

Key: 3042

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.237

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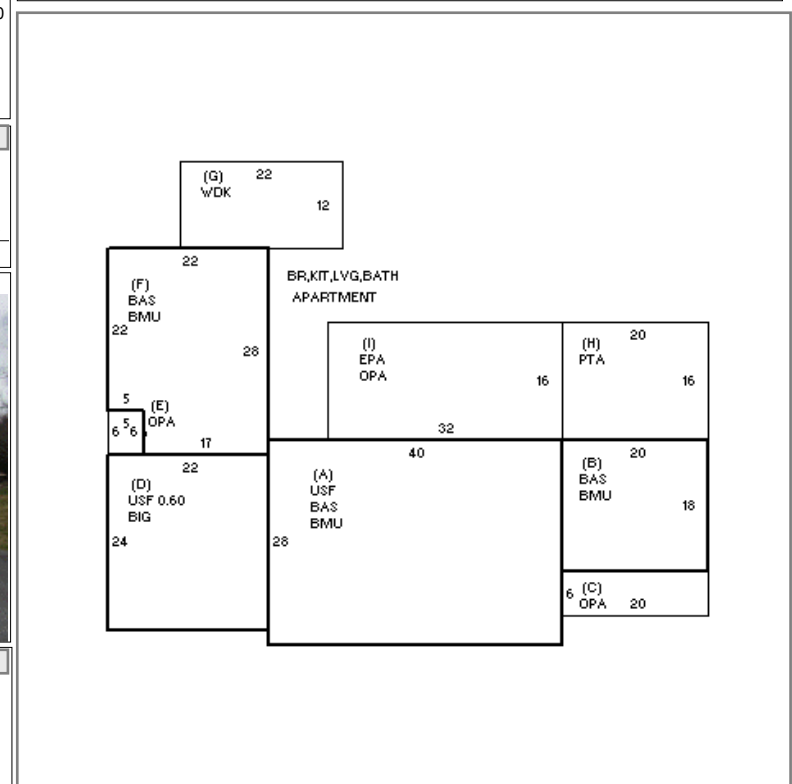
CURRENT OWNER						PARCEL ID				LOCATION			
JULIANO PAUL A TRUSTEE CUNNINGHAM FAMILY IRREVOCABLE TRUST 404 HARWICH ROAD BREWSTER, MA 02631						55-67-0				404 HARWICH ROAD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
JULIANO PAUL A TRUSTEE						04/26/2019	QS	850,000	31979-261				
ROBINSON DONNA L						08/04/2014	A		28303-300				
ROBINSON CHARLES D & DONN						08/16/2006	QS	720,000	21275-296				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	1.00	RM4	1.00	303,350	
300	A	0.177	12	1.00	A	1.00	A	1.00	1.00	RM4	1.00	2,120	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
473	06/02/2022	7	ALTERATIONS	27,300	03/28/2023	TCK	100	100
SP19-22	05/23/2019	19	VARIANCE/SPE		03/11/2024	JMG	100	100
	04/26/2019	16	MLS REVIEW	850,000	03/09/2020	JMG	100	100
865	10/31/2017	5	OTHER	2,500	05/31/2018	NF	100	100
201	05/05/2010	2	ADD	10,000	01/03/2011	JH	100	100

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TOTAL	1.554 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	305,500	288,200
St Ind	AVERAGE		BUILDING	991,600	944,700			
Infl	AVERAGE		DETACHED	20,900	20,700			
			OTHER	0	0			
						TOTAL	1,318,000	1,253,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X16	2003	160	20.77	1,700
SHF	A	1.00	50 0.50 8X16	2004	128	21.39	1,400
SHF	A	1.00	50 0.50 17X16	2007	272	19.84	2,700
STU	G	1.20	10 0.90 14X20	2007	280	60.00	15,100



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BUILDING	CD	ADJ	DESC	MEASURE	4/9/2019	REF
MODEL	1		RESIDENTIAL	LIST	3/9/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/10/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]	BLDG COMMENTS ACCESSORY APARTMENT 3-1-1		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,089,649		
NET AREA	3,503	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,066		58.26	120,375	CONDITION ELEM	CD		
\$NLA(RCN)	\$311	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,066	2003	257.59	532,176	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	2003	187.33	209,805	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	662		58.05	38,432	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	528		57.79	30,512	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	317	2010	187.32	59,382	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	G	WDK	N	WOOD DECK	264		45.51	12,015				
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	320		15.69	5,022				
																		EFF.YR/AGE	2013 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$991,600