

Key: 5105

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.330

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION				
LEFFERTS JOHN W & GAIL 62 OLD SOUTHBRIDGE ROAD OXFORD, MA 01540					99-74-0					42 JOE LONGS ROAD				
TRANSFER HISTORY					DOS					T SALE PRICE BK-PG (Cert)				
LEFFERTS JOHN W & GAIL					10/07/2011 QS					315,000 (195394)				
ZAHAVI WILLIAM Z					09/12/1995 QS					140,000 (138252)				
JAMES E & SANDRA L GASTON					03/16/1994 A					100 N/A-N/A				

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	%
475	08/20/1999	12	CYCLICAL NON OUT BUILDING	1,300	03/14/2007	JH	100	100
		3			03/14/2007	JH	100	100

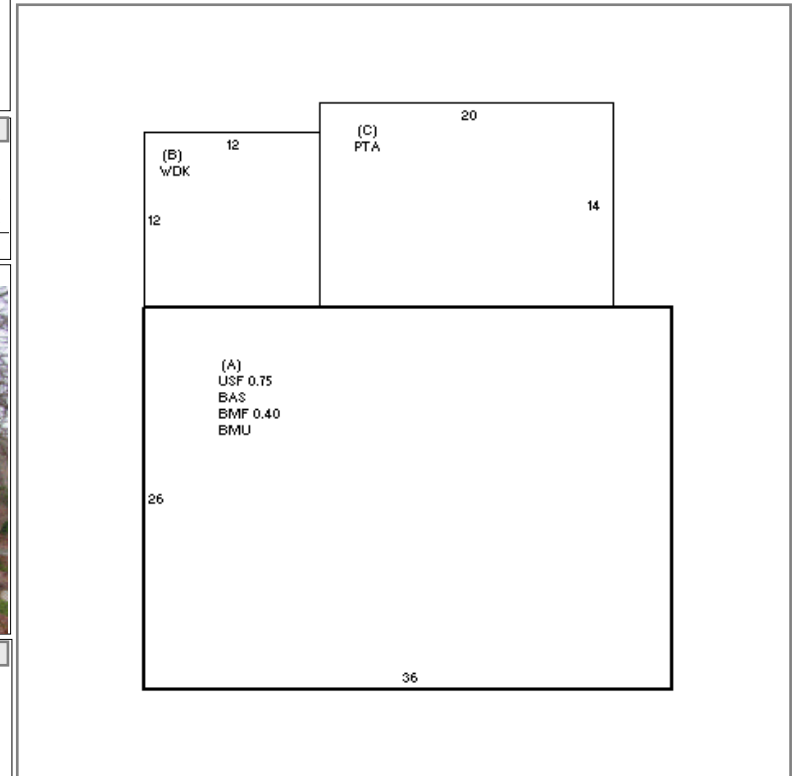
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	16,871	13	1.00	13G	1.00	A	1.00	252,080	2.55	A	1.00	R04	1.15				249,020

TOTAL	16,871 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	249,000	234,900
St Ind	CLIFF POND		BUILDING	341,300	322,300			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	592,600	559,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	1999	96	22.01	1,700
SHF	A	1.00	20 0.80 4X8		32	22.94	600



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/28/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,214
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		57.23	53,567		
\$NLA(RCN)	\$282	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	374		39.12	14,633		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1981	258.23	241,707		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	702	1981	178.33	125,189		
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	144		38.03	5,476		
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	280		13.88	3,887		
				HEATING/COOL	5	ELECTRIC BB	1.00		BMG	O	BSMT GARAGE	1		4,313.60	4,314		
				FUEL SOURCE	3	ELECTRIC	0.95		MST	O	MAS/METAL STACK	1		4,876.20	4,876		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1981 / 42
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$341,300

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