

Key: 528

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 545

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CURRENT OWNER				PARCEL ID				LOCATION					
NOEL EUGENE M III & KRISTIN M 32 BARBERRY LANE BREWSTER, MA 02631				68-14-0				32 BARBERRY LANE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
NOEL EUGENE M III & KRISTIN				07/23/2018	O	1,200,000	(216828)						
MCNAMARA ROBERT J JR TRU				07/18/2003	F	10	(169875)						
MCNAMARA ROBERT J				08/01/1997	QS	325,000	(145329)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	28,314 4	1.00	4-B	1.00	A	1.00	1,139,840	1.69	A	1.00	BG+ 5.20	1,250,560

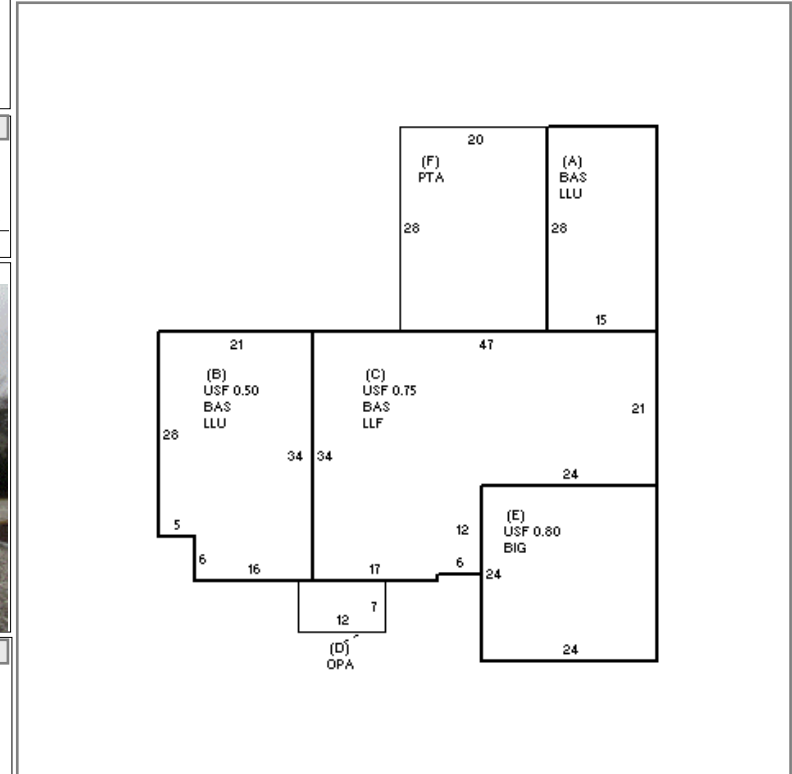
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920	10/05/2021	7	ALTERATIONS	95,000	02/23/2023	TCK	100	100
440	05/13/2019	5	OTHER	3,300	07/09/2019	NF	100	100
313	04/04/2019	10	INGROUND POO	88,150	07/09/2019	NF	100	100
298	04/02/2019	5	OTHER	18,900	07/09/2019	NF	100	100
1055	12/14/2018	1	NEW CONSTRUC	565,000	07/09/2019	NF	100	100

TOTAL	28,314 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O N D V I E W				LAND	1,250,600	1,179,800
St Ind	KINGS GRANT		BUILDING	1,414,000	1,349,600			
Infl	AVERAGE		DETACHED	48,000	47,600			
			OTHER	0	0			
						TOTAL	2,712,600	2,577,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
IPG	V	1.50	01 1.00	36X18	2019	69.11	44,800



BLDG COMMENTS		
LLF=FAM RM/BATH (ESTIMATED)		



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/9/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	2/27/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.970
NET AREA	5,427	DETAIL ADJ	1.000
\$NLA(RCN)	\$271	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		10	1.00
BEDROOMS		3	1.00
BATHROOMS		5	1.00
FIXTURES		19	\$33,716
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		2	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	+	LLU	N	LOWER LEVEL UNF	1,104		106.03	117,057
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,384	2019	293.74	700,277
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,763	2019	203.68	359,090
ROOF COVER	1	ASPH/CMP SH	1.00	C	LLF	L	LOWER LEVEL FIN	1,280	2019	156.11	199,815
FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	84		66.20	5,561
INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	576		64.43	37,113
HEATING/COOL	9	WARM/CL AIR	1.03	F	PTA	N	PATIO	560		15.79	8,842
FUEL SOURCE	2	GAS	1.00	GEN	O		GENERATOR	1		0.00	
				GFP	O		GAS FIREPLACE	2		4,138.30	8,277
				ODS	O		OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,472,945	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	2019 / 4	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4 % GD	96
RCNLD	\$1,414,000	