

Key: 1580

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.718

LEGAL

LAND

DETACHED

BUILDING

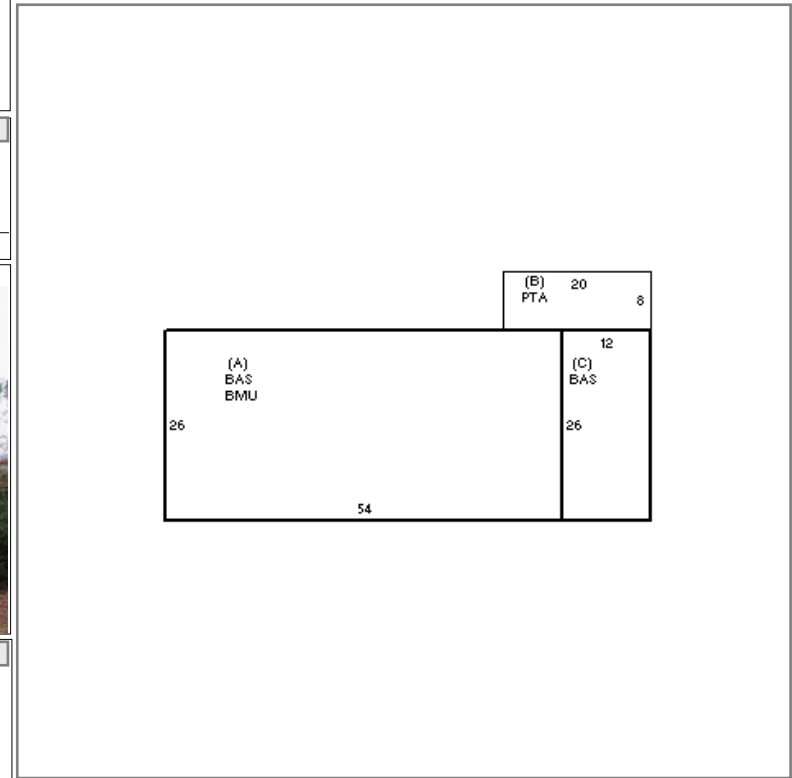
CURRENT OWNER		PARCEL ID	LOCATION	
WALTER JACK W & JEAN D TRUSTEES WALTER NOMINEE TRUST 188 CATHEDRAL ROAD BREWSTER, MA 02631		78-14-0	188 CATHEDRAL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE
WALTER JACK W & JEAN D		09/07/1990	A	100 (121426)

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	%
745	08/16/2016	7	ALTERATIONS	8,000	02/03/2017	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	41,195 5	1.00	5-A	1.00	A	1.00	416,480	1.29	A	1.00	R10 1.90	507,620

TOTAL	41,195 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	507,600	478,900			
St Ind	CATHEDRAL RD		BUILDING	312,100	294,700			
Infl	AVERAGE		DETACHED	13,000	12,900			
			OTHER	0	0			
			TOTAL	832,700	786,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 22X26		572	28.49	13,000



BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/17/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	1/7/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,716	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,410	
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	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,404		50.00	70,196
A	BAS	L	BASE AREA	1,404	1965	224.81	315,631
B	PTA	N	PATIO	160		14.35	2,296
C	BAS	L	BASE AREA	312	1965	224.81	70,140
	F11	O	FPL 1S 10P	1		7,255.20	7,255

TOTAL RCN	472,928
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$312,100