

Key: 3491

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.702

LEGAL

LAND


DETACHED

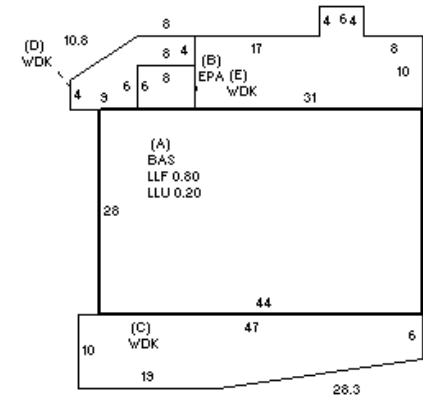
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SPERA JO-ANN 62 BEATRICE CIRCLE BELMONT, MA 02478				88-18-0				148 SOUTH POND DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SPERA JO-ANN				07/01/2022	H	1	35224-321					
O'TOOLE MARK & SPERA JO-A				07/14/2014	O	260,000	28260-32					
HULICK ELYSE B				09/07/2007	A	1	22318-205					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,540	13	1.00	13M 1.00	A	1.00					303,520

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	%
MW	09/05/2014	14	CYCLICAL GRO		12/30/2020	TCK	100	100
651	08/19/2014	7	ALTERATIONS	5,000	06/25/2015		100	100
		7	ALTERATIONS	20,000			100	100
471	08/03/2004	12	CYCLICAL NON		04/25/2013	SF	100	100
		7	ALTERATIONS	1,500			100	100

TOTAL	29,540 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O N P O N D V I E W				LAND	303,500	286,400
St Ind	LUND FARM		LAND	480,500	459,700			
Infl	AVERAGE		DETACHED	15,200	15,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>799,200</b>	<b>761,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GFU	G	1.20	50 0.50		460	53.88	12,400	12/30/2020 
HTB	A	1.00	30 0.70		1	4,058.10	2,800	



BUILDING	CD	ADJ	DESC	MEASURE	12/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/30/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
LLF=FAM RM/BEDRM/BATH  
INFO @ DOOR (12/30/20)

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,670
NET AREA	2,218	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	246		116.42	28,640		
\$NLA(RCN)	\$289	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	986	1984	160.44	158,192		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,232	1984	310.59	382,647		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	48		147.08	7,060		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	843		49.39	41,638		
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		9,622.60	9,623			
				HEATING/COOL	11	HTWT/CL AIR	1.05	GEN	O	GENERATOR	1		0.00				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043			
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1984 / 39
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$480,500