Key: 7906

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,134

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAFFA TIMOTHY C & JESSIE B 34 ALLEN DRIVE BREWSTER, MA 02631	84-72-0	34 ALLEN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAFFA TIMOTHY C & JESSIE	09/18/2019	QS	353,000	32307-133
NORTHAM LINDSAY P SR & JA	02/19/2003	F	1	16410-007
NORTHAM LINDSAY P SR & JA	08/17/1978	XX		2767-243

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	%
23-418	04/10/2023	7	ALTERATIONS		05/16/2024	TCK	100	100
SR22-20	07/07/2022	3	OUT BUILDING	9,000	04/12/2023	MR	100	100
708	10/20/2020	7	ALTERATIONS	26,402	01/20/2021	TCK	100	100
	09/18/2019	16	MLS REVIEW	353,000	06/25/2020	JMG	100	100
827	10/30/2012	7	ALTERATIONS	1,564	02/07/2013	MR	100	100

LAND

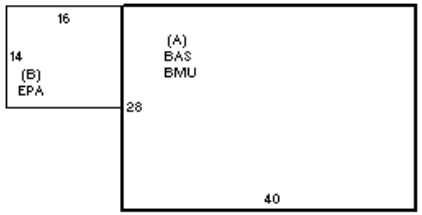
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,250	13 1.00	A 1.00	A 1.00	219,200	2.77	A 1.00	R03 1.00			212,760

TOTAL	15,250 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	212,800	200,700
BUILDING	287,000	271,100
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**502,600**	**474,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	- 0.90	50 0.50	4X6	2012	24	20.65	200
SHF	A 1.00	01 1.00	10X12	2022	120	21.39	2,600

PHOTO 06/04/2024

BLDG COMMENTS

INFO @ DOOR 1/20/2021

BUILDING

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

MEASURE	1/20/2021	TCK
LIST	2/7/2013	MR
REVIEW	6/4/2024	EMZ

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,120	DETAIL ADJ	1.000
$NLA(RCN)	$351	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
GARAGE SPACES	0	1.00
% BSMT FIN	0.25	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	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		58.16	65,136
A	BAS	L	BASE AREA	1,120	1971	261.51	292,893
B	EPA	N	ENCLOSED PORCH	224		74.62	16,716
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN 393,133

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

EFF.YR/AGE 1979 / 44

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $287,000