

Key: 49

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 51

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COULOMBE JESSICA & DEREK L 52 HALSEY AVENUE WELLESLEY, MA 02482				38-66-0				31 ARNOLDS CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COULOMBE JESSICA & DEREK				09/28/2012	H	495,000	(198323)				
AHLBORG JUDITH E				12/12/1984	XX		(99575)				

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	%
313	03/27/2013	5	OTHER	350	08/06/2014	RJM	100	100
27	01/11/2013	7	ALTERATIONS	35,000	08/06/2014	RJM	100	100
314	06/10/2005	2	ADD	70,000	04/11/2006	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	22,041	2	1.00	A	1.00	A	1.00	767,200	2.05	A	1.00	BAV	3.50									794,440

TOTAL	22,041 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE				LAND	794,400	749,500
St Ind	AVERAGE		BUILDING	329,100	311,000			
Infl	AVERAGE		DETACHED	9,000	8,900			
			OTHER	0	0			
						TOTAL	1,132,500	1,069,400

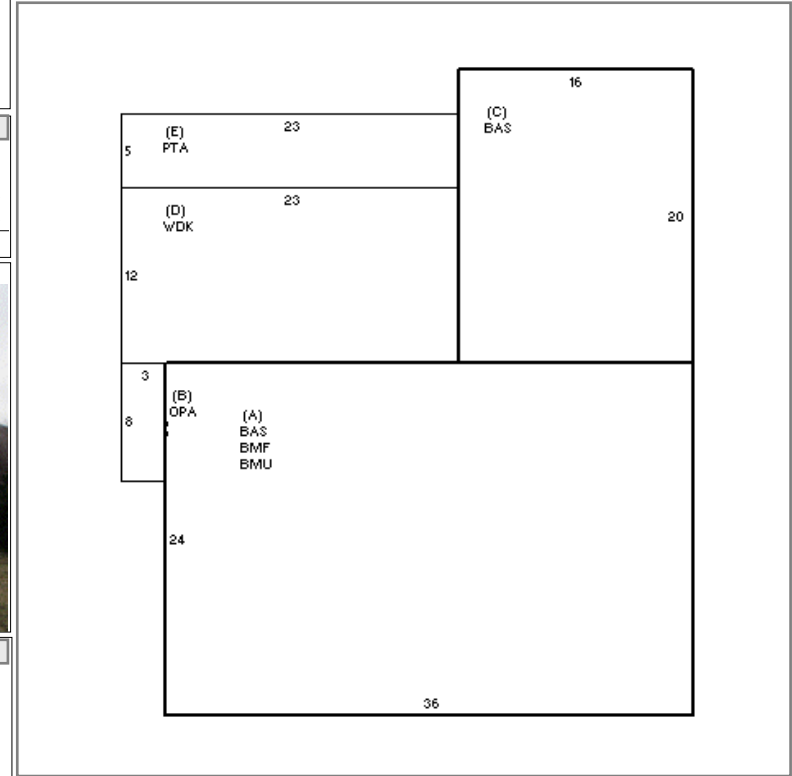
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 16X22	2005	352	31.80	9,000



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/19/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		59.00	50,976
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	864		35.60	30,758
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1970	253.89	219,365
ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	24		50.00	1,200
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	320	2005	253.89	81,246
INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	276		39.20	10,819
HEATING/COOL	1	FORCED AIR	1.00	E	PTA	N	PATIO	115		15.90	1,829
FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		7,637.00	7,637
				ODS	O		OUTDOOR SHOWER	1		2,415.00	2,415

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,184	DETAIL ADJ	1.000
\$NLA(RCN)	\$352	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$10,400	
GARAGE SPACES	0	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	



TOTAL RCN	416,645	
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	\$329,100	