

Key: 1872

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.019

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION												
ROSS KEVIN E & MARGARET L TRUSTEES MATES REALTY TRUST 6 BRIARWOOD DRIVE HOLYOKE, MA 01040		78-33-0		42 MATES WAY												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
ROSS KEVIN E & MARGARET L		06/27/2018	O	465,000	31367-141											
ANDERSON CHERYL N & CHARL		03/15/2005	F		19616-113											
ANDERSON CHERYL NICHOLS		06/29/2000	QS	274,000	13103-298											
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	28,884	5	1.00	5-A	1.00	A	1.00	372,640	1.66	A	1.00	R07	1.70		410,220

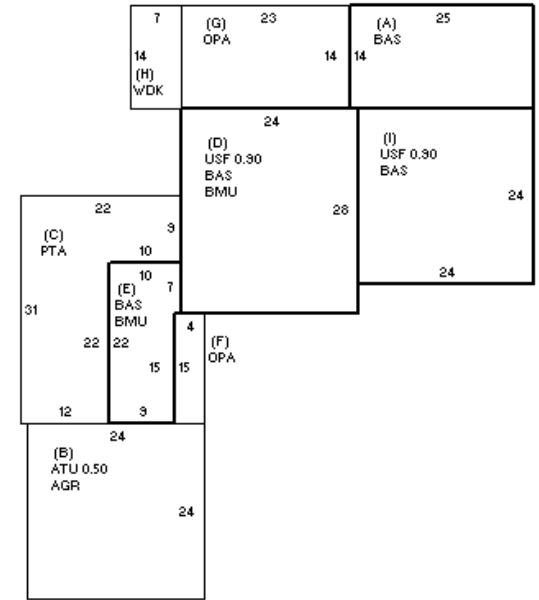
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
447	05/26/2022	7	ALTERATIONS	3,801	02/23/2023	TCK	100 100
929	11/02/2018	1	NEW CONSTRUC	345,000	07/09/2020	NF	100 100
	06/27/2018	16	MLS REVIEW	465,000	04/23/2019	JMG	100 100
170	04/21/2010	7	ALTERATIONS	2,700	12/29/2010	JH	100 100
429	10/13/2009	7	ALTERATIONS	2,400	04/16/2010	JH	100 100

LAND

TOTAL	28,884 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	410,200	387,000
St Ind	CATHEDRAL RD		LAND BUILDING	963,700	910,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,373,900	1,297,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/23/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2019	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL				HATCH TO ATTIC OLD SECTION
STYLE	5	1.05	COLONIAL [100%]	LIST	7/8/2019	NF	
QUALITY	G	1.30	GOOD [100%]	REVIEW	3/27/2023	EMZ	
FRAME	1	1.00	WD FRAME [100%]				

UNIT

YEAR BLT	1971	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,047,447
NET AREA	2,926	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,131	2018	322.07	364,259	CONDITION ELEM	CD
\$NLA(RCN)	\$358	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	576		52.72	30,367	EXTERIOR	V
				ROOF SHAPE	3	GAMBREL	1.00	B	ATU	N	ATTIC UNF	288		74.22	21,376	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	462		17.68	8,169	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	877		82.01	71,921	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	672	1971	322.07	216,429	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	D	USF	L	UPPER STORY FIN	605	1971	245.11	148,292		
				FUEL SOURCE	1	OIL	1.00	+	OPA	N	OPEN PORCH	382		69.50	26,548		
								H	WDK	N	WOOD DECK	98		54.49	5,340		
								I	USF	L	UPPER STORY FIN	518	2018	245.11	126,967	EFF.YR/AGE	2015 / 8
								GFP	O	GAS FIREPLACE	1		4,345.00	4,345	COND	8 8 %	
								ODS	O	OUTDOOR SHOWER	1		3,356.80	3,357	FUNC	0	
														ECON	0		
														DEPR	8 % GD 92		
														RCNLD	\$963,700		