

Key: 8322

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.562

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
JOHNSTONE MICHAEL T & COHEN ELLEN E 13 ELM STREET WEST NEWTON, MA 02465		82-4-0		240 LANDING DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSTONE MICHAEL T & JESUDOWICH DANIELLE C		01/15/2016	QS	961,500	(208551)
		04/30/1997	QS	75,000	(144299)

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 %
799	12/28/2001	12	CYCLICAL NON		05/23/2016	WFF	100 100
761	12/11/2001	5	OTHER	8,000	06/22/2004	JB	100 100
515	08/24/2001	5	OTHER	5,000	04/16/2003	TN	100 100
		1	NEW CONSTRUC	350,000	04/16/2003	TN	100 100

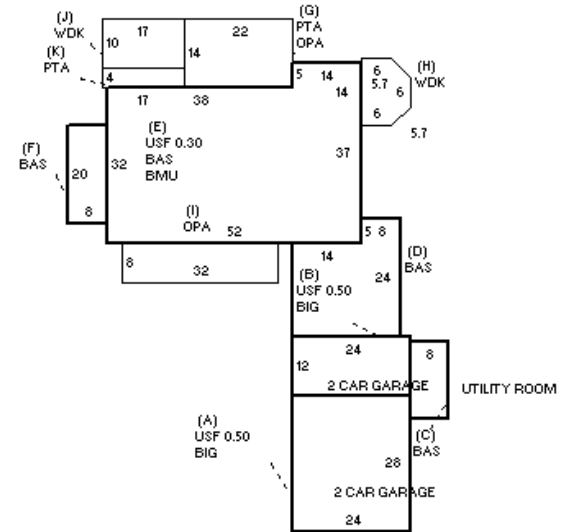
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	17 1.00	A	1.00	295,920	1.00	A	1.00	R06	1.35	409,520
300	A	1.195	17 1.00	A	1.00	16,200	1.00	A	1.00	R06	1.35	19,360

TOTAL	2.572 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	428,900	404,600			
St Ind	AVERAGE		BUILDING	1,340,800	1,266,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,769,700	1,670,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	OUTDOOR SHOWER
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DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/23/2016	EST
STYLE	4	1.02	CAPE [100%]	REVIEW		
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,480	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$459	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	12	\$27,027		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	2	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	672		80.75	54,262
+	USF	L	UPPER STORY FIN	480	1998	308.96	148,302
B	BIG	N	BUILT-IN GARAGE	288		93.89	27,040
+	BAS	L	BASE AREA	2,480	2002	376.67	934,137
E	BMU	N	BSMT UNFINISHED	1,734		86.85	150,598
E	USF	L	UPPER STORY FIN	520	2002	308.96	160,659
+	OPA	N	OPEN PORCH	564		84.89	47,879
G	PTA	N	PATIO	308		22.95	7,068
+	WDK	N	WOOD DECK	294		66.56	19,568
K	PTA	N	PATIO	68		35.11	2,387
	F21	O	FPL 2S 1OP	1		17,234.90	17,235

TOTAL RCN	1,596,161
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,340,800