

Key: 249

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 262

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUBOIS JEROME A & ROOME NIKOLE 31 KILBURN ROAD BELMONT, MA 02478				50-16-0				22 FRANKLIN CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUBOIS JEROME A & ROOME N				01/27/2021	V	1	33725-307				
DUBOIS JEROME A & ROOME N				10/16/2020	V	2,675,000	33366-70				
HARTMAN SOLOMON J & CAROL				01/05/2011	F	10	25157-22				

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	%
24-200	03/06/2024	7	ALTERATIONS	25,000				0
	10/16/2020	16	MLS REVIEW	2,675,000	03/16/2021	JMG	100	100
2021-18	04/04/2020	13	SPLIT/SUB/LA		04/04/2020	JMG	100	100
834	11/29/2006	7	ALTERATIONS	14,000	07/10/2007	JH	100	100
440	07/22/2004	3	OUT BUILDING	7,400			100	100

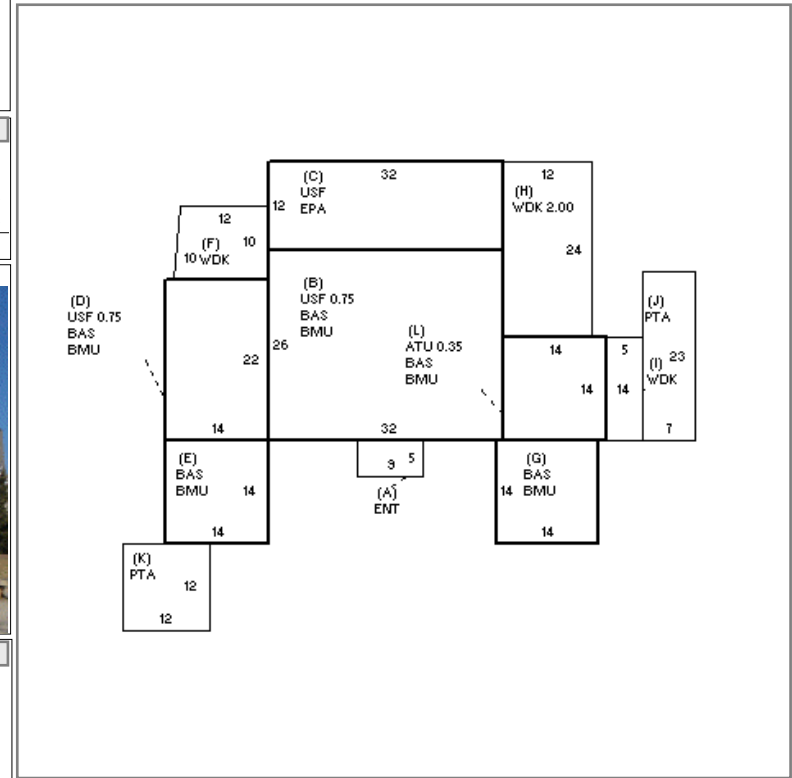
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,610	2	1.00	A	1,139,840	2.58	A	1.00	BGD	5.20	1,122,800

TOTAL	16,610 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	FY21 Split 50-16; this portion remains 50-16 - Lot B Plan				LAND	1,122,800	1,059,300
St Ind	AVERAGE	Bk 258 Pg 95				BUILDING	714,500	675,000
Infl	AVERAGE					DETACHED	2,600	2,600
						OTHER	0	0
						TOTAL	1,839,900	1,736,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	15 0.85 10X12	2004	120	25.67	2,600

PHOTO 03/01/2018

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/10/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/16/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,967	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	ENT	N	ENCLOSED ENTRY	45		151.04	6,797
\$NLA(RCN)	\$317	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,728		59.60	102,997
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,224	1959	275.74	337,505
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,008	1959	196.74	198,312
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	384		79.73	30,616
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	504	1999	275.74	138,974
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	USF	L	UPPER STORY FIN	231	1999	196.74	45,446
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	771		45.68	35,217
								J	PTA	N	PATIO	161		17.60	2,834
								K	PTA	N	PATIO	144		18.53	2,668
								L	ATU	N	ATTIC UNF	69		62.23	4,294
									F21	O	FPL 2S 1OP	1		11,828.20	11,828
									ODS	O	OUTDOOR SHOWER	1		2,814.00	2,814

TOTAL RCN	940,193
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$714,500