

Key: 1183

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.288

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CROWLEY WILLIAM F III & MELINDA B 472 WALNUT STREET NEWTON, MA 02460				114-39-0				64 NATHANS PASTURE WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CROWLEY WILLIAM F III & M FERGUSON ARTHUR H TRUSTEE				09/25/2020	O	680,000	(223863)					
				08/02/2018	F	1	(216928)					
FERGUSON ARTHUR H & PATRI				05/16/1996	QS	141,500	(140685)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,809 8	1.00	A	1.00	A	1.00					519,370

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	%
418	05/07/2021	7	ALTERATIONS	180,000	03/02/2023	TCK	100	100
		14	CYCLICAL GRO		01/26/2021	NF	100	100
	09/25/2020	15	SALE REVIEW	680,000	03/14/2021	JMG	100	100
1050	12/26/2014	7	ALTERATIONS	21,000	06/19/2015	MW	100	100
629	11/21/2008	3	OUT BUILDING	23,000	04/07/2009	JH	100	100

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D

TOTAL	16,809 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	N O T E				LAND	519,400	490,000
St Ind	AVERAGE		LAND	625,900	591,200			
Infl	AVERAGE		DETACHED	20,400	20,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,165,700</b>	<b>1,101,300</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2006	120	21.39	2,200
DGF	G	1.20	10 0.90 18 X 24	2008	432	36.18	14,100
HTB	A	1.00	01 1.00	2021	1	4,058.10	4,100



BLDG COMMENTS  
31 SOLAR PANELS  
INTERIOR ESTIMATED 5/13/2022

C  
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BUILDING	CD	ADJ	DESC	MEASURE	1/27/2021	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/29/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,088	DETAIL ADJ	1.000
\$NLA(RCN)	\$309	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	\$13,650
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,464		55.26	80,899
A	BAS	L	BASE AREA	544	1980	253.65	137,985
+	USF	L	UPPER STORY FIN	624	2021	193.04	120,457
B	BAS	L	BASE AREA	632	2002	253.65	160,306
+	OPA	N	OPEN PORCH	364		52.50	19,110
D	BAS	L	BASE AREA	288	1980	253.65	73,051
F	WDK	N	WOOD DECK	646		41.16	26,589
F21	O		FPL 2S 1OP	1		10,658.60	10,659
GEN	O		GENERATOR	1		0.00	
ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	645,241
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97

RCNLD	\$625,900
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