

Key: 7380

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.610

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PACKER BERNARD T TRUSTEE & PACKER LYNDA M TRUSTEE 1255 ADAMS STREET # 105 DORCHESTER, MA 02124				83-12-0				294 GREENLAND POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PACKER BERNARD T TRUSTEE				03/12/2018	QS	375,000		(215603)			
COSTELLO JOHN				03/12/2018	DC			(177047)			
COSTELLO BARBARA H/LIFE E				06/17/2005	A	1		(177047)			

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	%
24-406	05/06/2024	77	SOLAR PANELS	25,881				0
497	08/04/2020	7	ALTERATIONS	8,000	12/23/2020	NF	100	100
356	04/30/2018	7	ALTERATIONS	4,100	07/22/2019	NF	100	100
	03/12/2018	15	SALE REVIEW	375,000	03/06/2019	JMG	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	28,000	17	1.00	A	1.00	A	1.00	252,080	1.70	A	1.00	R05	1.15				275,730

TOTAL	28,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	275,700	260,100			
St Ind	AVERAGE		BUILDING	397,000	374,900			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	673,600	635,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 8	1930	80	22.01	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	WFF
MODEL	1		RESIDENTIAL	LIST	3/6/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/26/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,106	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$10,608
GARAGE SPACES		0	1.00
% BSMT FIN		50	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	468		91.11	42,638
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	936	1977	271.54	254,166
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	702	1977	187.52	131,642
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		39.98	7,677
FLOOR COVER	3	W/W CARPET	1.00	C	LLF	L	LOWER LEVEL FIN	468	1977	139.50	65,286
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	522,370
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$397,000

