

Key: 5064

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.289

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WALSH JOHN T JR & NANCY J TRUSTEES				124-14-0				13 CEDAR LANE				
13 CEDAR LANE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BREWSTER, MA 02631				WALSH JOHN T JR & NANCY J				09/15/2021	F	10	34473-93	
				WALSH JOHN T & NANCY J				05/11/2009	QS	283,000	23690-46	
				ZAMBUTO RAYMOND & JANET M				03/13/1998	S	109,500	11283-130	

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	%
23-802	08/07/2023	7	ALTERATIONS	4,500	05/29/2024	TCK	100	100
23-680	05/31/2023	7	ALTERATIONS	1,500	05/29/2024	TCK	100	100
23-507	05/03/2023	7	ALTERATIONS	26,991	05/29/2024	TCK	100	100
NP		12	CYCLICAL NON		02/09/2007	JH	100	100

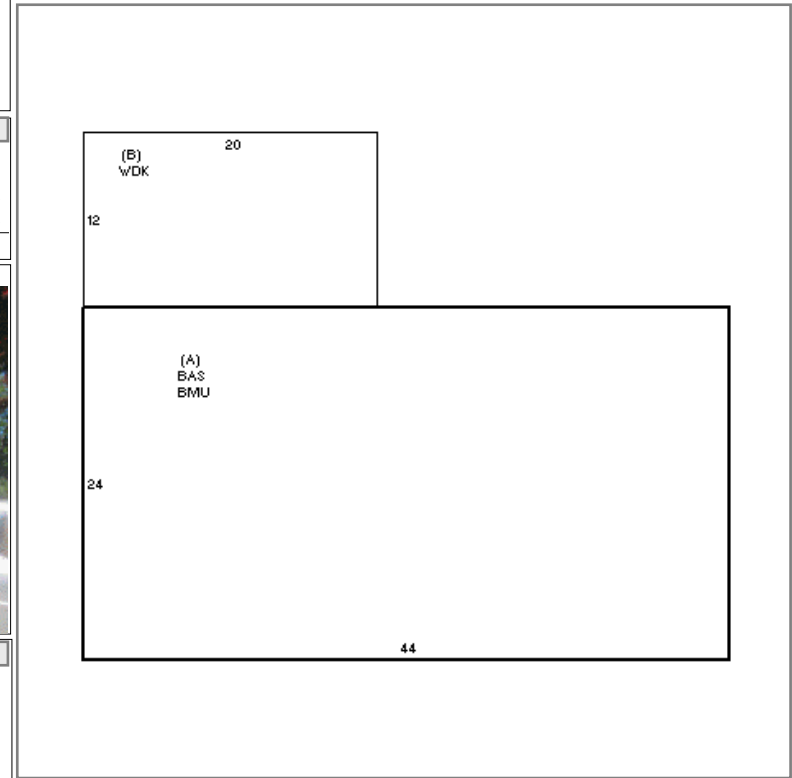
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,543	9	1.00	9-A	1.00	A	1.00				234,820

TOTAL	15,543 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	234,800	221,500
St Ind	ROBINWOOD		BUILDING	253,300	235,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	488,100	456,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/11/2024

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	NF
MODEL	1		RESIDENTIAL	LIST	8/14/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	6/11/2024	EMZ
QUALITY	A	1.00	AVG [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	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		54.20	57,240
\$NLA(RCN)	\$329	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1979	250.84	264,885
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		37.63	9,032
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,331.50	7,332
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	14	ELECT BB+AC	1.01								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	347,047	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE	1979 / 44	COND	27 27 %
		FUNC	0
		ECON	0
		DEPR	27 % GD 73
RCNLD			\$253,300