Key: 2761

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,927

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROBERTO RICHARD P 89 GREAT FIELDS ROAD BREWSTER, MA 02631	47-69-0	89 GREAT FIELDS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROBERTO RICHARD P	04/15/1993	QS	137,000	8527-30

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	%
3	01/03/2020	7	ALTERATIONS	15,000	01/12/2021	NF	100	100
NP		12	CYCLICAL NON		04/16/2008	JH	100	100
434	08/08/2005	7	ALTERATIONS	6,000			100	100
286	07/09/1993	2	ADD	7,500	02/01/1994		100	100

LAND

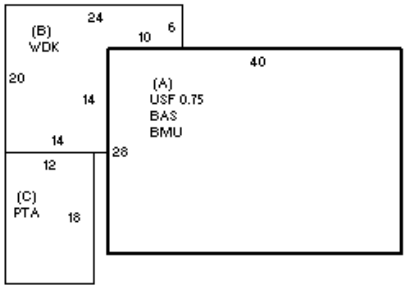
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,068	12 1.00	A 1.00	A 1.00	219,200	1.85	A 1.00	RM3 1.00			233,480

TOTAL	25,068 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	233,500	220,300
BUILDING	424,900	406,900
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**659,600**	**628,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	9X12		108	21.39	1,200

PHOTO 01/12/2021

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	9/12/2017	NF
LIST	9/12/2017	EST
REVIEW	1/27/2021	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	1.000
$NLA(RCN)	$310	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	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	3	W/W CARPET	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
A	BMU	N	BSMT UNFINISHED	1,120		63.35	70,954
A	BAS	L	BASE AREA	1,120	1974	284.87	319,054
A	USF	L	UPPER STORY FIN	840	1974	204.17	171,504
B	WDK	N	WOOD DECK	340		43.98	14,954
C	PTA	N	PATIO	216		16.06	3,468
	BMG	O	BSMT GARAGE	2		3,470.90	6,942
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN	607,018

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

EFF.YR/AGE	1974 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$424,900