

Key: 5040

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.265

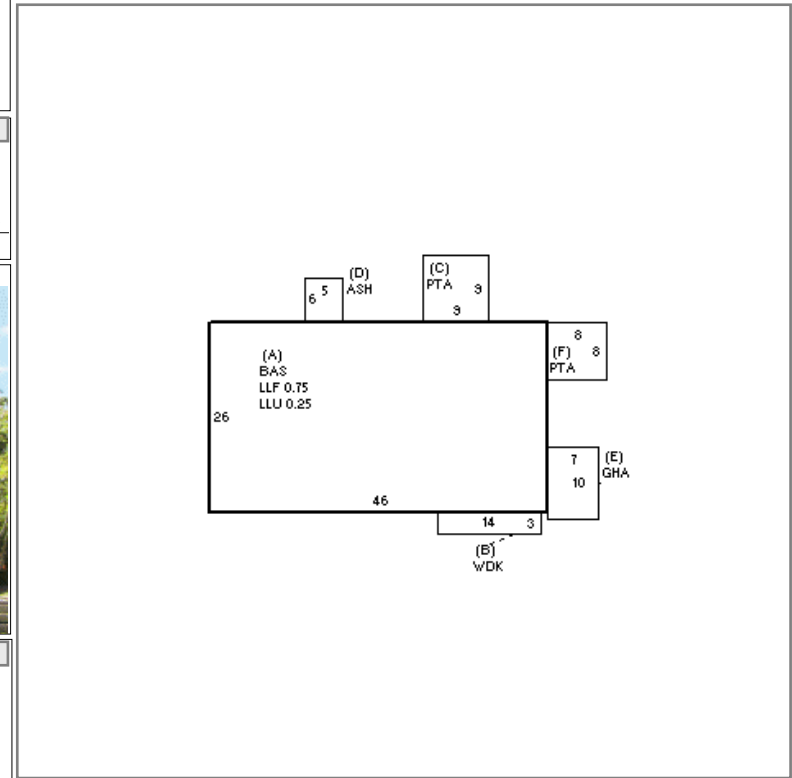
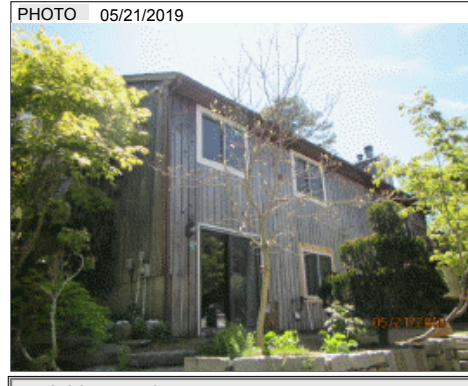
LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BOSCO ERIC & ELIZABETH 310 WAVERLY AVENUE NEWTON, MA 02458				125-18-0				322 HOLLY AVENUE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOSCO ERIC & ELIZABETH				10/14/2020	QS	600,000	33360-26					
LINS COURTNEY A & KEMPSON				08/14/2018	O	290,000	31461-152					
CLARK GLENN				12/21/1995	H	6,500	9981-053					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,120	9	1.00	9-A	1.00	A	1.00				233,900

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	%
789	10/14/2020	16	MLS REVIEW	600,000	03/16/2021	JMG	100	100
	09/12/2018	7	ALTERATIONS	36,500	05/21/2019	NF	100	100
	08/14/2018	16	MLS REVIEW	290,000	05/06/2019	JMG	100	100
NP 369	06/26/2001	12	CYCLICAL NON OUT BUILDING	2,000	02/12/2007	JH	100	100

TOTAL	15,120 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	233,900	220,700
St Ind	ROBINWOOD		LAND	435,900	416,300			
Infl	AVERAGE		DETACHED	11,500	11,500			
			OTHER	0	0			
						TOTAL	681,300	648,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8	2001	48	22.94	900
STU	A	1.00	20 0.80 14X12 EST	2001	168	50.00	6,700
HTB	A	1.00	20 0.80		1	4,058.10	3,200
PTD	A	1.00	30 0.70 10X10		100	10.35	700



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/21/2019	EST
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	3/16/2021	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,093	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,237	
GARAGE SPACES	0	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	299		97.58	29,175
EXT COVER	10	VERT BOARD	0.98	A	LLF	L	LOWER LEVEL FIN	897	1984	134.46	120,613
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,196	1984	268.11	320,663
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	42		41.39	1,738
FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	81		19.31	1,564
INT FINISH	2	DRYWALL	1.00	D	ASH	N	ATT SHED	30		30.80	924
HEATING/COOL	2	HOT WATER	1.00	E	GHA	N	ATT GREENHOUSE	70		54.13	3,789
FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	64		21.83	1,397
					F11	O	FPL 1S 1OP	1		8,064.70	8,065
					KIT	O	XTRA KITCHEN	1		2,291.50	2,292
					ODS	O	OUTDOOR SHOWER	1		2,550.20	2,550

TOTAL RCN	501,007
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$435,900

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