Key: 2081

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,233

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAW BRIAN J & JENNIFER J TRUSTEES SHAW NOMINEE REALTY TRUST 6 MINUTEMAN ROAD MEDFIELD, MA 02052	49-43-0	42 SALT WORKS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAW BRIAN J & JENNIFER J	06/23/2023	F	1	35857-243
SHAW BRIAN & JENNIFER	08/13/2021	QS	1,155,000	34383-114
SPEVAK RONALD & MARGARET	12/07/2004	F	1	19319-103

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

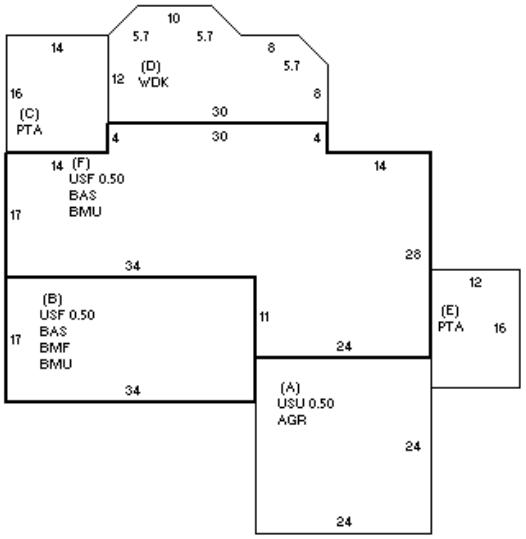
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
390	05/09/2022	7	ALTERATIONS	125,000	02/17/2023	TCK	100	100
	08/13/2021	15	SALE REVIEW	1,155,000	05/10/2022	JMG	100	100
467	05/30/2018	7	ALTERATIONS	5,387	06/20/2019	NF	100	100
		14	CYCLICAL GRO		02/28/2018	NF	100	100
NP		12	CYCLICAL NON		08/22/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,520	2 1.00	2-A 1.00	A 1.00	767,200	2.59	A 1.00	R19 3.50			754,980

TOTAL	16,520 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	755,000	712,300
BUILDING	824,900	788,000
DETACHED	5,100	5,100
OTHER	0	0
TOTAL	**1,585,000**	**1,505,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	50 0.50	8X8		64	11.70	400
HTB	A 1.00	20 0.80			1	4,058.10	3,200
SHF	A 1.00	30 0.70	12X8		96	22.01	1,500

PHOTO 02/17/2023

BLDG COMMENTS

Extra Fixture in Kitchen, Extra Fixtures in Baths (5 & 4)

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	2/28/2018	NF
LIST	2/28/2018	EST
REVIEW	3/27/2023	EMZ

YEAR BLT	1998	SIZE ADJ	0.990
NET AREA	2,922	DETAIL ADJ	1.000
$NLA(RCN)	$321	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	$17,675
GARAGE SPACES	2	1.00
% BSMT FIN	30	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	576		42.54	24,505
A	USU	N	UPPER STORY UNF	288		63.30	18,229
+	BMU	N	BSMT UNFINISHED	1,948		55.92	108,934
B	BMF	N	BSMT FINISH	578		45.24	26,151
+	BAS	L	BASE AREA	1,948	1998	254.37	495,517
+	USF	L	UPPER STORY FIN	974	1998	204.11	198,806
C	PTA	N	PATIO	224		16.05	3,595
D	WDK	N	WOOD DECK	408		43.97	17,940
E	PTA	N	PATIO	192		16.94	3,253
	F21	O	FPL 2S 1OP	1		11,386.10	11,386
	ODS	O	OUTDOOR SHOWER	1		2,708.80	2,709
	WPL	O	WHIRLPOOL	1		8,675.00	8,675

TOTAL RCN	937,375

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	E
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2009 / 14		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$824,900