

Key: 4741

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.953

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CORMIER DANA P & SHARON F 123 CLEARWATER CIRCLE LUDLOW, MA 01066				100-97-0				79 SOMERSET ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORMIER DANA P & SHARON F				04/07/2016	QS	360,000	29562-234				
DESILVA GREGORY & PHOEBE				10/22/2013	QS	300,000	27773-280				
ALEXANDRE MARY K TRUSTEE				10/15/2012	F	1	26761-72				

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	%
357		14	CYCLICAL GRO		12/10/2020	TCK	100	100
749	06/22/2004	12	CYCLICAL NON		03/27/2013	SF	100	100
711	12/07/1994	2	ADD	15,000	04/28/2010	JH	100	100
	11/15/1994	5	OTHER	6,800			100	100
		5	OTHER	2,300			100	100

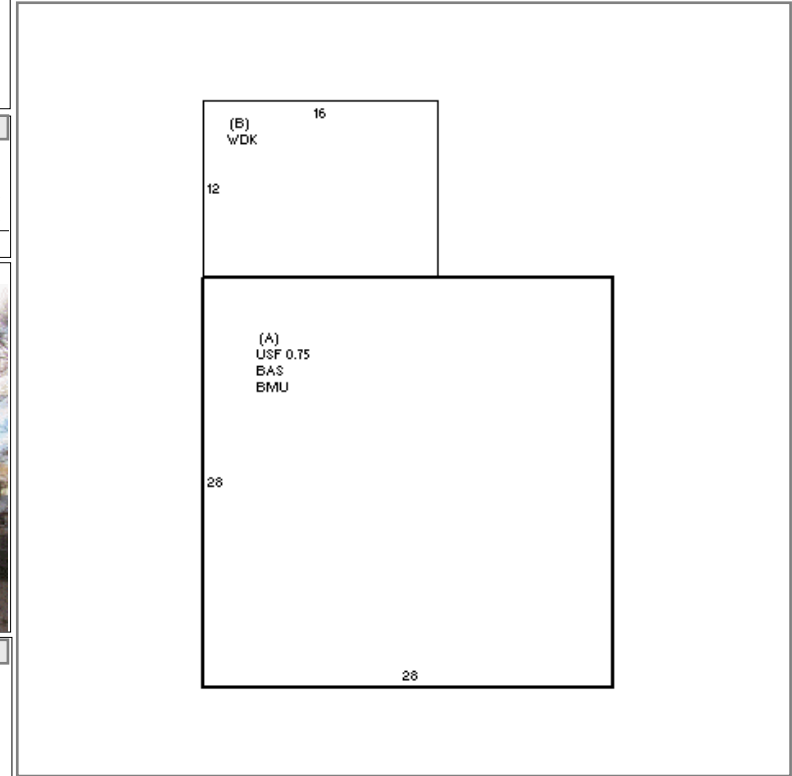
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	13	1.00	A	1.00	A	1.00				223,920

TOTAL	20,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	223,900	211,300
St Ind	AVERAGE		LAND	321,900	308,000			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	
					TOTAL	545,800	519,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/10/2020



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	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,043		
NET AREA	1,372	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		64.17	50,311	CONDITION ELEM	CD		
\$NLA(RCN)	\$305	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	784	1984	299.60	234,883	EXTERIOR	A		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	588	1984	191.30	112,482	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		40.37	7,752	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GARAGE	1		4,580.40	4,580	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	G		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1987 / 36
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$321,900