

Key: 3405

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.616

LEGAL

LAND

DETACHED

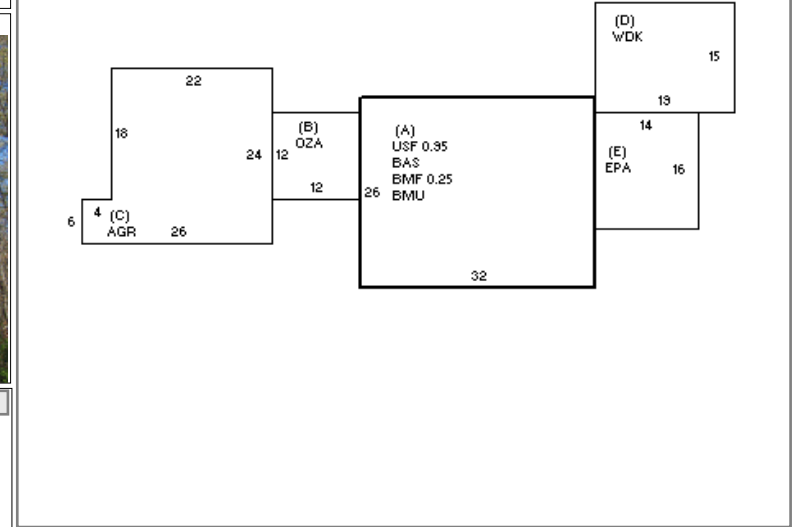
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
BALBONI JOHN G & JENNIFER 44 FOREST STREET MILTON, MA 02186				100-43-0				146 BLUEBERRY POND DRIVE								
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)								
BALBONI JOHN G & JENNIFER				03/19/2021	QS	675,000 (225657)										
BRINTNALL JOHN E & SAMANT				09/27/2018	QS	400,000 (217402)										
EPTING HOPE W TRUSTEE				02/02/2009	F	1 (187867)										
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	37,700	13	1.00	13J	1.00	A	1.00	252,080	1.37	A	1.00	R06	1.15		298,670

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	%
22-913	11/02/2022	7	ALTERATIONS	15,567	05/14/2024	TCK	100	100
928	03/19/2021	15	SALE REVIEW	675,000	03/02/2022	JMG	100	100
	11/01/2018	7	ALTERATIONS	2,800	07/10/2019	TCK	100	100
	09/27/2018	16	MLS REVIEW	400,000	06/27/2019	JMG	100	100
		12	CYCLICAL NON		04/09/2013	SF	100	100

TOTAL	37,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	298,700	281,800	
St Ind	BLUEBERRY POND		BUILDING	487,300	466,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	786,000	747,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	624,693
NET AREA	1,622	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		72.92	60,673	CONDITION ELEM	CD
\$NLA(RCN)	\$385	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	208		49.86	10,370	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1970	341.24	283,908	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	790	1970	227.24	179,517	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	B	OZA	N	OPEN BREEZEWAY	144		57.59	8,294	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	552		46.88	25,877	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	D	WDK	N	WOOD DECK	285		48.45	13,809		
				FUEL SOURCE	1	OIL	1.00	E	EPA	N	ENCLOSED PORCH	224		89.55	20,059		
									F21	O	FPL 2S 1OP	1		12,546.60	12,547		
																EFF.YR/AGE	1989 / 34
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$487,300