

Key: 15653

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.566

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CURRENT OWNER				PARCEL ID				LOCATION			
BUXTON MATTHEW & JENNALYN 11 CEDAR CREEK DRIVE DRACUT, MA 01826				76-72-0				35 SNOW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUXTON MATTHEW & JENNALYN				08/29/2022	QS	1,530,797	35335-11				
OUTER BEACH INVESTMENTS L				01/20/2021	O	200,000	33702-253				
WHYTE KRISTIN B				09/28/2018	A	180,000	31563-61				

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	%
836	09/13/2021	1	NEW CONSTRUC	685,000	03/09/2023	TCK	100	100
761	08/17/2021	7	ALTERATIONS		03/09/2023	TCK	100	100
	09/28/2018	15	SALE REVIEW	180,000	06/26/2019	JMG	100	100
		12	CYCLICAL NON		03/21/2013	SF	100	100
SS18-3082		13	SPLIT/SUB/LA				100	100

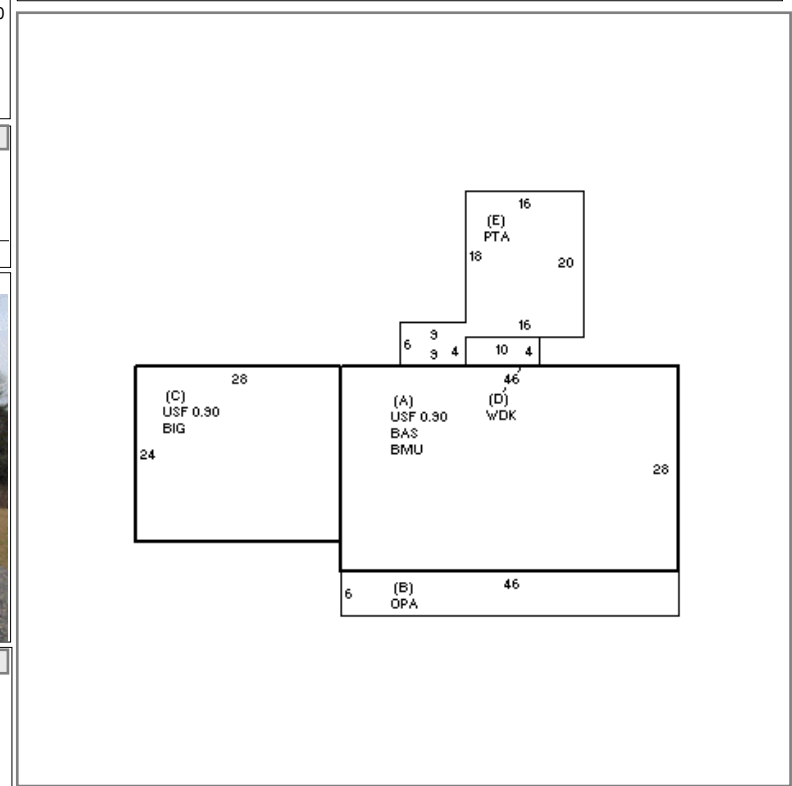
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	RM2	0.90		273,010
300	A	0.026	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM2	0.90		280

TOTAL	1.403 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	FY22 # 35 Snow Road per FD 7/16/2021				LAND	273,300	257,800
St Ind	AVERAGE			LAND	964,000	920,100				
Infl	AVERAGE			DETACHED	8,200	8,100				
				OTHER	0	0				
				TOTAL	1,245,500	1,186,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	18X22	396	23.06	8,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2022	TCK
MODEL	1		RESIDENTIAL	LIST	5/5/2022	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,052	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,288		72.69	93,624
\$NLA(RCN)	\$322	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,288	2021	329.74	424,709
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,764	2021	205.78	362,998
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	276		66.89	18,460
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	672		63.62	42,752
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	40		52.44	2,098
				HEATING/COOL	9	WARM/CL AIR	1.03	E	PTA	N	PATIO	374		18.08	6,762
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,181.70	4,182
								ODS	O	O	OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	983.658	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	2021 / 2	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	2 % GD	98
RCNLD	\$964,000	