

Key: 13193

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.251

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AND

CURRENT OWNER				PARCEL ID				LOCATION				
JANSON PAUL E & NANCY S 42 WHIDAH WAY BREWSTER, MA 02631				82-68-0				42 WHIDAH WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JANSON PAUL E & NANCY S				11/16/2020	QS	1,390,000	33471-104					
COMLY JOHN JR & LINDA LEE				03/02/2017	F		30328-289					
COMLY JOHN JR & LINDA LEE				08/01/2006	QS	1,400,000	21236-165					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,890	17	1.00	13S	1.00	A	1.00				498,700

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 %
	11/16/2020	16	MLS REVIEW	1,390,000	03/24/2021	JMG	100 100
		12	CYCLICAL NON		05/23/2016	WFF	100 100
		12	CYCLICAL NON		03/21/2013	SF	100 100
306	05/15/2006	2	ADD	25,000	08/14/2007	JH	100 100
176	04/19/2005	1	NEW CONSTRUC	500,000	05/13/2006	JB	100 100

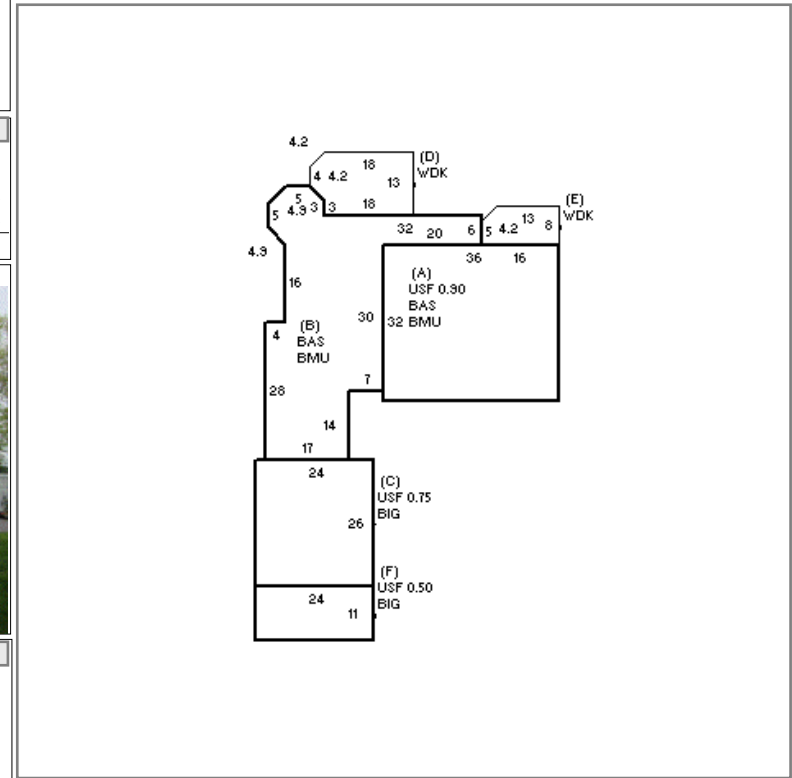
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TOTAL	38,890 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	N O T E	SUBDIVISION OF M48/8 FOR F/Y 2003 -- LOT 3 ON PLAN BOOK 567/42 (CLUSTER SUBDIV)			LAND	498,700	470,500
St Ind	WHIDAH		BUILDING	1,402,900	1,325,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,901,600	1,795,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
5 FIXTURE BATHROOM & FIXTURE IN PANTRY



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BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	WFF
MODEL	1		RESIDENTIAL	LIST	3/21/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/24/2021	JMG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	2005	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,631,323				
NET AREA	3,996	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,359		77.14	181,972	CONDITION ELEM	CD				
\$NLA(RCN)	\$408	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,359	2005	372.82	879,493	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,037	2005	258.52	268,084	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	624		79.92	49,871	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	600	2006	258.52	155,111	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	379		65.88	24,968	HEAT/ELEC	A				
				HEATING/COOL	9	WARM/CL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	264		92.93	24,534						
				FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	3		5,252.77	15,758						
																		EFF_YR/AGE	2005 / 18		
																		COND	14 14 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	14	% GD	86
																		RCNLD	\$1,402,900		