Key: 7262

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,490

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOSKUS STEPHEN W SUCCESSSOR TRUSTEE ROBERT W BOSKUS REVOCABLE LIVING TRUST 42 MATHESON ROAD BREWSTER, MA 02631	73-52-0	42 MATHESON ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOSKUS STEPHEN W SUCCESSS	03/11/1999	R	32,900	12119-329
PANDOLFI ROSEMARIE B	03/11/1999	A	1	12119-327
PANDOLFI DENISE M & DIANE	05/19/1983	XX		3745-267

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

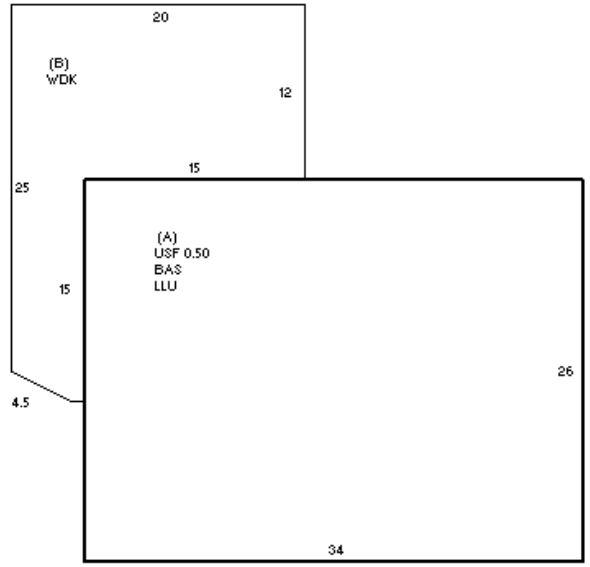
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		11/14/2011	MR	100	100
		12	CYCLICAL NON		11/24/2003	JB	100	100
573	10/01/1999	5	OTHER	4,500	04/11/2000	LB	100	100
484	08/27/1999	5	OTHER	3,800	04/11/2000	LB	100	100
304	06/08/1999	1	NEW CONSTRUC	100,000	04/11/2000	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,100	15 1.00	A 1.00	A 1.00	328,800	3.16	A 1.00	R04 1.50			312,460

TOTAL	13,100 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	312,500	294,800
BUILDING	361,600	345,500
DETACHED	0	0
OTHER	0	0
TOTAL	**674,100**	**640,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/11/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/11/2021	NF
LIST	11/14/2011	MR
REVIEW	11/9/2021	EMZ

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,326	DETAIL ADJ	1.000
$NLA(RCN)	$329	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	884		84.82	74,983
A	BAS	L	BASE AREA	884	2000	281.60	248,936
A	USF	L	UPPER STORY FIN	442	2000	189.44	83,732
B	WDK	N	WOOD DECK	311		39.98	12,435
	MST	O	MAS/METAL STACK	1		5,127.50	5,128
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	435,633

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2000 / 23	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$361,600