

Key: 2535

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.699

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GILBERT RAYMOND W III & DOLORES A				26-2-0				36 A P NEWCOMB ROAD				
36 A P NEWCOMB ROAD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
BREWSTER, MA 02631				GILBERT RAYMOND W III & D				06/11/1992 QS 126,000 8062-117				
				PERREAULT RALPH A TRUSTEE				06/11/1992 F 100 8062-115				
				RAYMOND GILBERT & DOLORES				01/15/1991 B 100 N/A-N/A				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,400	12 1.00	12M 1.00	A 1.00	214,268	2.10	15	0.85	RM5	1.15	220,860

LAND

TOTAL	21,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=WETLANDS			LAND	220,900	208,400
St Ind	STONYBROOK		BUILDING	478,400	457,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	699,300	665,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/5/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/17/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,898	DETAIL ADJ	1.000
\$NLA(RCN)	\$315	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	6	\$8,752	
GARAGE SPACES	2		1.00
% BSMT FIN	0		1.00
# 1/2 BATHS	0		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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,448		59.05	85,502
+	BAS	L	BASE AREA	1,448	1990	271.04	392,468
B	WDK	N	WOOD DECK	240		43.98	10,556
D	USF	L	UPPER STORY FIN	450	1990	208.38	93,772
	BMG	O	BSMT GARAGE	2		3,470.90	6,942

TOTAL RCN	597,991
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$478,400

