

Key: 1738

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.873

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| AMATO PHILIP P & CAROL A C/O AMATO PHILIP P TRUSTEE & 37 LOUDERS LANE JAMAICA PLAIN, MA 02130 | | | | 68-95-0 | | | | 26 CATHEDRAL ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| AMATO PHILIP P TRUSTEE & AMATO PHILIP P & CAROL A | | | | 08/22/2024 | F | 1 | 36528-110 | | | | |
| AMATO PHILIP P | | | | 12/02/2019 | A | 1 | 32507-290 | | | | |
| | | | | 04/24/2009 | DC | | 23636-111 | | | | |

| 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 | % |
| 221 | 03/22/2017 | 14 | CYCLICAL GRO | | 11/11/2020 | NF | 100 | 100 |
| NP | | 5 | OTHER | 1,530 | 04/18/2018 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 09/13/2007 | 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 | 34,896 | 5 | 1.00 | 5-A | 1.00 | A | 1.00 | | | | 482,960 |

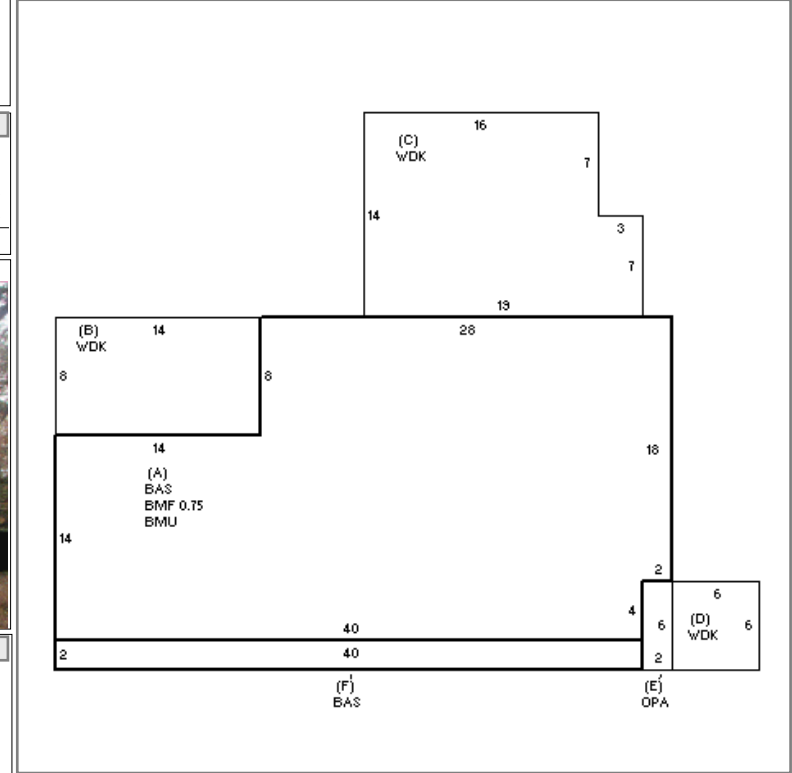
DETACHED

| TOTAL | 34,896 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 5 | NOTE | | | | LAND | 483,000 | 455,600 |
| St Ind | CATHEDRAL RD | | BUILDING | 260,400 | 249,400 | | | |
| Infl | AVERAGE | | DETACHED | 900 | 900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 744,300 | 705,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|--------------|----|-------|-----------|-------|------------|
| SHF | A | 1.00 | 30 0.70 6X10 | | 60 | 22.01 | 900 | 11/11/2020 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/11/2020 | NF |
|----------|----|------|-----------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/13/2007 | 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%] | | | |



BUILDING

| YEAR BLT | 1978 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 361,651 |
|------------|-------|------------|-------|--------------|----|---------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 884 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 804 | | 59.59 | 47,910 | | |
| \$NLA(RCN) | \$409 | OVERALL | 1.010 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH | 603 | | 37.97 | 22,896 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 804 | 1978 | 278.84 | 224,188 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 393 | | 39.59 | 15,560 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | E | OPA | N | OPEN PORCH | 12 | | 50.50 | 606 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | F | BAS | L | BASE AREA | 80 | 1978 | 278.84 | 22,307 | | |
| | | | | HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 | F11 | O | FPL 1S 1OP | 1 | | | 7,713.40 | 7,713 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | MST | O | MAS/METAL STACK | 2 | | | 5,076.75 | 10,154 | | |
| | | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | | 2,439.20 | 2,439 | | |

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

| EFF.YR/AGE | 1978 / 45 |
|------------|------------|
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |

| RCNLD | \$260,400 |
|-------|-----------|
|-------|-----------|