**Key: 5655**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,874

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COHEN ROBERT J JR<br>C/O CARTER EUGENE & JENNIFER<br>672 WEST STREET<br>STOUGHTON, MA 02072 | 74-44-0 | 46 HOWES ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CARTER EUGENE & JENNIFER | 02/14/2024 | A | 125,000 | 36221-143 |
| COHEN ROBERT J JR | 10/25/1968 | XX | | 1417-291 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

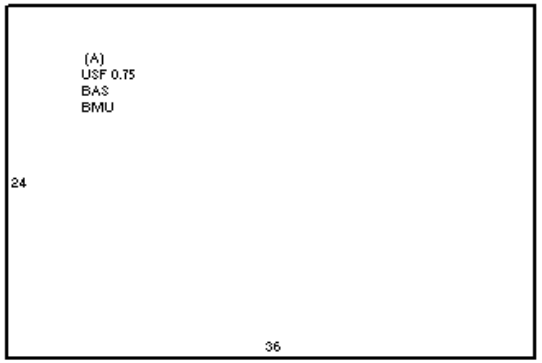
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 12 | CYCLICAL NON | | 11/08/2011 | MR | 100 | 100 |
| 682 | 11/10/2005 | 7 | ALTERATIONS | 4,500 | | | 100 | 100 |
| | | 12 | CYCLICAL NON | | 11/17/2003 | JB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,650 | 15 1.00 | 15A 1.00 | A 1.00 | 328,800 | 3.26 | A 1.00 | R04 1.50 | | | 311,610 |

| TOTAL | 12,650 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 15 | NOTE | | | |
| St Ind | SHEEP POND EST. | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 311,600 | 294,000 |
| BUILDING | 285,500 | 269,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **597,100** | **563,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/04/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/4/2021 | NF |
| LIST | 3/4/2021 | EST |
| REVIEW | 11/8/2021 | EMZ |

| | | | |
|---|---|---|---|
| YEAR BLT | 1971 | SIZE ADJ | 1.000 |
| NET AREA | 1,512 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $274 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,566 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 5 | ELECTRIC BB | 1.00 |
| FUEL SOURCE | 3 | ELECTRIC | 0.95 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 864 | | 57.23 | 49,447 |
| A | BAS | L | BASE AREA | 864 | 1971 | 267.80 | 231,377 |
| A | USF | L | UPPER STORY FIN | 648 | 1971 | 178.33 | 115,560 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,846.50 | 9,847 |

| TOTAL RCN | 413,796 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1971 / 52 | | |
|---|---|---|---|
| COND | 31 | 31 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 31 | % GD | 69 |
| RCNLD | $285,500 | | |