

Key: 188

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 200

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COBURN CHRISTOPHER M & NANCY L 4 SENTRY HILL PLACE BOSTON, MA 02114				50-77-0				37 GRAHAM ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COBURN CHRISTOPHER M & NA				01/08/1993	QS	160,000	8399-064				

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	%
23-798	06/30/2023	7	ALTERATIONS	3,300	04/18/2024	NF	100	100
262	03/25/2019	7	ALTERATIONS	1,250	07/06/2020	NF	100	100
254	05/06/2008	7	ALTERATIONS	7,000	03/09/2009	JH	100	100
NP		12	CYCLICAL NON		07/06/2007	JH	100	100
201	04/14/2006	7	ALTERATIONS	12,000	07/06/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000 3	1.00	3A	1.00	A	1.00	767,200	6.41	A	1.00	BAV 3.50	677,820

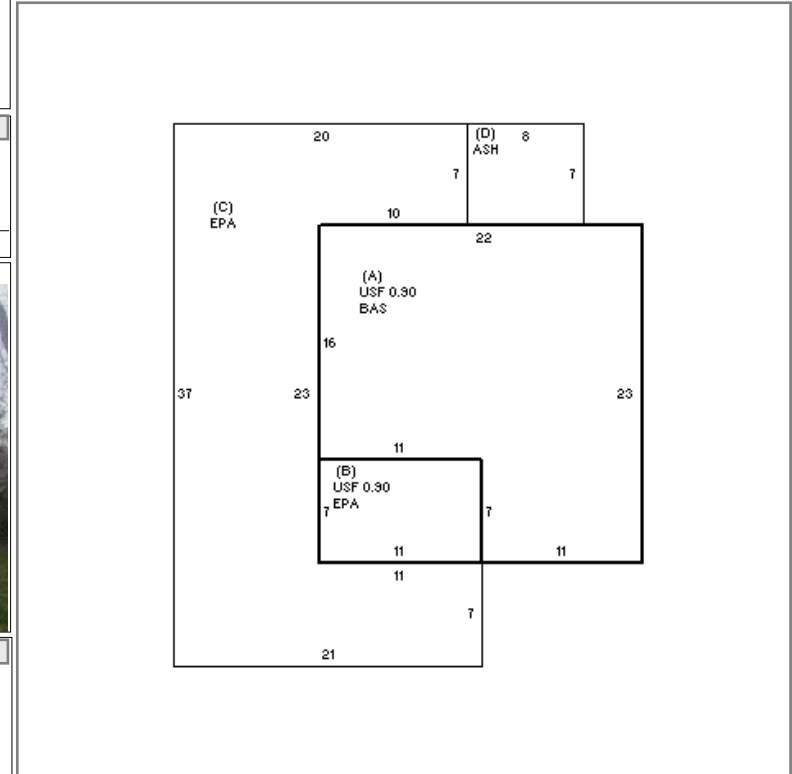
TOTAL	6,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	677,800	639,500
St Ind	BREWSTER PARK		BUILDING	150,900	142,600			
Infl	AVERAGE		DETACHED	2,100	1,800			
			OTHER	0	0			
						TOTAL	830,800	783,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	21.39	2,100



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/10/2018	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	884	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	429	1920	284.19	121,917
\$NLA(RCN)	\$285	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	455	1920	175.51	79,856
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	594		57.05	33,891
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	56		26.44	1,481
				FLOOR COVER	2	SOFTWOOD	1.00		MST	O	MAS/METAL STACK	1		4,750.50	4,751
				INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		2,282.20	2,282
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								



BLDG COMMENTS

TOTAL RCN	251,549
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	\$150,900