Key: 1873

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,020

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
USHER GLADYS B LIFE ESTATE C/O DEWOLFE CHRISTOPHER & REBECCA 11 KEMBLE DRIVE SHREWSBURY, MA 01545	78-25-0	79 MATES WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEWOLFE CHRISTOPHER & REB	08/23/2024	QS	950,000	36530-267
USHER GLADYS B LIFE ESTAT	12/20/2007	F	1	22556-217
USHER GLADYS B	02/28/2006	A	1	20773-344

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		12	CYCLICAL NON		09/18/2007	JH	100	100
207	07/22/1991	2	ADD	2,500	02/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,600	5 1.00	5-A 1.00	A 1.00	372,640	2.58	A 1.00	R07 1.70			367,030

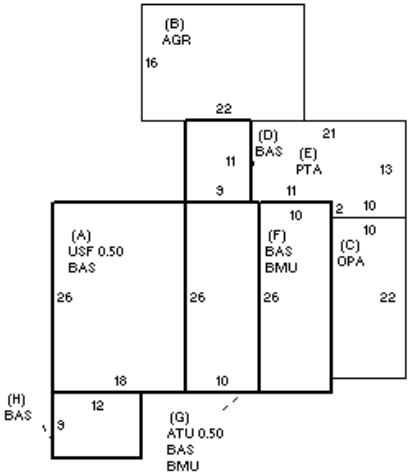
TOTAL	16,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	367,000	346,300
BUILDING	356,500	336,700
DETACHED	0	0
OTHER	0	0
TOTAL	**723,500**	**683,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/12/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/12/2020	NF
LIST	9/18/2007	JH
REVIEW	1/7/2021	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,429	DETAIL ADJ	1.000
$NLA(RCN)	$346	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	$10,310
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,195	1973	287.66	343,758
A	USF	L	UPPER STORY FIN	234	1973	210.42	49,239
B	AGR	N	ATT GARAGE	352		46.88	16,501
C	OPA	N	OPEN PORCH	220		56.65	12,463
E	PTA	N	PATIO	251		16.21	4,070
+	BMU	N	BSMT UNFINISHED	520		75.74	39,383
G	ATU	N	ATTIC UNF	130		60.50	7,865
	F21	O	FPL 2S 1OP	1		11,501.10	11,501

TOTAL RCN	495,090
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$356,500		