

Key: 3509

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.720

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY MATTHEW V 3rd TRUSTEE MATTHEW V MAHONEY 3rd REV LT 88 SOUTH POND DRIVE BREWSTER, MA 02631				88-21-0				88 SOUTH POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY MATTHEW V 3rd TR				02/07/2007	QS	322,000	21761-299				
TOWNSHEND BENJAMIN &				01/06/2003	QS	259,900	16195-089				
GINGOLD CHARLES				09/17/2002	A	1	15607-005				

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	%
209	04/24/1998	12	CYCLICAL NON ADD	12,000	04/24/2013 05/12/1999	SF JB	100 100	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,040	13	1.00	13M 1.00 A 1.00	252,080	2.05	A	1.00	R04	1.15	261,030

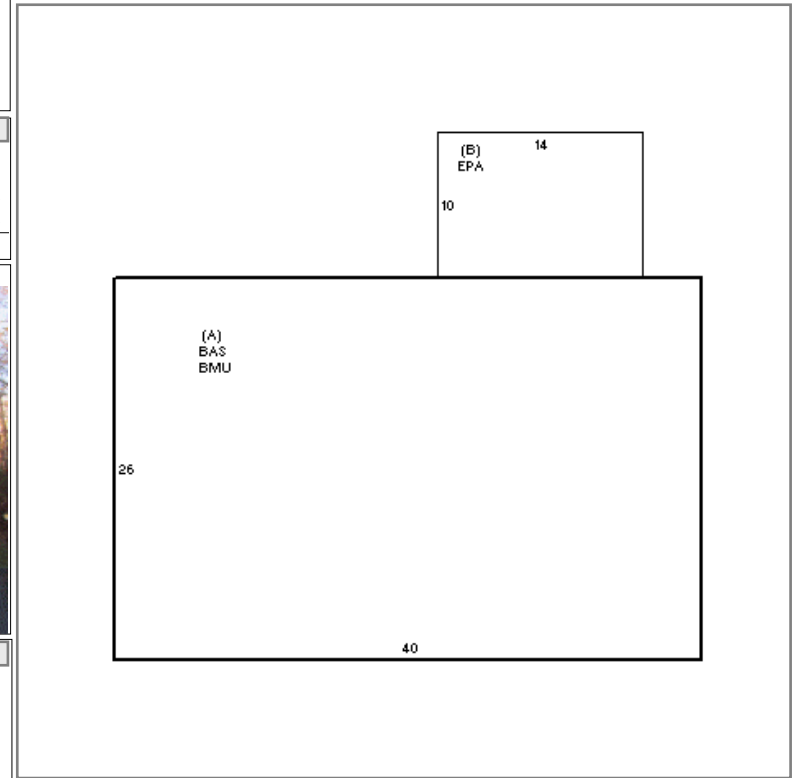
TOTAL	22,040 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	261,000	246,300
St Ind	LUND FARM		BUILDING	272,900	261,000			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	535,300	508,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X8		80	22.01	1,400



BUILDING	CD	ADJ	DESC	MEASURE	12/29/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/24/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		58.16	60,484
\$NLA(RCN)	\$350	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,040	1984	269.13	279,894
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	140		82.92	11,608
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866
				FLOOR COVER	1	HARDWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	363.869
STORIES	1	1.00	CONDITION ELEM	CD
ROOMS	5	1.00	EXTERIOR	A
BEDROOMS	2	1.00	INTERIOR	A
BATHROOMS	1	1.00	KITCHEN	A
FIXTURES	3	\$4,017	BATHS	A
GARAGE SPACES	0	1.00	HEAT/ELEC	A
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	1984 / 39	RCNLD	\$272,900
COND	25 25 %		
FUNC	0		
ECON	0		
DEPR	25 % GD	75	