

Key: 59

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 64

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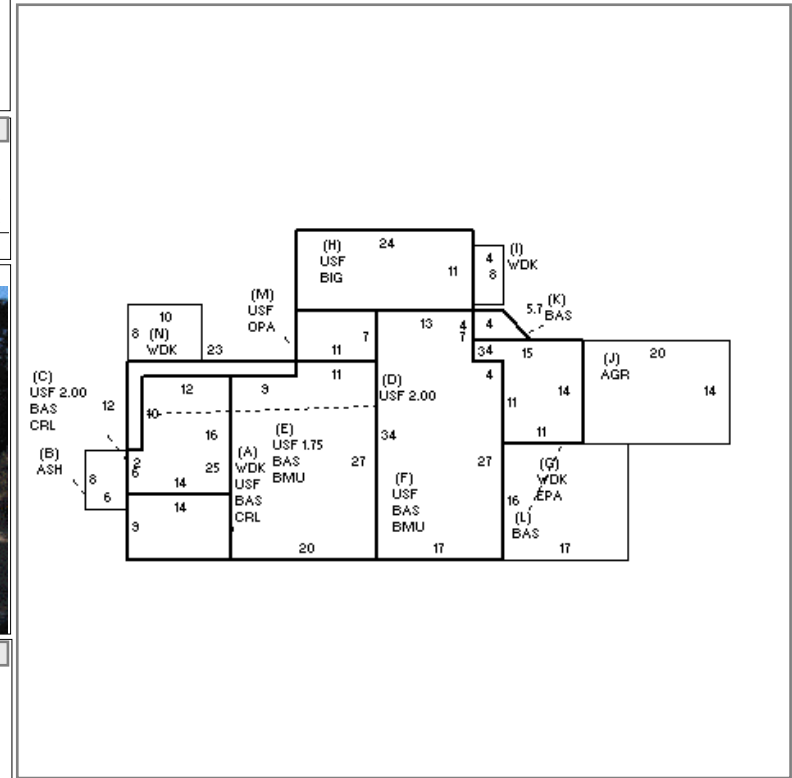
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CURRENT OWNER				PARCEL ID				LOCATION				
GAIN WILLIAM N JR & MARIA I TRUSTEES				38-30-0				94 CEDAR HILL ROAD				
58 KINGS ROW				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
ASHLAND, MA 01721				GAIN WILLIAM N JR & MARI				01/03/2019	F	1	31762-122	
				GAIN WILLIAM N JR & MARI				10/24/2007	A		22424-245	
				GAIN WILLIAM N JR & MARI				06/23/1987	XX	315,000	5793-74	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	1	1.00	A	1,468,640	3.30	A	1.00	BVG	6.70	1,389,960

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	%
607	07/28/2022	7	ALTERATIONS	600	02/22/2023	TCK	100	100
153	12/15/2017	5	OTHER		12/15/2017	JMG	100	100
56	03/18/2008	2	ADD	415,000	04/07/2010	JH	100	100
	02/18/1993	2	ADD	4,000	02/01/1994		100	100

TOTAL	12,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	N O T E	Release of water easement -- Book 22665/64 -- 2/12/2008cc			LAND	1,390,000	1,311,300
St Ind	AVERAGE		BUILDING	814,500	779,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	2,204,500	2,090,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2017	JMG
MODEL	1		RESIDENTIAL	LIST	12/15/2017	JMG
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
ONE FULL BATH = 5 FIX

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YEAR BLT	1955	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,030,966		
NET AREA	4,063	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	126		34.64	4,364				
\$NLA(RCN)	\$254	OVERALL	0.980	EXT COVER	2	CLAPBOARD	1.00	B	ASH	N	ATT SHED	48		33.25	1,596				
CAPACITY				ROOF SHAPE				1.00	C	CRL	N	BSMT CRAWL	204		34.64	7,066			
STORIES	2.5	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	2,471	2008	158.36	391,306				
ROOMS	10	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,072		64.41	69,046				
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00	G	EPA	N	ENCLOSED PORCH	272		82.64	22,479				
BATHROOMS	4		1.00	HEATING/COOL	9	WARM/CL AIR	1.03	H	BIG	N	BUILT-IN GARAGE	264		63.08	16,653				
FIXTURES	16	\$24,461		FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	510		44.72	22,805				
GARAGE SPACES	2		1.00					J	AGR	N	ATT GARAGE	280		49.17	13,766				
% BSMT FIN	0		1.00					K	BAS	L	BASE AREA	24	2008	275.58	6,614				
# 1/2 BATHS	0		1.00					+	BAS	L	BASE AREA	1,568	1955	275.56	432,084				
# OF UNITS	1		1.00					M	OPA	N	OPEN PORCH	77		57.04	4,392				
																EFF.YR/AGE	1991 / 32		
																COND	21	21 %	
																FUNC	0		
																ECON	0		
																DEPR	21	% GD	79
																RCNLD			\$814,500