

Key: 5943

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.167

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRODROMOU PETER L & MARGARET F 20 ALDEN WINCHESTER, MA 01890				55-48-0				241 ALDEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRODROMOU PETER L & MARGA				06/21/2018	QS	430,000	31355-310				
MASHRICK JOSEPH M &				10/02/2014	F	1	28422-294				
MASHRICK JOSEPH M &				01/27/2012	H	180,000	N/A-N/A				

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	%
167	06/21/2018	16	MLS REVIEW	430,000	04/22/2019	JMG	100	100
NP	03/14/2012	7	ALTERATIONS	6,100	01/29/2013	MR	100	100
		12	CYCLICAL NON		11/06/2007	REO	100	100

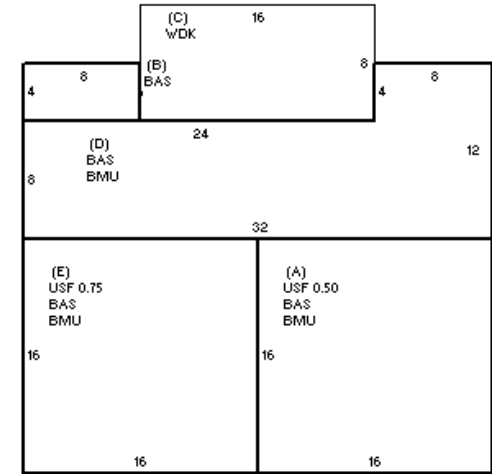
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	12	1.00	12K	1.00	A	1.00			230,160	238,240

TOTAL	22,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	238,200	224,800
St Ind	SCHOOLHOUSE		LAND	335,600	320,600			
Infl	AVERAGE		DETACHED	4,800	4,800			
			OTHER	0	0			
						TOTAL	578,600	550,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		132	21.39	2,000
HTB	A	1.00	30 0.70		1	4,058.10	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/21/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/21/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,175		
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		67.16	53,731				
\$NLA(RCN)	\$339	OVERALL	0.980	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	800	1989	297.61	238,091				
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	320	1989	200.21	64,068				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	32	2012	297.63	9,524				
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	128		42.26	5,409				
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,942.80	10,943				
				HEATING/COOL	14	ELECT BB+AC	1.01												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		TOTAL RCN	390,175
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	G
																		KITCHEN	V
																		BATHS	G
																		HEAT/ELEC	A
																		EFF.YR/AGE	2005 / 18
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$335,600