

Key: 521

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 538

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
PETROS JOAN TRUSTEE JOAN PETROS LIVING TRUST 323 MEMORIAL GROVE AVENUE WEYMOUTH, MA 02190		69-8-0	288 CROCKER LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PETROS JOAN TRUSTEE		10/19/2022	F	100	35431-109	
PETROS JOAN		08/24/1992	P	200,000	(127600)	

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	%
22-797	10/04/2022	7	ALTERATIONS	32,500	04/18/2024	NF	100	100
228	03/28/2014	7	ALTERATIONS	2,850	06/08/2015	MW	100	100
205	03/20/2014	7	ALTERATIONS	12,167	06/08/2015	MW	100	100
376	07/07/1995	5	OTHER	3,000	05/21/1996	JB	100	100
403	07/14/1994	1	NEW CONSTRUC		05/21/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,344 4	1.00	4-B	1.00	A	1.00	1,468,640	2.10	A	1.00	BVG 6.70	1,513,290

TOTAL	21,344 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE				LAND	1,513,300	1,427,700
St Ind	KINGS GRANT		LAND	1,081,800	1,021,500			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	0
					TOTAL	2,595,100	2,449,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	10/15/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/15/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/16/2024	EMZ
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	0.970
NET AREA	3,682	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	\$20,735	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,068		67.05	138,661
+	BAS	L	BASE AREA	2,166	1993	312.03	675,861
+	USF	L	UPPER STORY FIN	1,516	1993	226.92	344,009
+	OPA	N	OPEN PORCH	116		70.33	8,158
+	WDK	N	WOOD DECK	791		55.13	43,611
D	BIG	N	BUILT-IN GARAGE	484		71.56	34,634
D	ATF	N	ATTIC FINISH	363		108.30	39,313
	F21	O	FPL 2S 1OP	1		14,277.40	14,277
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	1,319,259
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$1,081,800

