

Key: 5893

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.121

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
HEALY GIRARD M & GOODMAN NANCY J 258 DERBY STREET #4 NEWTON, MA 02465		54-40-0	155 GRIFFITHS POND ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HEALY GIRARD M & GOODMAN		12/04/2020	QS	1,250,000	33541-45
RHODES WILLIAM A &		11/26/1996	QS	65,000	10501-226

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 %
687	12/04/2020	16	MLS REVIEW	1,250,000	03/28/2021	JMG	100 100
459	11/16/1999	3	OUT BUILDING	1,850	11/13/2007	REO	100 100
143	08/11/1997	5	OTHER	8,000	04/13/1998	BC	100 100
712	03/20/1997	5	OTHER	6,000	04/13/1998	BC	100 100
	12/30/1996	1	NEW CONSTRUC	350,000	04/13/1998	BC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,613	12	1.00	12J 1.00	A 1.00	219,200	1.52	A 1.00	R03 1.00		249,240

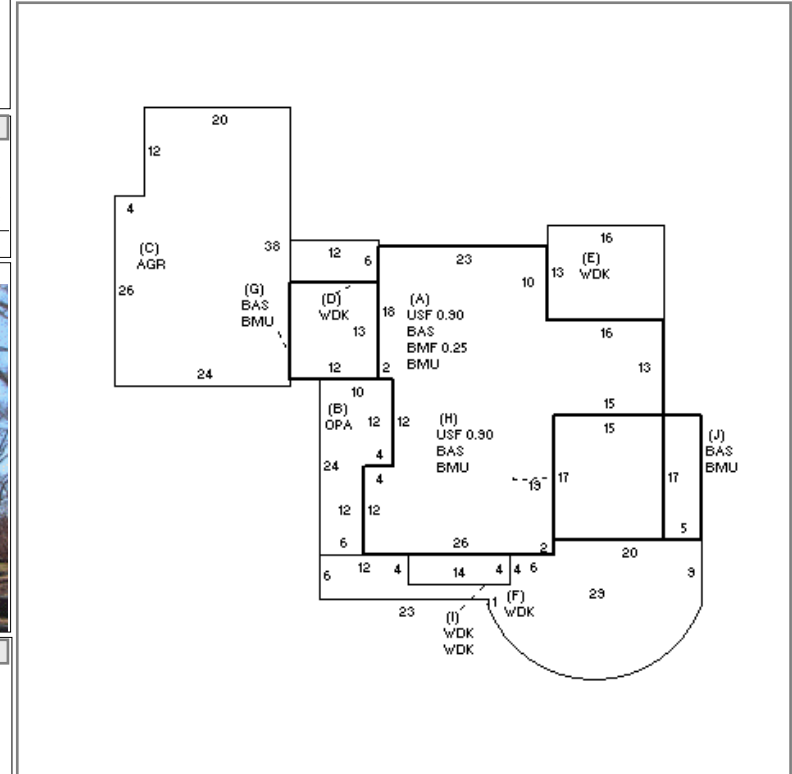
TOTAL	32,613 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	RE-DIVIDED FOR F/Y 97 LOT 3 ON PLAN 509/13-15			LAND	249,200	235,100
St Ind	GRIFFITHS POND		BUILDING	1,184,200	1,118,500			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						TOTAL	1,435,200	1,355,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	30 0.70	10X12	1999	120	21.39	1,800



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/27/2019	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/26/2019	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	0.990
NET AREA	2,992	DETAIL ADJ	1.000
\$NLA(RCN)	\$440	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	\$25,225	
GARAGE SPACES	3	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	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	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,689		81.89	138,307
A	BMF	N	BSMT FINISH	298		64.57	19,242
+	BAS	L	BASE AREA	1,689	1997	378.82	639,828
+	USF	L	UPPER STORY FIN	1,303	1997	270.28	352,181
B	OPA	N	OPEN PORCH	192		80.04	15,368
C	AGR	N	ATT GARAGE	864		59.34	51,267
+	WDK	N	WOOD DECK	928		62.75	58,235
	F11	O	FPL 1S 1OP	1		12,225.00	12,226
	ODS	O	OUTDOOR SHOWER	1		3,866.00	3,866

TOTAL RCN	1,315,744
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,184,200