

Key: 1740

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.875

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
ALTIERI LOUIS A & KATHLEEN M 1659 WASHINGTON STREET WEST NEWTON, MA 02465						68-100-0				30 POINT OF ROCKS ROAD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
ALTIERI LOUIS A & KATHLEE						08/28/1998	QS	150,000	11666-270				
MCCRACKEN TERRENCE EDMUND						04/27/1998	J	13,340	11382-047				
MCCRACKEN EDMUND V						06/08/1987	XX		5762-108				

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	%
NP 598	10/04/1994	12	CYCLICAL NON ADD	1,500	09/17/2007 01/01/1995	JH RD	100 100	100 100

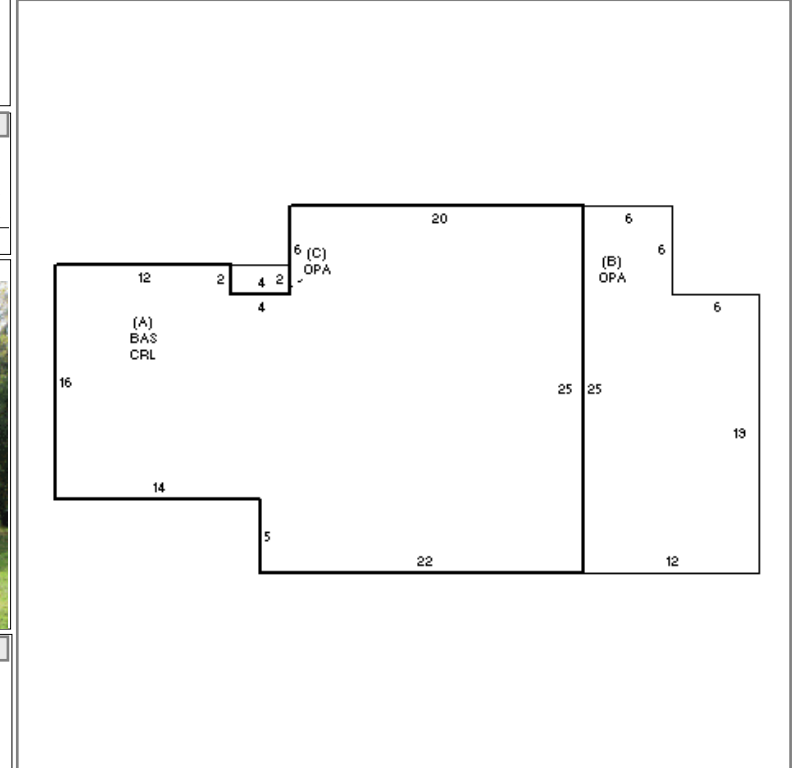
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	43,103	5	1.00	5-A	1.00	A	1.00			374,832	1.25	10	0.90	R09	1.90				463,770

TOTAL	43,103 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E	T=ACCESS			LAND	463,800	437,500
St Ind	CATHEDRAL RD		BUILDING	161,700	152,700			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						TOTAL	627,300	592,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X6		36	22.94	600
OPA	A	1.00	30 0.70 10X10		100	17.75	1,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/20/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/30/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	758	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	CRL	N	BSMT CRAWL	758		28.30	21,452
\$NLA(RCN)	\$356	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	758	1930	290.87	220,479
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	272		50.00	13,600
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
				INT FINISH	5	MIN/OTHER	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	269,483
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$161,700