

Key: 1698

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.830

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LATHAM JOHN G JR & JILL M 41 CATHEDRAL ROAD BREWSTER, MA 02631		68-88-0		126 POINT OF ROCKS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LATHAM JOHN G JR & JILL M		11/02/2018	F	1 31643-24	
LATHAM JOHN G JR & JILL M		10/04/1993	QS	220,000 8814-290	
LESSER ROBERT		03/26/1990	H	100 7103-251	

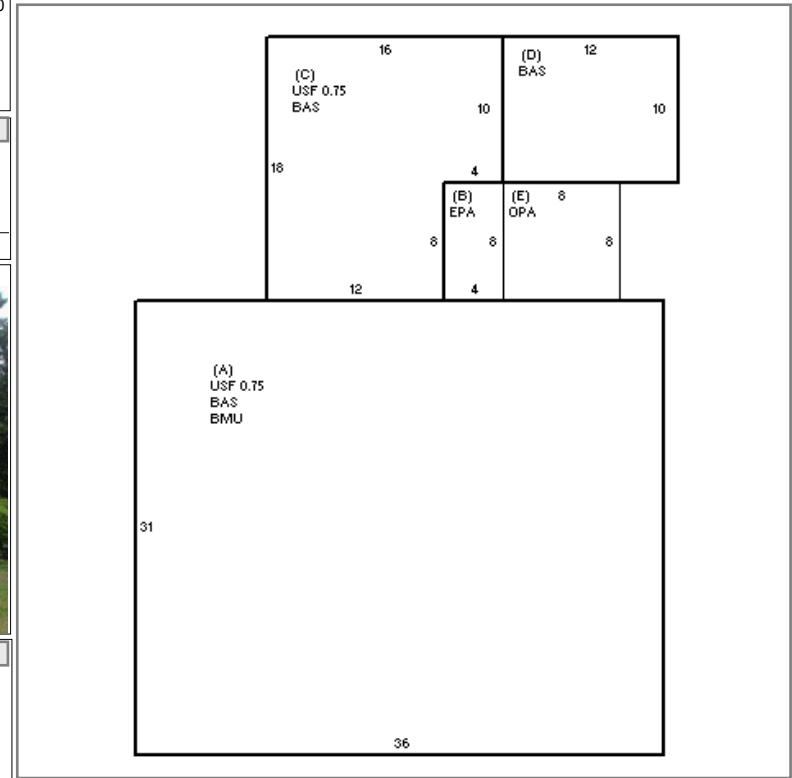
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
2020-3	03/08/2017	13	SPLIT/SUB/LA		07/29/2019	JMG	100
437	08/09/2005	7	ALTERATIONS	5,000			100
293	05/16/2002	3	OUT BUILDING	32,000			100

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	A	1.00	A	1.00	416,480	1.00	A	1.00		
300	A	0.001	5	1.00	A	1.00	A	1.00	22,800	1.00	A	1.00		
TOTAL											1.378 Acres	ZONING RM FRNT 0	ASSESSED CURRENT PREVIOUS	
Nbhd											NBHD 5	FY2020 reconfigure lots per Plan Bk 669 Pg 12; Location changed to 126 Point of Rocks Road per FD - 2/14/08cc		LAND 576,400 543,800
St Ind											AVERAGE		BUILDING 522,500 493,400	
Infl											AVERAGE		DETACHED 12,100 12,000	
													OTHER 0 0	
													TOTAL 1,111,000 1,049,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 24X26		624	27.67	12,100



BLDG COMMENTS
INFO @ DOOR 10/20/20



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/14/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/30/2020	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	870,902
NET AREA	2,521	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,116		76.30	85,153	CONDITION ELEM	CD
\$NLA(RCN)	\$345	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,029	1860	238.30	245,213	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	32		157.73	5,047	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,492	1860	326.45	487,056	KITCHEN	A	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	64		67.57	4,324	BATHS	A	
BEDROOMS	5	1.00	INT FINISH	2	DRYWALL	1.00	F23	O	FPL 2S 3OP	1			26,648.60	26,649	BATHS	A	
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER	1			3,263.50	3,264	HEAT/ELEC	A	
FIXTURES	8	\$14,196	FUEL SOURCE	1	OIL	1.00											
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	1	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE 1933 / 90																	
COND 40 40 %																	
FUNC 0																	
ECON 0																	
DEPR 40 % GD 60																	
RCNLD \$522,500																	