

Key: 1529

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.665

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CURTIS PAUL D & ELAINE 15 SEDGEMADOW ROAD WAYLAND, MA 01778		78-9-0		109 CATHEDRAL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CURTIS PAUL D & ELAINE		12/11/2006	QS	444,000	21595-44
LATHAM ANNE L		06/06/2006	DC		21070-299
LATHAM WILLIAM H & ANNE L		04/07/1989	A		1 6690-317

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	%
138	02/16/2018	3	OUT BUILDING	16,550	07/08/2019	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	5	1.00	5-A	1.00	A	1.00	1.00	R10	1.90	576,360
300	A	0.223	5	1.00	5-A	1.00	A	1.00	1.00	R10	1.90	5,080

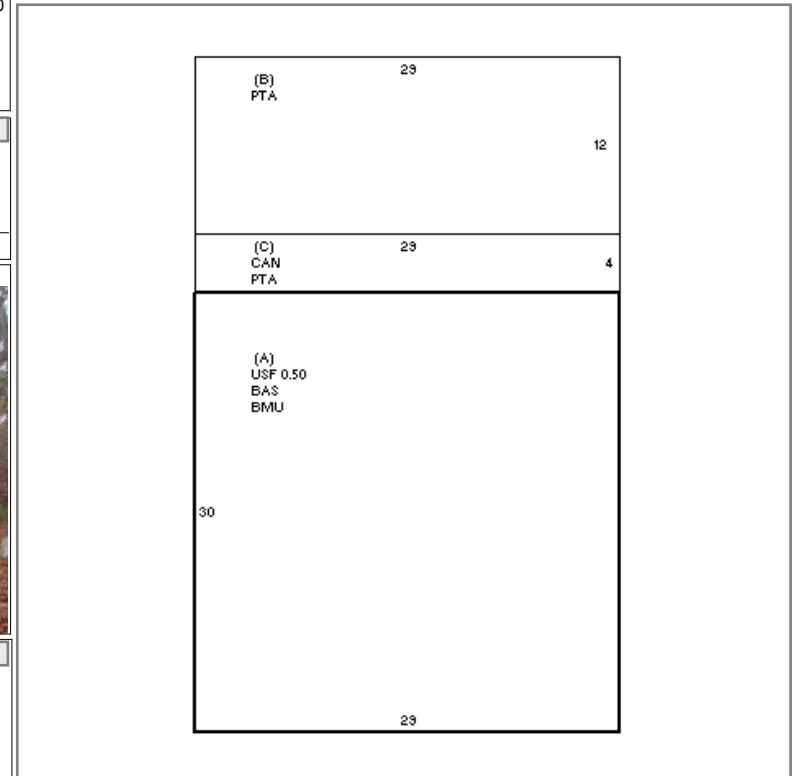
TOTAL	1.600 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E	LOT 6 on Plan Book 458/60 -- Sq ft corrected per plan & new mapping 9/5/06cc			LAND	581,400	548,600
St Ind	CATHEDRAL RD		BUILDING	212,700	204,000			
Infl	AVERAGE		DETACHED	4,300	4,200			
			OTHER	0	0			
					TOTAL	798,400	756,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 20X12	2018	240	19.84	4,300



BLDG COMMENTS
A-FRAME

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/14/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/7/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,305	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,264
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	10	VERT BOARD	0.98
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	870		49.38	42,963
A	BAS	L	BASE AREA	870	1960	231.08	201,039
A	USF	L	UPPER STORY FIN	435	1960	155.45	67,621
B	PTA	N	PATIO	348		11.31	3,936
C	PTA	N	PATIO	116		13.31	1,543
C	CAN	N	CANOPY	116		39.01	4,525
	F11	O	FPL 1S 1OP	2		6,391.75	12,784

TOTAL RCN	337,676
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 63
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63
RCNLD	\$212,700