

Key: 1541

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.677

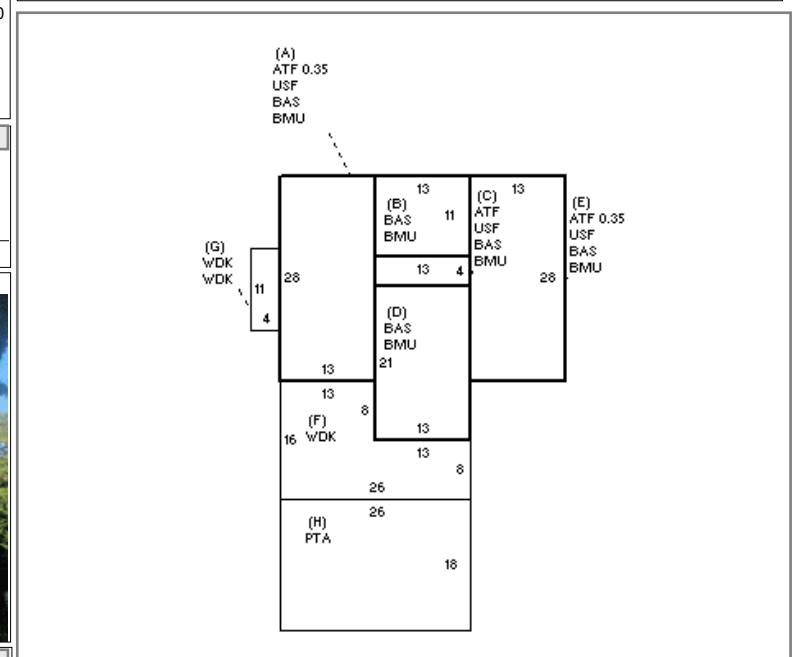
LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION											
ABREU ROBERT C & SHARON R 21 OLD CEMETERY ROAD BREWSTER, MA 02631		79-78-0		21 OLD CEMETERY ROAD											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
ABREU ROBERT C & SHARON R		01/11/2016	O	665,000	29385-175										
MCINERNEY SUZANNE		02/14/2012	F	100	26080-79										
MCINERNEY SUZANNE ETAL		04/07/2000	F	1	12934-167										
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	335,376	1.00	10	0.90	R07	1.70	464,120
300	A	0.203	5	1.00	5-A	1.00	A	1.00	20,400	1.00	A	1.00	R07	1.70	4,140

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 %
1027	11/04/2016	7	ALTERATIONS	75,000	04/19/2018	NF	100 100
NP		12	CYCLICAL NON		09/21/2007	JH	100 100
249	04/28/2000	5	OTHER	8,000	05/09/2002	SJM	100 100
392	07/15/1999	5	OTHER	12,500	01/27/2000	LB	100 100
239	05/06/1999	1	NEW CONSTRUC	300,000	01/27/2000	LB	100 100

TOTAL	1.580 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E	TOPO=CEMETERY VIEW			LAND	468,300	441,800
St Ind	CATHEDRAL RD		BUILDING	866,300	818,200			
Infl	AVERAGE		DETACHED	39,100	38,800			
			OTHER	0	0			
TOTAL						1,373,700	1,298,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	10 0.90	24X24	2016	576	53.88	27,900
DGF	G	1.20	10 0.90	22X12	2015	264	44.15	10,500
PTD	A	1.00	10 0.90	8X8		64	11.70	700



BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/21/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/5/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
4 SKYLIGHTS

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	1,976	DETAIL ADJ	1.000
\$NLA(RCN)	\$516	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		10	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$18,190
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,196		98.75	118,110
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	780	1999	444.06	346,369
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	780	1999	321.55	250,808
ROOF COVER	1	ASPH/CMP SH	1.00	A	ATF	N	ATTIC FINISH	127		134.67	17,104
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	416	1999	444.06	184,729
INT FINISH	3	WD PANEL	1.00	C	ATF	N	ATTIC FINISH	52		134.67	7,003
HEATING/COOL	17	RADIANT+DCTLSAC	1.01	E	ATF	N	ATTIC FINISH	127		134.67	17,104
FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	400		68.56	27,424
				H	PTA	N	PATIO	468		22.25	10,412
					F21	O	FPL 2S 1OP	1		17,754.10	17,754
					ODS	O	OUTDOOR SHOWER	1		4,223.80	4,224

TOTAL RCN	1,019,230
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$866,300