

Key: 2943

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.128

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LITAVIS RICHARD J JR ET AL TRUSTEES RJLMAL NOMINEE TRUST 19 HIGHCROFT WAY UNIT 19 HOPKINTON, MA 01748				66-30-0				26 CONSODINE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LITAVIS RICHARD J JR ET A				03/17/2022	F	1 (229436)					
LITAVIS RICHARD J JR & MI				10/24/2017	QS	462,500 (214530)					
KIEHNLE NANCY TRUSTEE				08/31/1999	F	1 (154589)					

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	%
805	09/16/2019	7	ALTERATIONS	4,600	07/07/2020	TCK	100	100
494	05/28/2019	2	ADD	28,000	07/07/2020	TCK	100	100
	10/31/2017	15	SALE REVIEW	462,500	08/06/2018	JMG	100	100
224	04/21/2006	7	ALTERATIONS	7,000	04/05/2007	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	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.003	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		40

LAND

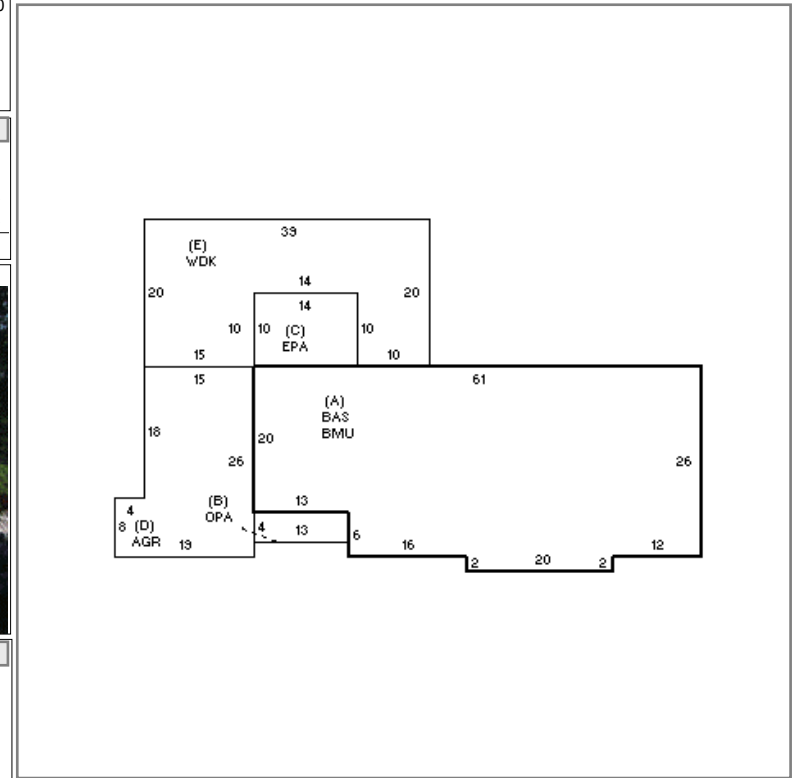
TOTAL	1.380 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE				LAND	303,400	286,200
St Ind	AVERAGE			LAND	486,900	465,500			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	790,300	751,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/07/2020
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/5/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/31/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,581
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,548		60.79	94,096		
\$NLA(RCN)	\$393	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,548	1990	279.01	431,912		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	52		57.75	3,003		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	140		92.98	13,017		
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATT GARAGE	422		46.79	19,747		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	640		45.28	28,977		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S 1OP	1			8,820.70	8,821		
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00			

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

EFF.YR/AGE	1993 / 30	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$486,900	