

Key: 5069

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.294

LEG
AL
LAND

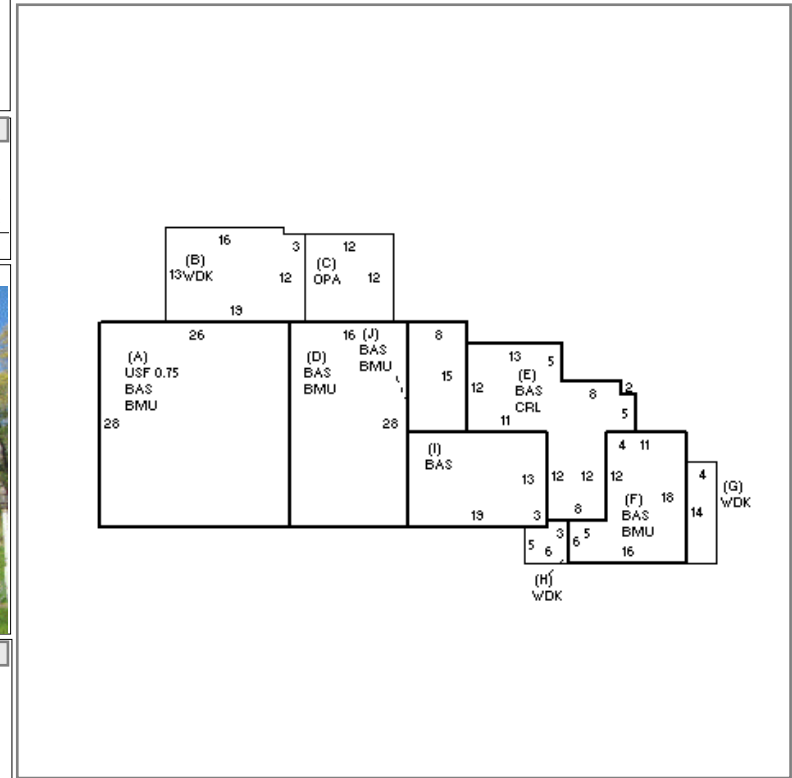
CURRENT OWNER		PARCEL ID		LOCATION								
BARBESINO GIUSEPPE & COLZANI RAFFAELLA M 3 MARLBORO ROAD LEXINGTON, MA 02421		124-19-0		40 CEDAR LANE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
BARBESINO GIUSEPPE & COLZ WILLIAMS ROSEMARY A & RIC		09/26/2023	QS	867,000	36000-163							
WILLIAMS RICHARD S & ROSEM		05/18/2006	F	10	21012-014							
		11/30/2001	QS	329,900	14510-059							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,053	9	1.00	9-A	1.00	A	1.00				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 %
24-42	01/17/2024	7	ALTERATIONS	4,832			0 0
	09/26/2023	15	SALE REVIEW	867,000	06/10/2024	JMG	100 100
139	04/23/2009	2	ADD	100,000	04/27/2010	JH	100 100
597	10/18/1995	2	ADD	22,000	06/07/1996	JB	100 100
675	10/28/1994	2	ADD	22,000	06/07/1996	JB	100 100

DET
ACHED

TOTAL	16,053 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	236,100	222,800
St Ind	ROBINWOOD		BUILDING	634,000	589,000			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	870,800	812,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700



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BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/27/2010	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/10/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
Apartment is not recognized as dwelling unit per 2009 Bldg Permit #139

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	745.901
NET AREA	2,635	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,524		55.75	84,961	CONDITION ELEM	CD
\$NLA(RCN)	\$283	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	848	1986	235.01	199,285	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	546	1986	196.74	107,418	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	333		41.53	13,828	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	144		52.97	7,627	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	448	1986	235.01	105,283	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	CRL	N	BSMT CRAWL	318		32.17	10,229		
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	546	2009	235.01	128,313		
								I	BAS	L	BASE AREA	247	1995	235.01	58,047		
								F21	O	FPL 2S 1OP	1		10,753.00	10,753			
								KIT	O	XTRA KITCHEN	1		2,298.70	2,299			
								ODS	O	OUTDOOR SHOWER	1		2,558.20	2,558			
												EFF.YR/AGE	2003 / 20				
												COND	15	15 %			
												FUNC	0				
												ECON	0				
												DEPR	15	% GD	85		
												RCNLD	\$634,000				