

Key: 3410

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.621

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
MACK NEIL A & DARLENE A 5 PERKINS LANE LYNNFIELD, MA 01940		89-53-0	368 BLUEBERRY POND DRIVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACK NEIL A & DARLENE A		04/30/2004	QS	498,000	(172857)
SHEPHARD EDWARD J &		10/30/1972	XX	13,500	(56620)

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 %
282	05/09/2000	12	CYCLICAL NON ADD	47,000	04/11/2013	SF LB	100 100

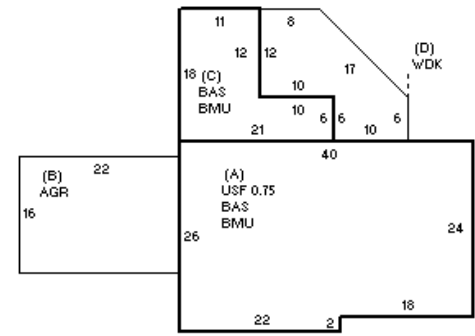
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	13J	1.00	A	1.00				348,850
300	A	0.523	13	1.00	13J	1.00	A	1.00	R06	1.15		7,220

TOTAL	1.900 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	356,100	335,900
St Ind	BLUEBERRY POND		BUILDING	449,700	424,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	805,800	760,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/4/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	599,617
NET AREA	2,015	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,262		57.98	73,171	CONDITION ELEM	CD
\$NLA(RCN)	\$298	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,262	1983	263.02	331,926	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	753	1983	196.17	147,713	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	352		44.15	15,540	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	228		41.83	9,537	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,831.10	10,831	HEAT/ELEC	A
				HEATING/COOL	5	ELECTRIC BB	1.00		ODS	O	OUTDOOR SHOWER	1		2,576.80	2,577		
				FUEL SOURCE	3	ELECTRIC	0.95										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$8,323														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1983 / 40															
COND	25	25 %															
FUNC	0																
ECON	0																
DEPR	25	% GD	75														
RCNLD				\$449,700													