Key: 4914

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,135

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PERKINS HAMPTON S & PAMELA J 19 BRATTLE STREET WORCESTER, MA 01606	137-26-0	35 MAYFLOWER CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PERKINS HAMPTON S & PAMEL	06/02/2004	QS	455,000	18670-064
MCLAUGHLIN DOROTHY	03/28/2002	DC		14982-271
MCLAUGHLIN WM A JR & DORO	06/12/1978	XX	54,000	2725-179

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

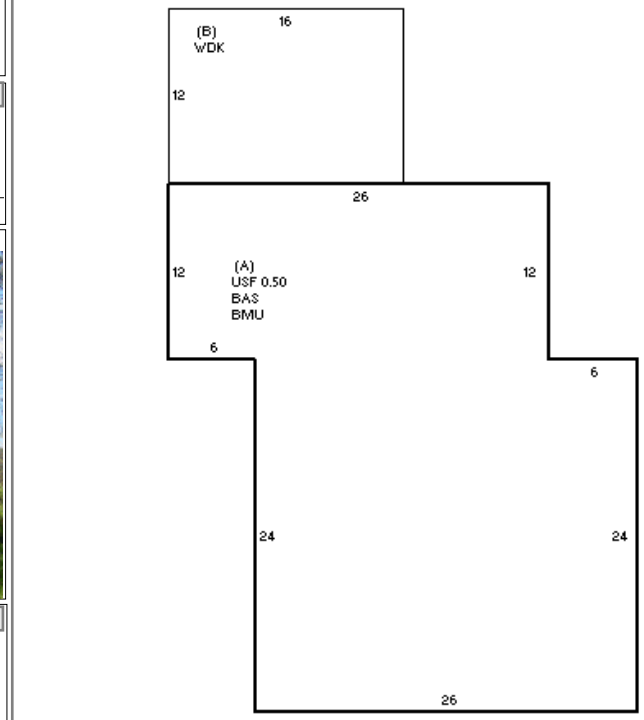
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
575	06/16/2021	7	ALTERATIONS	4,400	05/16/2022	TCK	100	100
700	07/31/2019	7	ALTERATIONS	6,360	07/10/2020	NF	100	100
90	02/08/2007	7	ALTERATIONS	20,000	09/16/2008	JH	100	100
NA		12	CYCLICAL NON		01/27/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,200	9 1.00	A 1.00	A 1.00	241,120	1.47	A 1.00	R05 1.10			277,890

TOTAL	34,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	277,900	262,200
BUILDING	348,600	333,800
DETACHED	0	0
OTHER	0	0
TOTAL	**626,500**	**596,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/31/2019	NF
LIST	5/31/2019	NF
REVIEW	5/27/2022	MR

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,009
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		68.14	63,784
A	BAS	L	BASE AREA	936	1974	307.48	287,805
A	USF	L	UPPER STORY FIN	468	1974	214.51	100,391
B	WDK	N	WOOD DECK	192		45.27	8,693
	F21	O	FPL 2S 1OP	1		11,724.40	11,724
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN 484,196

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $348,600