

Key: 324

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 337

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
ERDOS KAREN 282 MELROSE STREET NEWTON, MA 02466		58-34-0	282 BREAKWATER ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ERDOS KAREN		01/30/2008	QS	924,500	22637-321	
BOOTH CATHERINE ESTATE OF		03/08/1988	XX	110,000	6165-313	

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	%
189	03/04/2013	5	OTHER ALTERATIONS	1,900	10/24/2017	JMG	100	100
		7			08/06/2014	RJM	100	100

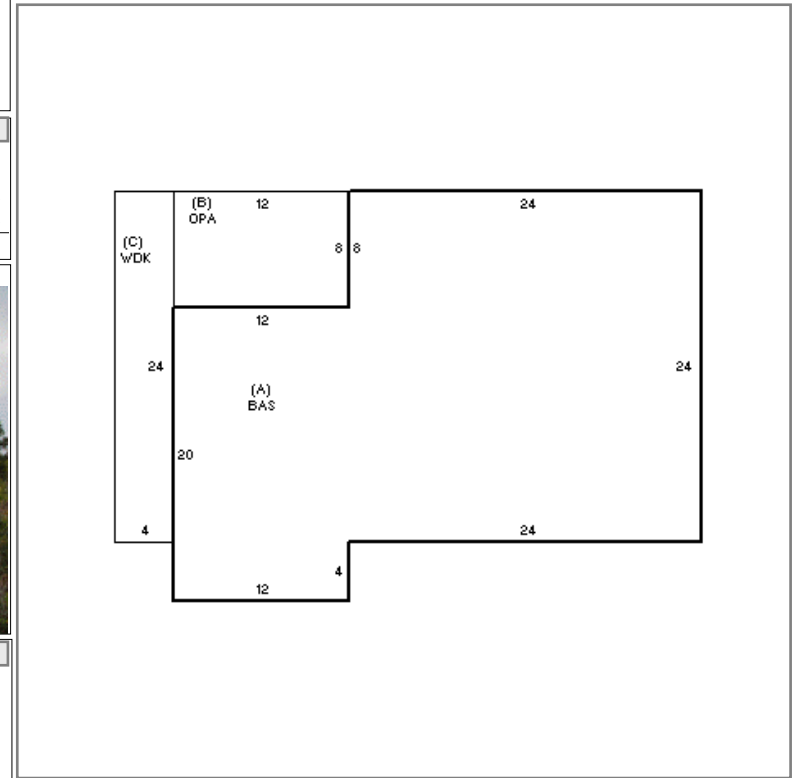
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,000 4	1.00	A	1.00	A	1.00	968,864	2.82	15	0.85	BSP 5.20	939,270

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E T= No Seawall	LAND	939,300	886,100			
St Ind	AVERAGE		BUILDING	137,800	130,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,077,100	1,016,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	10/21/2020	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	229,707	
NET AREA	816	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	816	1954	255.93	208,836	CONDITION ELEM	CD	
\$NLA(RCN)	\$282	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	96		46.35	4,450	EXTERIOR	F	
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		36.34	3,488	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,079.50	7,080	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A	
				HEATING/COOL	7	FL/WALL UN	0.98											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$3,615															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF. YR/AGE		1933 / 90																
COND	40		40 %															
FUNC	0																	
ECON	0																	
DEPR	40		% GD 60															
RCNLD		\$137,800																