

Key: 4704

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.916


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION								
HARTUNG KYLE & RUSSO KRISTIN 14 CLIFTONDALE STREET ROSLINDALE, MA 02131				100-99-0				78 SOMERSET ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
HARTUNG KYLE & RUSSO KRIS				01/08/2018	QS	435,000	31010-162									
HIVES JON & KAREN				09/20/2011	QS	380,000	25691-71									
PETRUSKA STEPHEN J &				02/01/2005	QS	395,000	19494-232									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	28,700	13	1.00	A	1.00	A	1.00	219,200	1.67	A	1.00	R02	1.00		240,940

LAND

TOTAL	28,706 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT			LAND	240,900	227,300
St Ind	AVERAGE		BUILDING	439,700	415,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>680,600</b>	<b>642,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/15/2022
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/8/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,525															
NET AREA	1,744	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	928		66.20	61,432																	
\$NLA(RCN)	\$319	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	624	1979	206.28	128,717																	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		56.10	1,346																	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	576		42.56	24,512																	
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,120	1979	284.87	319,054																	
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	48		43.99	2,112																	
				HEATING/COOL	2	HOT WATER	1.00	G	PTA	N	PATIO	328		15.16	4,974																	
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710																	
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