

Key: 5657

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.876

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CURRENT OWNER										PARCEL ID				LOCATION			
JOHNSON CHARLES L & KATHARINE R 28 CONCOLOR AVENUE NEWTON, MA 02458										74-59-0				42 CLARK ROAD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
JOHNSON CHARLES L & KATHA										03/11/2016	QS	440,000		29505-34			
PAUL-RAY LLC										01/13/2015	H	310,000		28629-44			
PERKINS ANNE N ESTATE OF										05/23/2002	DC	15186-334					

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	%
162	03/01/2018	14	CYCLICAL GRO		03/04/2021	NF	100	100
243	04/21/2015	7	ALTERATIONS	2,200	07/23/2019	TCK	100	100
		7	ALTERATIONS	1,300	04/22/2016	WFF	100	100
552	10/06/2011	12	CYCLICAL NON		11/09/2011	MR	100	100
		7	ALTERATIONS	1,800	11/09/2011	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,400	15	1.00	15A	1.00	A	1.00				307,340

TOTAL	11,400 SF		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15		N O T E			LAND	307,300	290,000		
St Ind	SHEEP POND EST.			BUILDING	392,800	376,200				
Infl	AVERAGE			DETACHED	7,800	7,800				
				OTHER	0	0				
						TOTAL	707,900	674,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 16X22		352	31.80	7,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		63.97	64,485
\$NLA(RCN)	\$318	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1970	296.04	298,410
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1970	208.30	157,475
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	216		82.08	17,730
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		11,501.10	11,501
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736
				HEATING/COOL	15	HTWT+DCTLS AC	1.01								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	561,174	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1973 / 50		
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$392,800	

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