

Key: 1697

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.828

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
LATHAM JOHN G JR 41 CATHEDRAL ROAD BREWSTER, MA 02631				78-7-0				83 CATHEDRAL ROAD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				LATHAM JOHN G JR				03/09/2012	F	1 26142-265			
LATHAM JOHN G JR &				06/19/2007	F	1 22120-42							
LATHAM JOHN G & BETTY				07/28/1950	A	758-475							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	70	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1033	12/29/2022	77	SOLAR PANELS	42,000	05/17/2024	PJK	100	100
	03/01/2022	22	I & E				0	0
680	12/29/2010	2	ADD	70,000	08/06/2012	DF	100	100
452	08/19/2008	2	ADD	70,000	01/10/2011	MR	100	100
NP		12	CYCLICAL NON		07/02/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	41,249	5	1.00	5-A	1.00	RC	0.85	232,900	1.29	A	1.00	R06	1.25		283,950

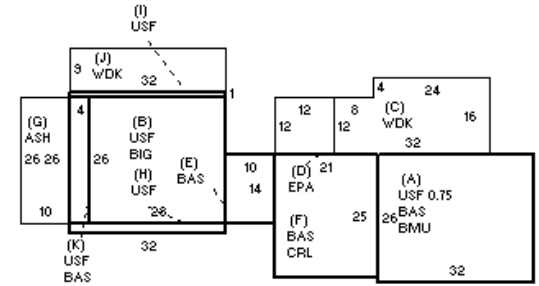
TOTAL	41,249 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	284,000	267,900
St Ind	CATHEDRAL RD		BUILDING	574,400	542,500			
Infl	MIXED		DETACHED	0	0			
			OTHER	64,100	61,900			
						TOTAL	922,500	872,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
IN-LAW APT



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2009	JH
MODEL	1		RESIDENTIAL	LIST	4/4/2009	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/29/2009	ER
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

UNIT

YEAR BLT	1950	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	844,680
NET AREA	3,153	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		64.87	53,975		
\$NLA(RCN)	\$268	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	624	1950	168.53	105,162		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	728		49.68	36,166		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	768		40.95	31,447		
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	144		84.09	12,108		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,497	1950	247.19	370,044		
				HEATING/COOL	2	HOT WATER	1.00	F	CRL	N	BSMT CRAWL	525		31.72	16,652		
				FUEL SOURCE	1	OIL	1.00	G	ASH	N	ATT SHED	260		26.34	6,848		
								+	USF	L	UPPER STORY FIN	928	2009	168.53	156,395		
								K	BAS	L	BASE AREA	104	2009	247.19	25,708		
									F21	O	FPL 2S 1OP	1		11,161.60	11,162		
									KIT	O	XTRA KITCHEN	1		2,386.00	2,386		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68

RCNLD	\$574,400
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