

Key: 8352

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 8.593

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
DUNDON JENNIFER & DUVAL ANN B 24 LOTHROP STREET NEWTONVILLE, MA 02460					83-27-0					244 GREENLAND POND ROAD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
DUNDON JENNIFER & DUVAL					11/30/2020	QS	485,000	33522-23						
CRESEY DAVID R JR & LORI					06/09/2017	QS	325,000	30548-128						
GROVE MATTHEW P & BETH RE					01/08/2016	QS	316,000	29383-189						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	24,991	17	1.00	A	1.00	A	1.00		R05	1.15	268,300		

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	%
	11/30/2020	16	MLS REVIEW	485,000	03/28/2021	JMG	100	100
	06/09/2017	15	SALE REVIEW	325,000	07/09/2018	JMG	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100
		13	SPLIT/SUB/LA		12/31/2011		100	100
		12	CYCLICAL NON		03/15/2004	JB	100	100

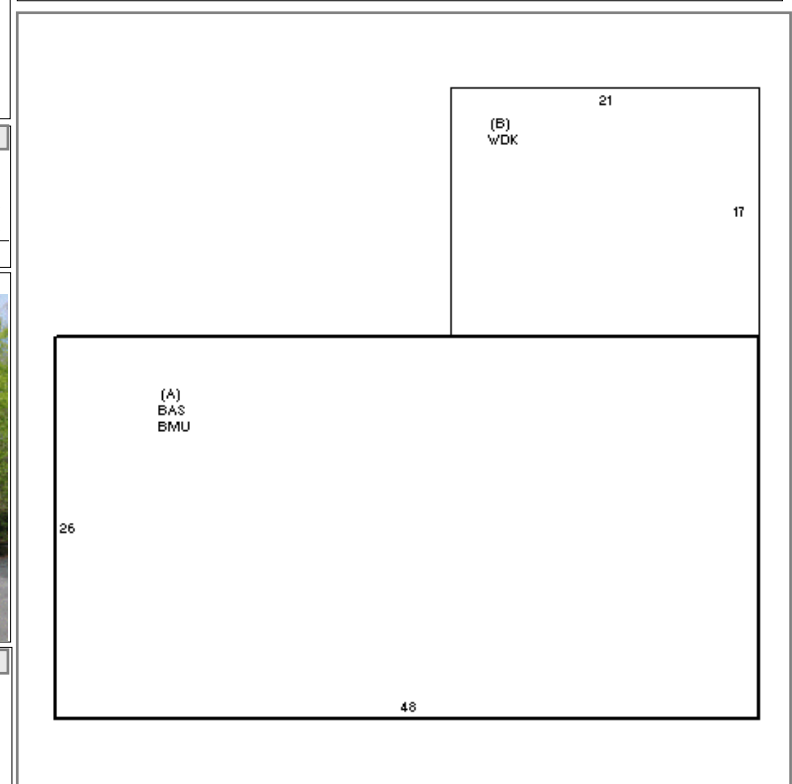
TOTAL	24,991 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	N Combined for FY 13 with key #8353 Lot 26 Plan Bk 225/63; plus 25 ft strip under separate deed (bk 30538 pg 131)				LAND	268,300	253,100
St Ind	AVERAGE	O				BUILDING	302,500	285,600
Infl	AVERAGE	T 131)				DETACHED	1,400	1,400
		E				OTHER	0	0
						TOTAL	572,200	540,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 16x8		128	21.39	1,400



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/19/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/28/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403,393
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,248		54.34	67,815	CONDITION ELEM	CD
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,248	1971	246.50	307,632	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	357		39.20	13,994	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	FPL 1S 1OP	1			7,637.00	7,637	KITCHEN	G
				FLOOR COVER	6	OTHER	1.00	ODS	O	OUTDOOR SHOWER	1			2,415.00	2,415	BATHS	G
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$302,500