

Key: 1539

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.675

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GODWIN DAVID & LISA TRUSTEES THE LISA GODWIN TRUST 456 FRANKLIN STREET CAMBRIDGE, MA 02139		79-75-0		8 GRANDFATHERS LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GODWIN DAVID & LISA TRUST		07/01/2021	F	1	34262-333
GODWIN DAVID R & LISA		02/24/2006	QS	600,000	20766-227
STERLING JANE A TRUSTEE		02/23/2006	F		20763-131

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 %
419	07/10/2020	3	OUT BUILDING	12,000	12/16/2020	NF	100 100
204	04/08/2015	5	OTHER	9,500	04/27/2016	WFF	100 100
12	01/07/2015	1	NEW CONSTRUC	295,000	02/15/2017	NF	100 100
966	11/20/2014	6	DEMO	10,000	05/28/2015	MW	100 100
317	05/08/2007	7	ALTERATIONS	100	09/15/2007	RJM	100 100

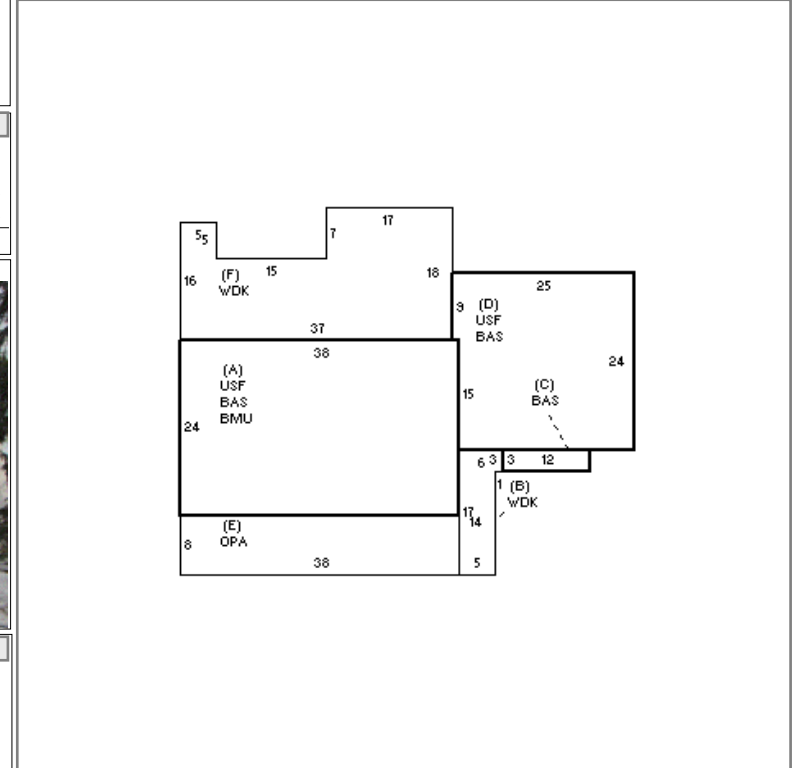
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,171	5	1.00	A	1.00	A	1.00	767,200	2.51	A	1.00	R12	3.50			759,630

TOTAL	17,171 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	759,600	573,300
St Ind	AVERAGE		LAND	841,600	803,400			
Infl	AVERAGE		DETACHED	4,600	4,600			
			OTHER	0	0			
						TOTAL	1,605,800	1,381,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8	2016	64	22.01	1,300
SHF	A	1.00	01 1.00 10X16	2020	160	20.77	3,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/15/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/25/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2015	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	914,785
NET AREA	3,030	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		74.93	68,341		
\$NLA(RCN)	\$302	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,497	2015	204.91	306,750		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	639		49.79	31,814		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,533	2015	306.81	470,345		
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	304		63.50	19,305		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		3,067.20	3,067		
				HEATING/COOL	9	WARM/CL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2015 / 8
																COND	8 8 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$841,600