

Key: 5994

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.218

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
GOLDBLATT STEVEN L & NANCY 466 PARK DRIVE #2 BOSTON, MA 02215				35-43-0				40 RUN HILL ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
GOLDBLATT STEVEN L & NANC				08/21/2013	U	562,500	27636-123						
TRICKEY CAROLINE &				01/03/2012	F	1	25973-31						
TRICKEY CAROLINE &				07/06/2009	A	1	23865-290						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	335,376	1.00	10	0.90 PF3	1.70
300	A	1,223	12	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00 PF3	1.70

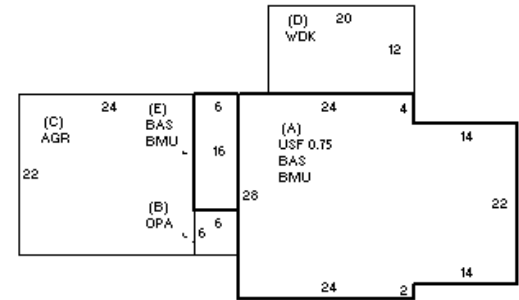
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
989	12/09/2022	7	ALTERATIONS	4,974	03/22/2023	TCK	100	100
289	04/11/2014	7	ALTERATIONS	4,000	07/07/2015	MR	100	100
78	03/17/1992	3	OUT BUILDING	600			100	100
155	05/22/1990	1	NEW CONSTRUCT	90,000	03/14/1991		100	100
9		13	SPLIT/SUB/LA				100	100

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TOTAL	2.600 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=SHAPE Parcel B split off for FY 12			LAND	489,100	461,400
St Ind	AVERAGE		BUILDING	475,100	454,300			
Infl	AVERAGE		DETACHED	5,000	4,900			
			OTHER	0	0			
TOTAL						969,200	920,600	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10X12	120	21.39	1,300
HTB	A	1.00	10 0.90		1	4,058.10	3,700



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BUILDING	CD	ADJ	DESC	MEASURE	2/21/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/4/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,841																		
NET AREA	1,811	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,076		63.35	68,166	CONDITION ELEM	CD																		
\$NLA(RCN)	\$328	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,076	1990	293.17	315,448	EXTERIOR	A																		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	735	1990	206.28	151,614	INTERIOR	A																		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	36		56.10	2,020	KITCHEN	A																		
				FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	528		43.52	22,980	BATHS	G																		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	240		43.98	10,556	HEAT/ELEC	A																		
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389																				
				FUEL SOURCE	1	OIL	1.00																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1993 / 30</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>20</td> <td>20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>20</td> <td>% GD 80</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$475,100</td> </tr> </tbody> </table>														EFF.YR/AGE	1993 / 30		COND	20	20 %	FUNC	0		ECON	0		DEPR	20	% GD 80	RCNLD	\$475,100	
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