

Key: 5380

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.598

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOLDSTEIN JEFFREY D & GOLDSTEIN ROBIN H 40 ROYCE ROAD NEWTON, MA 02459				97-109-0				199 COMMONS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOLDSTEIN JEFFREY D & SAVARESE DOROTHY A				06/25/2010	QS	305,000	24642-329				
RYDER DOUGLAS J & ANNETTE				06/30/2000	QS	175,000	3108-253				
				12/21/1995	H	99,900	9982-233				

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	%
600	07/26/2022	7	ALTERATIONS	100,000	03/03/2023	TCK	100	100
894	10/15/2019	7	ALTERATIONS	3,900	07/07/2020	TCK	100	100
51	01/17/2014	2	ADD	18,000	06/05/2015	MW	100	100
935	10/03/2013	3	OUT BUILDING	3,400	08/18/2014	RJM	100	100
		12	CYCLICAL NON		05/17/2013	SF	100	100

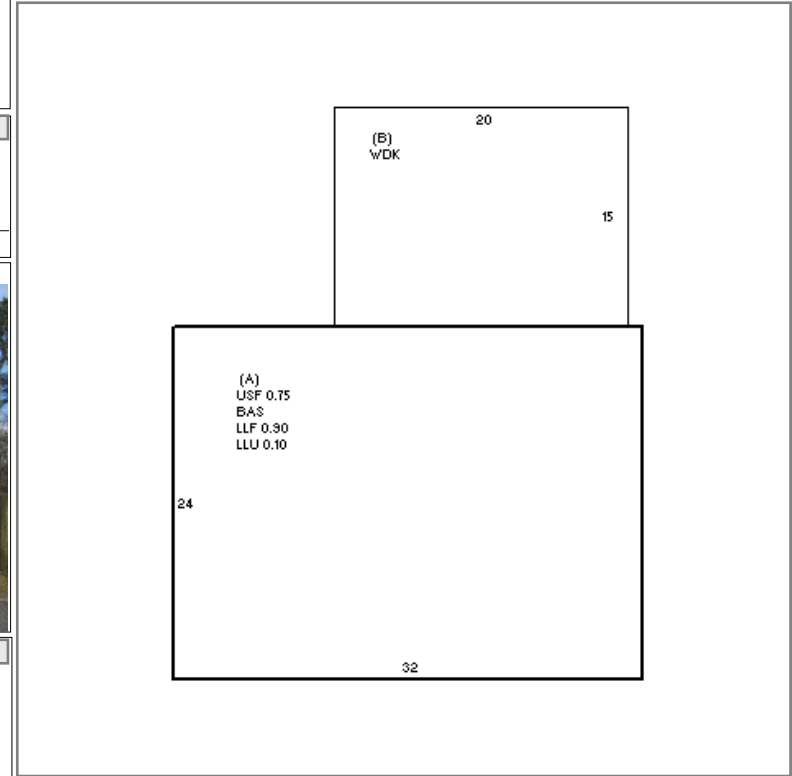
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,800	13	1.00	13L 1.00	A 1.00	175,360	2.23	A 1.00	R07 0.80		177,850

TOTAL	19,800 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	177,900	167,800
St Ind	COMMONS		LAND	446,200	425,700			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	0	0			
						TOTAL	627,300	596,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	10X14	2013	140	25.67 3,200



BLDG COMMENTS
BMF=FAM RM (INFO @ DOOR 10/20/20)



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2023	TCK
MODEL	1		RESIDENTIAL	LIST	3/3/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,035	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	77		98.35	7,573
\$NLA(RCN)	\$231	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	691	1988	136.01	93,982
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1988	299.60	230,090
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	576	1988	191.30	110,186
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	300		40.38	12,113
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,177.80	5,178
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	469,643	CONDITION ELEM	CD
		EXTERIOR	V
		INTERIOR	V
		KITCHEN	V
		BATHS	V
		HEAT/ELEC	G

EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$446,200