

Key: 4710

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.922

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURTIS AARON L 48 SOMERSET ROAD BREWSTER, MA 02631				100-101-0				48 SOMERSET ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURTIS AARON L				10/29/2004	QS	385,000	19193-118				
WOODS PATRICIA A				12/15/2000	A	10	13429-340				
WOODS BRIAN W & PATRICIA				02/20/1974	XX		2006-24				

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	%
132	02/08/2019	7	ALTERATIONS	14,269	07/07/2020	TCK	100	100
		12	CYCLICAL NON		03/28/2013	SF	100	100

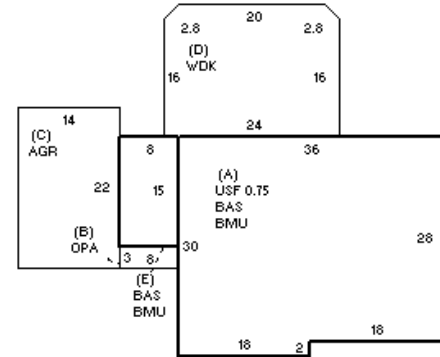
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	21,900	13	1.00	A	1.00	A	1.00	208,240	2.06	5	0.95	R02	1.00		215,320

TOTAL	21,900 SF	ZONING	ESMT	RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	ESMT	LAND	215,300	203,100				
St Ind	AVERAGE			BUILDING	436,200	417,900				
Infl	AVERAGE			DETACHED	0	0				
				OTHER	0	0				
				TOTAL	651,500	621,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/10/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,947	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,164		63.35	73,741
\$NLA(RCN)	\$320	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,164	1974	284.87	331,589
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	783	1974	206.28	161,515
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	24		56.10	1,346
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	308		47.39	14,596
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	428		43.98	18,825
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 1OP	1		11,389.40	11,389
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	623,213
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	\$436,200