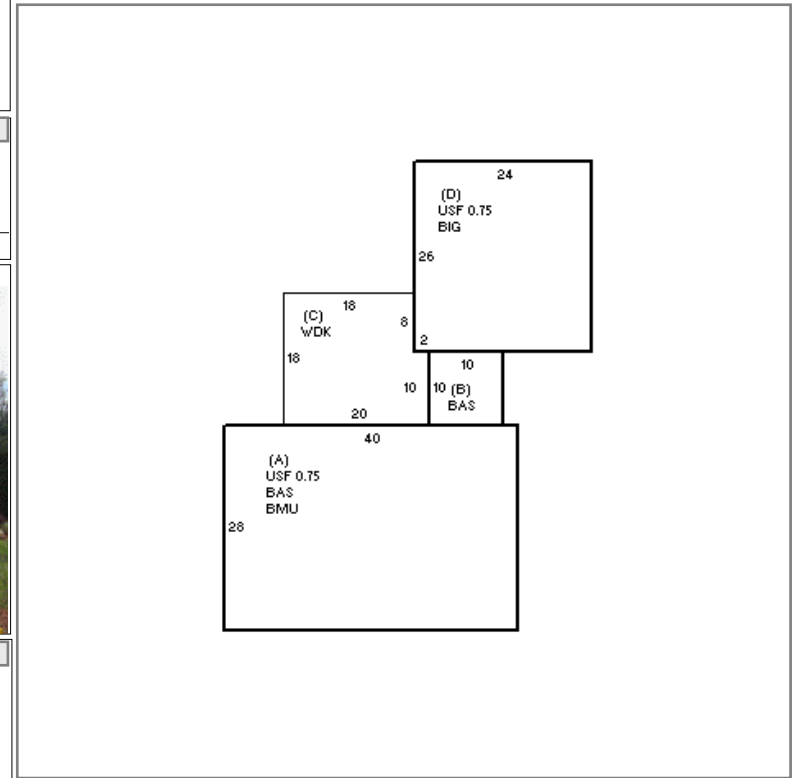
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
388	04/29/2021	7	ALTERATIONS	14,000	04/28/2022	TCK	100	100
	06/30/2017	16	MLS REVIEW	599,000	07/12/2018	JMG	100	100
411	07/03/2002	5	OTHER	20,000			100	100
628	10/26/2001	5	OTHER	6,000	04/04/2002	LB	100	100
404	07/10/2001	1	NEW CONSTRUC	200,000	04/04/2002	LB	100	100

LAND

TOTAL	20,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	223,700	211,000
St Ind	AVERAGE		BUILDING	670,500	640,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						894,200	851,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/7/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,250
NET AREA	2,528	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		69.09	77,382		
\$NLA(RCN)	\$316	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,308	2002	206.60	270,232		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,220	2002	301.63	367,985		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	344		47.97	16,501		
				FLOOR COVER	2	SOFTWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	624		58.19	36,313		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,421.20	12,421		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,955.10	2,955		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2002 / 21
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$670,500