

Key: 7346

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.576

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MAGNARELLI ROBERT L & ELAINE F 74 DEERFIELD ROAD NEEDHAM, MA 02492				84-24-0				910 CROWELLS BOG ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MAGNARELLI ROBERT L & ELA				09/09/2021	QS	710,000	()	
BULLEN VIRGINIA R				08/12/2020	DC		()					
BULLEN THEODORE F & VIRGI				10/12/1995	QS	40,750	9881-180					

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	%
1092	09/09/2021	16	MLS REVIEW	710,000	05/17/2022	JMG	100	100
	12/23/2015	7	ALTERATIONS	6,900	03/03/2017	NF	100	100
		12	CYCLICAL NON		01/22/2004	TG	100	100
595	10/21/1997	5	OTHER	4,000	07/14/1999	JB	100	100
352	06/23/1997	5	OTHER	4,500	07/14/1999	JB	100	100

LAND

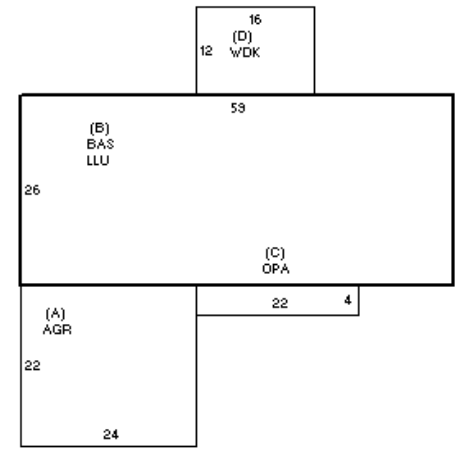
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	15	1.00	A	1.00	A	1.00				359,650

TOTAL	28,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	359,700	339,300
St Ind	AVERAGE		BUILDING	508,200	485,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>867,900</b>	<b>824,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/16/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/17/2022	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	619,753															
NET AREA	1,534	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	528		44.80	23,656																	
\$NLA(RCN)	\$404	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	LLU	N	LOWER LEVEL UNF	1,534	1998	87.16	133,698																	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,534		279.01	428,006																	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	88		57.75	5,082																	
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	192		45.27	8,693																	
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,820.70	8,821																	
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789																	
				FUEL SOURCE	2	GAS	1.00																									
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