

Key: 8586

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.815

LEGAL

LAND

DETACHED

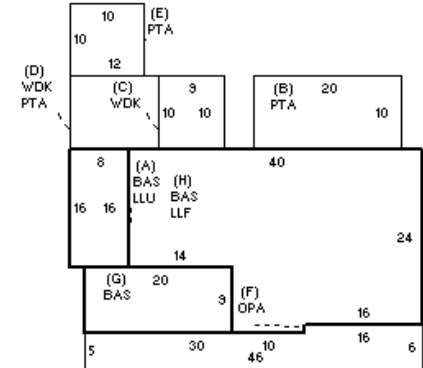
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
44 CAPTAIN CONNOLLY LLC 6 MALCOLM ROAD JAMAICA PLAIN, MA 02130				19-28-0				44 CAPTAIN CONNOLLY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
44 CAPTAIN CONNOLLY LLC				04/14/2023	QS	789,000	35735-30					
PENNEY BRIAN W				02/28/1997	QS	145,000	10630-302					
LISA K LIPSCHUTZ				08/24/1994	A	100	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,100	12	1.00	A	295,920	2.80	A	1.00	PF2	1.35	287,040

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	%
362 NP	04/14/2023	16	MLS REVIEW	789,000	04/17/2024	JMG	100	100
		12	CYCLICAL NON		11/17/2011	MR	100	100
	09/04/2009	2	ADD	84,000	03/20/2012	MR	100	100
		12	CYCLICAL NON		03/18/2008	JH	100	100

TOTAL	15,100 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	287,000	341,000
St Ind	AVERAGE		LAND	461,900	380,200			
Infl	AVERAGE		BUILDING	1,500	1,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>750,400</b>	<b>722,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	50 0.50 4X22		88	18.30	800
PTD	A	1.00	50 0.50 14X12		168	8.55	700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/17/2024	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/17/2024	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	556,453
NET AREA	2,024	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	128		114.57	14,665	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	PTA	N	PATIO	200		18.13	3,625	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	210		47.04	9,878	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	120		19.08	2,290	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO	100		21.95	2,195	BATHS	G
				INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	246		60.00	14,760	HEAT/ELEC	A
				HEATING/COOL	3	RADIANT	1.00	+	BAS	L	BASE AREA	308	2009	304.68	93,840		
				FUEL SOURCE	2	GAS	1.00	H	LLF	L	LOWER LEVEL FIN	858	1974	152.80	131,101		
								H	BAS	L	BASE AREA	858	1974	304.67	261,410		
								F11	O	FPL 1S 1OP	1		9,164.40	9,164			
								KIT	O	XTRA KITCHEN	1		2,604.00	2,604			
												EFF.YR/AGE		1999 / 24			
												COND	17 17 %				
												FUNC	0				
												ECON	0				
												DEPR	17	% GD	83		
												RCNLD	\$461,900				