

Key: 3398

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.610

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MAINS ROCHELLE 263 WACHUSETT STREET JAMAICA PLAIN, MA 02130				88-35-0				43 NORTH POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAINS ROCHELLE				05/18/2018	QS	550,000	31277-265				
LANDA MARJORIE B				11/23/1993	QS	157,000	8906-271				
LANDA MARJORIE B				07/02/1992	A	1	N/A-N/A				

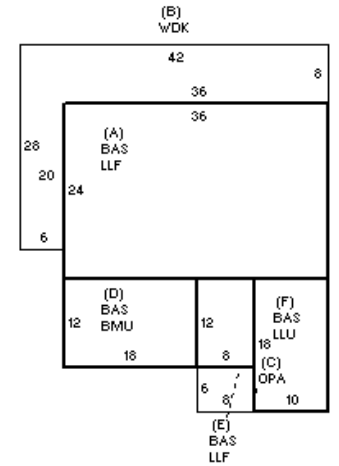
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
216	05/18/2018	15	SALE REVIEW	550,000	03/20/2019	JMG	100	100
594	04/28/1998	12	CYCLICAL NON		04/29/2013	SF	100	100
673	10/21/1997	7	ALTERATIONS	11,000			100	100
	10/28/1994	2	ADD	60,000	06/18/1998	BC	100	100
		2	ADD	40,000	06/01/1996	JB	100	100

TOTAL	28,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	455,600	429,800
St Ind	LUND FARM		BUILDING	352,100	332,500			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
						TOTAL	809,000	763,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 12		120	21.39	1,300



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/28/2020	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	2/16/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DET
ACH
ED

B
U
I
L
D
I
N
G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475.863	
NET AREA	2,316	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	864	1970	116.25	100,444	CONDITION ELEM	CD	
\$NLA(RCN)	\$205	OVERALL	0.830	EXT COVER	10	VERT BOARD	0.98	A	BAS	L	BASE AREA	864	1970	225.05	194,447	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	456		35.79	16,320	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	48		45.65	2,191	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	D	BMU	N	BSMT UNFINISHED	216		61.03	13,183	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	216	1998	225.05	48,612	HEAT/ELEC	A	
				HEATING/COOL	5	ELECTRIC BB	1.00	E	LLF	L	LOWER LEVEL FIN	96	1995	116.26	11,161			
				FUEL SOURCE	3	ELECTRIC	0.95	+	BAS	L	BASE AREA	276	1995	225.05	62,115			
									F	LLU	N	LOWER LEVEL UNF	180		87.17	15,691		
										ODS	O	OUTDOOR SHOWER	1		2,204.90	2,205		
												EFF.YR/AGE		1981 / 42				
												COND		26 26 %				
												FUNC		0				
												ECON		0				
												DEPR		26 % GD 74				
												RCNLD				\$352,100		