

Key: 1534

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.670

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION															
MARTIN GAUTHIER KASHA L & GAUTHIER KEVIN M 79 CUMMINGS ROAD NEWTON, MA 02459				79-14-0				51 CHAPEL LANE															
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)												
				MARTIN GAUTHIER KASHA L & DUFFY DAVID E ETAL GEORGE J DUFFY ETAK				10/23/2017 04/26/1994 03/31/1993	QS J A	600,000 100 100	30876-58 9161-076 N/A-N/A												
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	30,003	5	1.00	A	1.00	A	1.00	767,200	1.62	A	1.00	R12	3.50									853,620

LAND

TOTAL	30,003 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	853,600	644,300
St Ind	AVERAGE		BUILDING	543,200	518,600			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	0	0			
						TOTAL	1,400,000	1,166,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200

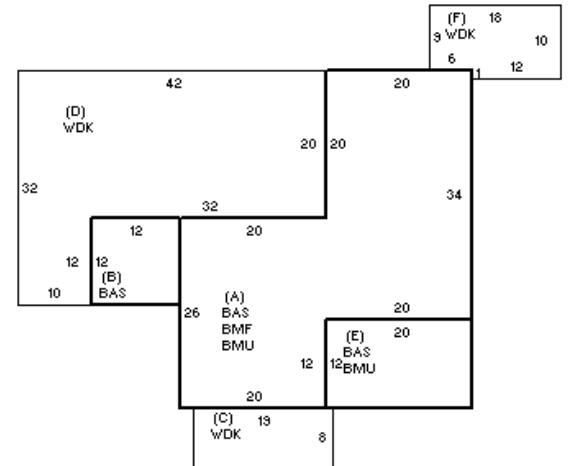


BLDG COMMENTS
BMF=FAM RM/OFFICE/BATH (ESTIMATED 4/25/22)
34 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/6/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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	%	
24-371	04/20/2024	7	ALTERATIONS	3,000				0	0
465	05/31/2022	9	HVAC	26,000	02/22/2023	TCK	100	100	
347	04/25/2022	77	SOLAR PANELS	59,514	02/22/2023	TCK	100	100	
804	09/02/2021	7	ALTERATIONS	737,000	02/22/2023	TCK	100	100	
	11/03/2017	15	SALE REVIEW	600,000	08/06/2018	JMG	100	100	



YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,584	DETAIL ADJ	1.000
\$NLA(RCN)	\$369	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$11,817	
GARAGE SPACES	1	1.00	
% BSMT FIN	100	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	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,440		53.15	76,542
A	BMF	N	BSMT FINISH	1,200		34.41	41,292
+	BAS	L	BASE AREA	1,440	1976	243.99	351,340
B	BAS	L	BASE AREA	144	2021	243.99	35,134
+	WDK	N	WOOD DECK	1,286		39.59	50,915
	BMG	O	BSMT GARAGE	1		4,491.50	4,492
	F11	O	FPL 1S IOP	1		7,713.40	7,713
	ODS	O	OUTDOOR SHOWER	2		2,439.15	4,878

TOTAL RCN	584,122
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2016 / 7
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$543,200