

Key: 1604

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.742

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
JOHNSON DEBRA ANN TRUSTEE DEBRA ANN JOHNSON LIVING TRUST 72 FOSTER ROAD BREWSTER, MA 02631						78-51-0				45 FOSTER ROAD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON DEBRA ANN TRUSTEE						12/18/2017	F		30984-27				
JOHNSON DEBRA ANN						08/01/2007	QS	425,000	22236-205				
KYNOR ROBERT F & ERIKA G						04/03/2006	A		20881-339				

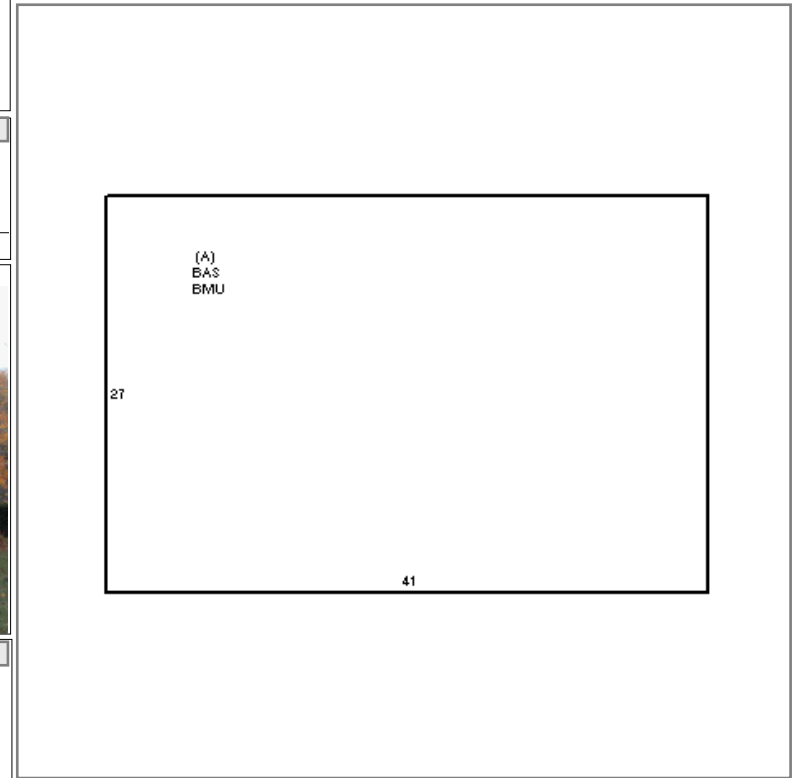
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
377	04/25/2019	7	ALTERATIONS	6,000	07/09/2020	NF	100	100
578	08/15/2012	7	ALTERATIONS	1,500	02/01/2013	MR	100	100
436	09/13/2010	7	ALTERATIONS	2,500	03/01/2012	MR	100	100
823	12/12/2007	7	ALTERATIONS	5,228	07/22/2008	DHT	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,625	5	1.00	5-A	1.00	A	1.00				405,930

TOTAL	15,625 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	405,900	383,000
St Ind	CATHEDRAL RD		BUILDING	232,500	223,000			
Infl	AVERAGE		DETACHED	6,900	6,900			
			OTHER	0	0			
			TOTAL	645,300	612,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 12X26		312	31.80	6,900



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/10/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/6/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,704		
NET AREA	1,107	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,107		56.46	62,505	CONDITION ELEM	CD		
\$NLA(RCN)	\$323	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,107	1964	253.90	281,062	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,637.00	7,637	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1964 / 59
																		COND	35 35 %
																		FUNC	0
																		ECON	0
																		DEPR	35 % GD 65
																		RCNLD	\$232,500