

Key: 7039

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.267

LEGAL

LAND


DETAILED

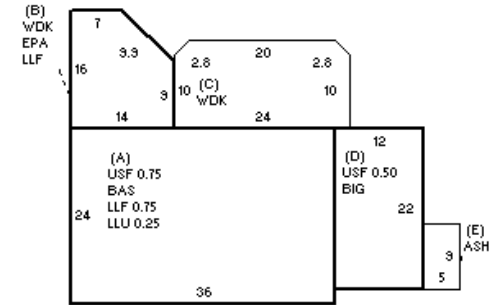
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH STEPHEN T & ADRIENNE W 381 NEWTONVILLE AVENUE NEWTON, MA 02460				51-118-0				43 SURREY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH STEPHEN T & ADRIENNE				05/31/2013	QS	425,000	27423-179				
SWITZ DANIEL J & CHRISTIN				05/15/2007	QS	433,900	22024-245				
MCDONALD ROBERT V				01/10/2003	DC		16215-165				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
643	07/12/2019	7	ALTERATIONS	11,700	07/07/2020	MR	100	100
162	03/10/2014	7	ALTERATIONS	3,000	06/19/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,100	14	1.00	A	295,920	2.40	A	1.00	PV6	1.35	295,490

TOTAL	18,100 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 295,500 BUILDING 477,800 DETACHED 900 OTHER 0 TOTAL 774,200	CURRENT	295,500 477,800 900 0 774,200	PREVIOUS	278,800 451,200 900 0 730,900										
Nbhd	NBHD 14	NOTE	POND VIEW STATE CLASS CHG F/Y 2000 PER INSPECTION			TY	SHF	QUAL	A	COND	1.00	DIM/NOTE	6X10	YB		UNITS	60	ADJ PRICE	22.01	RCNLD	900
St Ind	AVERAGE	PHOTO	07/07/2020																		



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/20/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]	BLDG COMMENTS FINISHED BASEMENT APARTMENT- 4 ROOMS		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	604,788			
NET AREA	2,492	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	216		93.66	20,230	CONDITION ELEM	CD			
\$NLA(RCN)	\$243	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1971	279.85	241,789	EXTERIOR	G			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	780	1971	186.36	145,359	INTERIOR	G		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	LLF	L	LOWER LEVEL FIN	848	1971	129.07	109,452	KITCHEN	G				
ROOMS	10	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	EPA	N	ENCLOSED PORCH	200		77.52	15,504	BATHS	G				
BEDROOMS	6	1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	484		39.73	19,232	HEAT/ELEC	G				
BATHROOMS	2	1.00	HEATING/COOL	5	ELECTRIC BB	1.00	D	BIG	N	BUILT-IN GARAGE	264		56.05	14,798						
FIXTURES	8	\$10,542	FUEL SOURCE	3	ELECTRIC	0.95	E	ASH	N	ATT SHED	45		29.54	1,330						
GARAGE SPACES	1	1.00																		
% BSMT FIN	75	1.00																		
# 1/2 BATHS	1	1.00																		
# OF UNITS	2	.95																		
												F21	O	FPL 2S 1OP	2	10,831.10	21,662			
												KIT	O	XTRA KITCHEN	1	2,315.40	2,315			
												ODS	O	OUTDOOR SHOWER	1	2,576.80	2,577			
																EFF.YR/AGE	1991 / 32			
																COND	21	21 %		
																FUNC	0			
																ECON	0			
																DEPR	21	% GD	79	
																RCNLD	\$477,800			