

Key: 5066

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.291

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DRISCOLL JOANNE 32 MORRISON ROAD WAKEFIELD, MA 01880				124-16-0				35 CEDAR LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DRISCOLL JOANNE				05/31/2017	P	165,000	30525-253					
MEDFORD WILLIAM L & KATHR				12/19/2001	QS	117,500	14602-158					
BURKE MARTIN J JR & ROSEM				09/12/1997	QS	40,000	10948-299					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,055 9	1.00 9-A	1.00 A	1.00	241,120	2.66 A	1.00 R06	1.10			236,110

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	%
711	09/22/2022	7	ALTERATIONS	500	03/13/2023	TCK	100	100
621	09/18/2020	3	OUT BUILDING	7,000	12/09/2020	NF	100	100
729	09/20/2017	1	NEW CONSTRUC	335,000	07/03/2019	NF	100	100
602	08/04/2017	1	NEW CONSTRUC	18,000	05/08/2018	NF	100	100
	05/31/2017	15	SALE REVIEW	165,000	07/05/2018	JMG	100	100

TOTAL	16,055 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	236,100	222,800
St Ind	ROBINWOOD		BUILDING	725,300	692,300			
Infl	AVERAGE		DETACHED	5,300	5,300			
			OTHER	0	0			
			TOTAL	966,700	920,400			

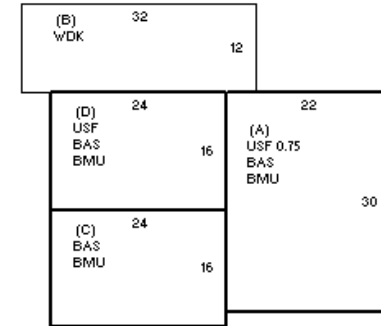
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01	1.00 8X12	2020	96	22.01	2,100
HTB	A	1.00 20	0.80		1	4,058.10	3,200



BLDG COMMENTS

PULL DOWN STAIR TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/16/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	2,307	DETAIL ADJ	1.000
\$NLA(RCN)	\$334	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$14,742
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,428		66.31	94,693
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,044	2017	304.38	317,771
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	879	2017	229.28	201,541
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	384		49.39	18,967
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	384	2017	304.38	116,881
INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00	
HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		3,938.80	3,939
FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	771,576
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$725,300