

Key: 610

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 628

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
FLANAGAN MARK D & JOANNA E 7 DEE ROAD LEXINGTON, MA 02420-3324		78-77-610	41 GROVE LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FLANAGAN MARK D & JOANNA		06/20/2013	QS	395,000	27477-280	
HURLBUT EVELYN E		01/12/1999	H	100	11985-182	
HURLBUT EVELYN E		01/12/1999	H	154,500	11985-179	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
812	09/08/2016	7	ALTERATIONS	800	04/24/2017	NF	100	100
273	04/29/2015	7	ALTERATIONS	18,500	05/12/2016	WFF	100	100
96	02/16/2015	5	OTHER	9,800	05/12/2016	WFF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

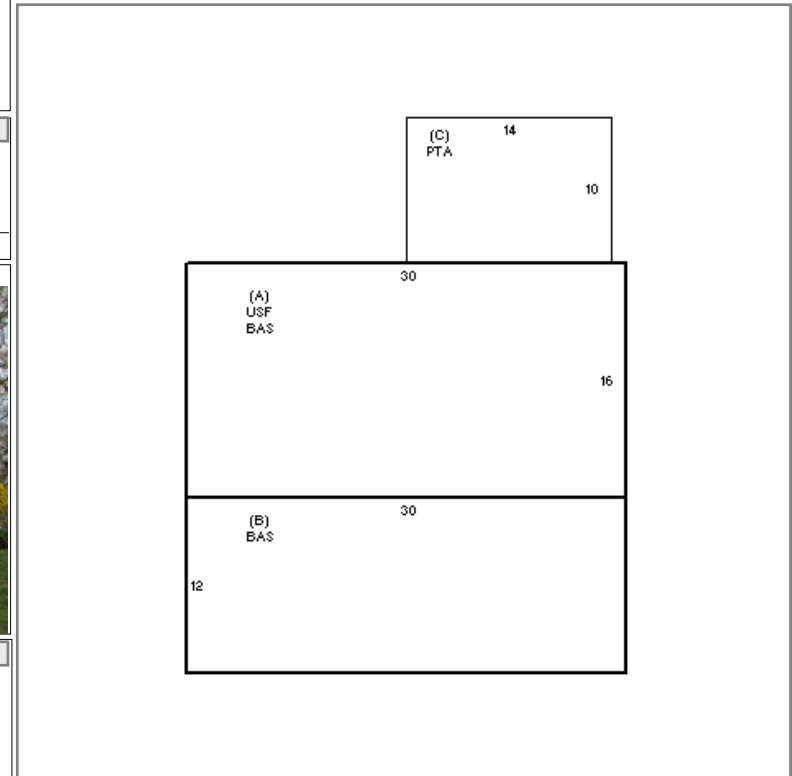
TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			LAND	710,500	670,900			
Infl			DETACHED	4,500	4,500			
			OTHER	0	0			
						TOTAL	715,000	675,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	1	5,638.30	4,500



BUILDING	CD	ADJ	DESC	MEASURE	12/24/2008	SAM
MODEL	10		CONDO RES	LIST	12/24/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	6/8/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	840	1974	556.82	467,730
STYLE	41	05-GROVE	1.00	A	USF	L	UPPER STORY	480	1974	556.82	267,274
VIEW/LOC	1	NONE	1.00	C	PTA	N	PATIO	140		12.90	1,806
HVAC	14	ELEC BB+AC	1.01								
END/MIDDLE	0		1.00								



BLDG COMMENTS
FULL REAR DORMER

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	2.222
\$NLA(RCN)	\$567	OVERALL	1.000

CAPACITY	UNITS	ADJ
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHS	2	1.00
HALF BATHS	0	1.00
FIREPLACES	1	\$3,300
% COMMON OWNER	4.28	1.00
FIXTURES	6	\$7,800

TOTAL RCN	747,910
CONDITION ELEM	CD
INTERIOR	V
KITCHEN	V
BATHS	G
EXTERIOR	A

EFF.YR/AGE	2006 / 17
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95

RCNLD	\$710,500
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