

Key: 55

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 59

LEGAL


LAND

CURRENT OWNER				PARCEL ID				LOCATION			
NBCRE 11161 LLC C/O DANIEL GAQUIN 9 CALVIN ROAD JAMAICA PLAIN, MA 02130				38-75-0				42 WARRENS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NBCRE 11161 LLC				09/11/2020	QS	2,025,000	(223695)				
LLOYD-BAKER PAMELA TRUSTE				04/16/2010	F		(191170)				
LLOYD-BAKER PAMELA				04/09/2010	DC		(183112)				

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	%
23-920	08/29/2023	7	ALTERATIONS	1,000	04/15/2024	NF	100	100
35	01/20/2022	7	ALTERATIONS	38,000	02/17/2023	TCK	100	100
630	09/18/2020	7	ALTERATIONS	3,950	12/15/2020	NF	100	100
	09/11/2020	16	MLS REVIEW	2,025,500	03/14/2021	JMG	100	100
	10/11/2019	30	ABATEMENT RE		12/10/2019	JMG	100	100

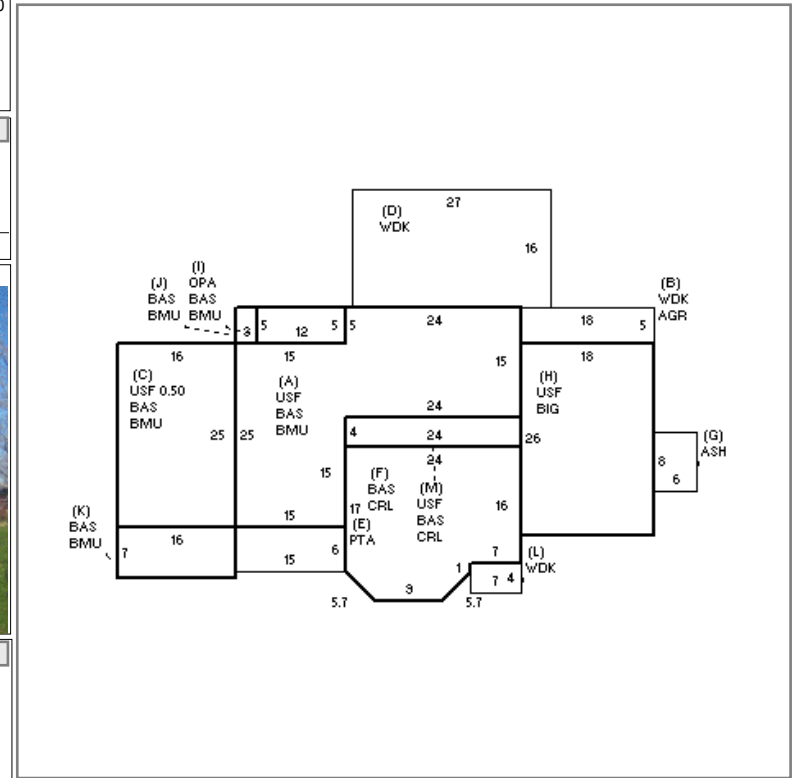
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	2	1.00	A	1,139,840	1.00	A	1.00	BGD	5.20	1,577,410
300	A	0.014	2	1.00	A	62,400	1.00	A	1.00	BGD	5.20	870

TOTAL	1.391 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2		N O T E	FY2020 Subdivided per LCP 10394-3 (pending) this lot remains 38-75 with original house (#42); new lots are created 38-99-0, 38-100-0 & 38-101-0			LAND	1,578,300	1,489,000
St Ind	AVERAGE			LAND BUILDING	1,277,700	1,207,400			
Infl	AVERAGE			OTHER	0	0			
				OTHER	0	0			
				TOTAL	2,856,000	2,696,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2024
									

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2019	JMG
MODEL	1		RESIDENTIAL	LIST	12/10/2019	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HOUSE # 42 PROPANE GAS HEAT
2 BATHS HAVE 5 FIXTURES, 1 BATH HAS 4 FIXTURES, EXTRA FIXTURE IN LAUNDRY



DETACHED

BUILDING

YEAR BLT	1968	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,277,670
NET AREA	3,370	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,322		81.08	107,183	CONDITION ELEM	CD
\$NLA(RCN)	\$379	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,322	1968	345.72	457,046	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,499	2013	240.72	360,842	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	90		66.88	6,019	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	550		58.49	32,169	BATHS	V
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	90		27.29	2,456	HEAT/ELEC	V
				HEATING/COOL	9	WARM/CL AIR	1.03	F	CRL	N	BSMT CRAWL	453		45.30	20,523		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	549	2013	345.72	189,802		
								G	ASH	N	ATT SHED	48		43.49	2,087		
								H	BIG	N	BUILT-IN GARAGE	468		75.91	35,526		
								I	OPA	N	OPEN PORCH	60		74.60	4,476	EFF.YR/AGE	2023 / 0
								M	CRL	N	BSMT CRAWL	96		45.31	4,349	COND	0 0 %
									BMG	O	BSMT GARAGE	1		6,635.10	6,635	FUNC	0
									GEN	O	GENERATOR	1		0.00		ECON	0
									GFP	O	GAS FIREPLACE	2		4,663.40	9,327	DEPR	0 % GD 100
									ODS	O	OUTDOOR SHOWER	1		3,603.30	3,603	RCNLD	\$1,277,700