Key: 7874

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,102

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
48 ALLEN DRIVE LLC 2 MARTIN TERRACE MILTON, MA 02186	84-71-0	48 ALLEN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
48 ALLEN DRIVE LLC	07/08/2022	B	1	35238-131
SMITH JEREMY K & STEPHANI	11/13/2020	QS	405,000	33469-26
PALMER JAMES R SR	05/03/2019	J	30,000	31996-147

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

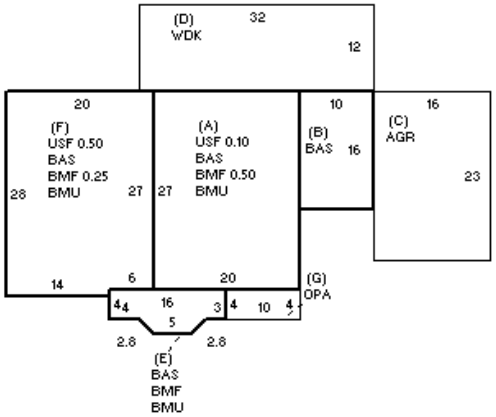
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-599	07/17/2024	7	ALTERATIONS	18,500			0	0
	11/13/2020	16	MLS REVIEW	405,000	03/24/2021	JMG	100	100
777	11/03/2020	7	ALTERATIONS	4,000	01/20/2021	TCK	100	100
		12	CYCLICAL NON		02/14/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	13 1.00	A 1.00	A 1.00	219,200	2.72	A 1.00	R03 1.00			213,590

TOTAL	15,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,600	201,500
BUILDING	373,600	352,900
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**588,300**	**555,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8		64	22.01	1,100

PHOTO 01/20/2021

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	1/20/2021	TCK
LIST	1/20/2021	EST
REVIEW	3/24/2021	JMG

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,663	DETAIL ADJ	1.000
$NLA(RCN)	$326	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
GARAGE SPACES	1	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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
+	BMU	N	BSMT UNFINISHED	1,172		57.59	67,499
+	BMF	N	BSMT FINISH	487		41.14	20,036
+	USF	L	UPPER STORY FIN	331	1971	189.44	62,705
+	BAS	L	BASE AREA	1,332	1971	251.43	334,905
C	AGR	N	ATT GARAGE	368		42.20	15,531
D	WDK	N	WOOD DECK	384		39.98	15,354
G	OPA	N	OPEN PORCH	40		51.00	2,040
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	541,494
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	$373,600