

Key: 40

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 34

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
CARITAS UNLIMITED LLC 57 JACKSON ROAD BREWSTER, MA 02631		38-88-0	232 ROBBINS HILL ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CARITAS UNLIMITED LLC		10/03/2003	F	1 (170786)		
D'AMOUR SUZANNE R		07/28/2003	F	1 (169965)		
BAY INVESTMENTS INC		03/18/1994	F	100 (133251)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1042	10/02/2023	7	ALTERATIONS	1,279	04/17/2024	NF	100	100
360	12/16/1991	5	OTHER	300			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,958	2	1.00	A	1,972,800	1.92	10	0.90	BEX	10.00	2,078,180

TOTAL	23,958 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE T=narrow shape	LAND	2,078,200	1,960,600			
St Ind	AVERAGE		BUILDING	202,200	190,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	68,300	64,100			
			<b>TOTAL</b>	<b>2,348,700</b>	<b>2,215,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/20/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

(B)	20
12	WDK
20	
(A)	USF 0.30
	BAS
	BMU
31	
(C)	8 WDK
	20

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,178	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,705	
GARAGE SPACES	0	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	5	MIN/OTHER	0.95
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	620		59.19	36,697
A	BAS	L	BASE AREA	620	1930	276.33	171,322
A	USF	L	UPPER STORY FIN	558	1930	176.44	98,452
+	WDK	N	WOOD DECK	400		37.24	14,896
	F21	O	FPL 2S 1OP	1		9,643.50	9,644
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	337,010
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$202,200

