

Key: 115

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 123

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWER PHILIP VS 132 WRIGHT ROAD CONCORD, MA 01742				50-21-0				207 CEMETERY ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREWER PHILIP VS				05/27/2021	J	725,000	34156-58				
BREWER PHILIP VS				05/04/2021	J	1	34079-104				
BREWER JUDITH ANN				05/04/2021	J	1	34079-101				

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	%
23-1229	12/01/2023	7	ALTERATIONS	20,000	04/17/2024	NF	100	100
NP	11/15/2021	30	ABATEMENT RE		12/03/2021	JMG	100	100
		12	CYCLICAL NON		08/28/2007	JH	100	100

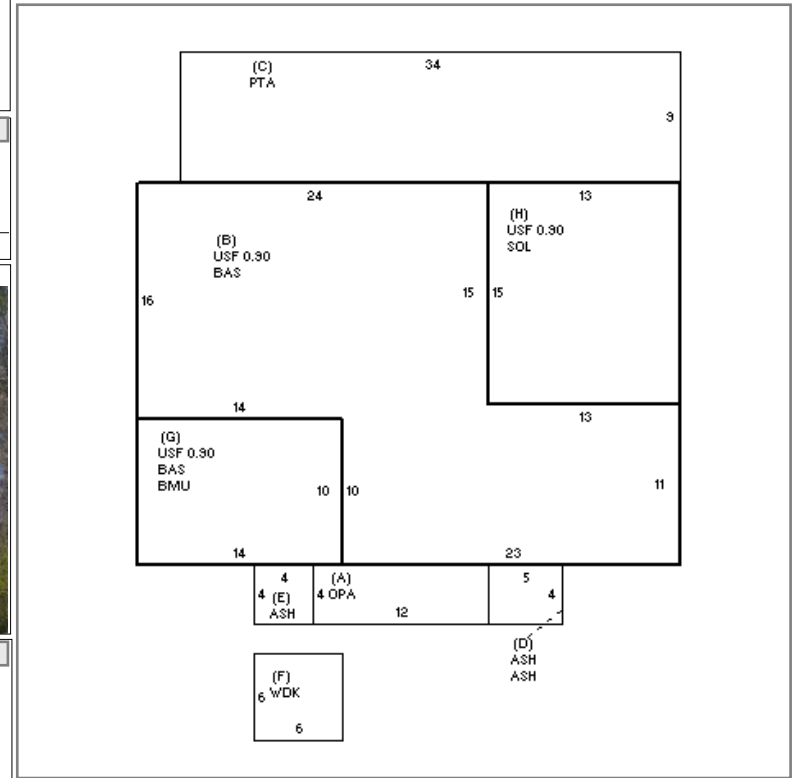
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	19,810	3	1.00	A	1.00	A	1.00	2,192,000	2.23	A	1.00	BEX	10.00		2,223,310

TOTAL	19,810 SF		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3		NOTE					LAND	2,223,300	2,097,500
St Ind	AVERAGE			LAND	170,800	161,300				
Infl	AVERAGE			DETACHED	1,200	1,200				
				OTHER	0	0				
							TOTAL	2,395,300	2,260,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X12		72	22.01	800
OPA	A	1.00	50 0.50 4X12		48	18.50	400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/3/2021	JMG
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	12/3/2021	JMG
QUALITY	L	0.75	LOW COST [100%]	REVIEW	5/16/2024	EMZ
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,657
NET AREA	1,633	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	OPA	N	OPEN PORCH	48		32.25	1,548	CONDITION ELEM	CD
\$NLA(RCN)	\$174	OVERALL	0.860	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	767	1925	187.61	143,898	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	866	1925	117.37	101,644	INTERIOR	F
				ROOF COVER	2	WD SHINGLE	1.01	C	PTA	N	PATIO	306		8.72	2,668	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	ASH	N	ATT SHED	20		18.80	376	BATHS	A
				INT FINISH	5	MIN/OTHER	0.95	D	ASH	N	ATT SHED	20		18.80	376	HEAT/ELEC	P
				HEATING/COOL	13	NONE	0.90	E	ASH	N	ATT SHED	16		18.79	301		
				FUEL SOURCE	8	NONE	0.95	F	WDK	N	WOOD DECK	36		25.28	910		
								G	BMU	N	BSMT UNFINISHED	140		43.12	6,037		
								H	SOL	N	SOLARIUM	195		74.89	14,603		
								F21	O	FPL 2S 1OP	1		6,547.40	6,547			
								ODS	O	OUTDOOR SHOWER	1		1,557.70	1,558			

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	\$4,193
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD	\$170,800	