Key: 14255

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,419

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BASSETT ROLAND W III & TYAN M 46 JAMES BURR ROAD BREWSTER, MA 02631	9-28-0	46 JAMES BURR ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BASSETT ROLAND W III & TY	07/11/2008	W	103,650	23038-236
HABITAT FOR HUMANITY OF	08/08/2007	K	100	22249-165
BREWSTER TOWN OF				N/A-N/A

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	%
634	10/01/2007	1	NEW CONSTRUC	113,000	02/03/2009	SAL	100	100
13		13	SPLIT/SUB/LA				100	100

LAND

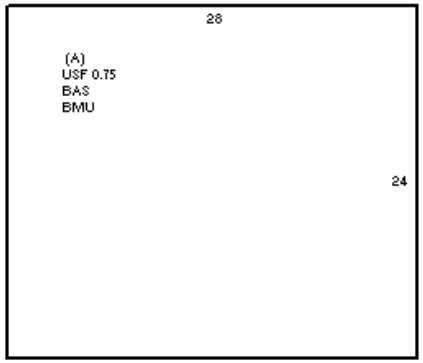
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,702	12 1.00	A 1.00	A 1.00	219,200	4.55	A 1.00	R03 1.00			199,140

TOTAL	8,702 SF	ZONING	RR	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

NOTE: Affordable Deed Restriction Bk 23038 Pg 239; Resale Price Multiplier = 1.41 Division of M51 Parcel 9-6 for FY 09 Lot 3 on Plan book 618/68

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	173,010	175,260
DETACHED	0	0
OTHER	0	0
TOTAL	**173,010**	**175,260**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X10		80	22.01	1,400

PHOTO 12/05/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/5/2017	NF
LIST	12/5/2017	EST
REVIEW	12/26/2017	TD

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		63.55	42,705
A	BAS	L	BASE AREA	672	2007	296.69	199,374
A	USF	L	UPPER STORY FIN	504	2007	189.44	95,477

TOTAL RCN 345,513

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 2007 / 16

COND	13	13 %	
FUNC	0		
ECON	0	AFFORDABLE	
DEPR	13	% GD	87

RCNLD $300,600