

Key: 4598

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.809

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POPPE ERIN M & BENJAMIN 43 CANTERBURY ROAD WALTHAM, MA 02453				101-113-0				169 KING PHILIP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POPPE ERIN M & BENJAMIN				05/18/2023	QS	830,000	35792-164				
THOMAS HAROLD M & PETER J				08/03/2022	F	1	35287-104				
THOMAS HAROLD M				07/05/2022	DC		16497-159				

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	%
650	05/18/2023	16	MLS REVIEW	830,000	05/08/2024	JMG	100	100
	07/16/2019	7	ALTERATIONS	7,000	07/09/2020	TCK	100	100
		12	CYCLICAL NON		04/02/2013	SF	100	100
573	09/30/2005	2	ADD	150,000	05/15/2006	JB	100	100
146	03/25/2003	7	ALTERATIONS	8,000			100	100

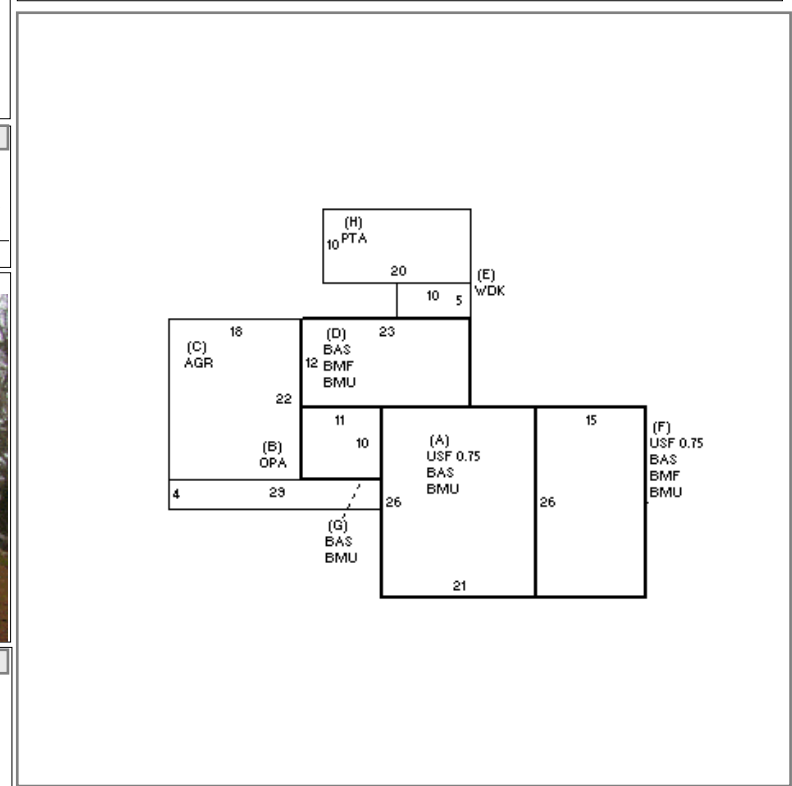
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	28,070	13	1.00	A	1.00	A	1.00	219,200	1.70	A	1.00	R02	1.00			239,930

TOTAL	28,070 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	239,900	226,400			
St Ind	AVERAGE		BUILDING	548,100	482,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				788,000	709,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=REC RM
INFO @ DOOR (12/9/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/9/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/8/2024	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,024	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,322		62.76	82,971
\$NLA(RCN)	\$343	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,322	1979	284.71	376,383
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	702	1979	212.34	149,066
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	116		57.75	6,699
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	396		47.79	18,925
				INT FINISH	2	DRYWALL	1.00	+	BMF	N	BSMT FINISH	666		43.42	28,918
				HEATING/COOL	9	WARM/CL AIR	1.03	E	WDK	N	WOOD DECK	50		45.28	2,264
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	200		17.45	3,489
									F21	O	FPL 2S 1OP	1		11,724.40	11,724
									ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	693,738	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT/ELEC			A
EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			\$548,100