

Key: **61**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 66

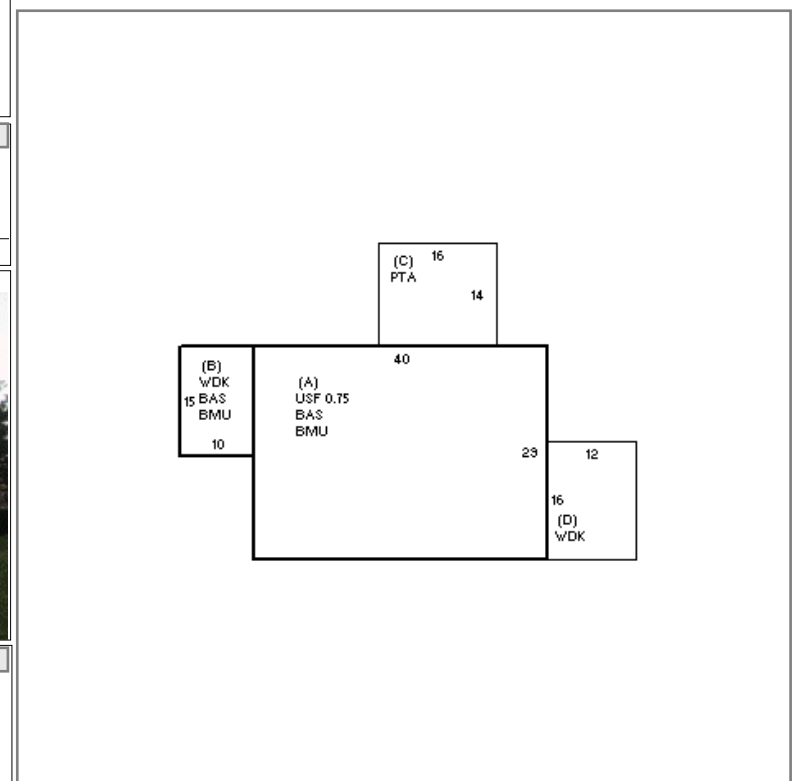
CURRENT OWNER				PARCEL ID				LOCATION			
MARK L HOUGHTON TRUSTEE MARK L HOUGHTON TRUST 212A MARRETT ROAD LEXINGTON, MA 02421				38-25-0				75 CEDAR HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MARK L HOUGHTON TRUSTEE				07/25/2018	T	1,012,500		31425-315			
FRANKEL NEVILLE & NUSBAUM				03/08/2013	F	1 27192-318		1 27192-318			
FRANKEL NEVILLE ET UX &				03/08/2013	F	1 27192-297		1 27192-297			

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	%
813	11/10/2020	7	ALTERATIONS	64,289	12/11/2020	NF	100	100
747	10/26/2020	7	ALTERATIONS	29,177	12/11/2020	NF	100	100
	07/25/2018	15	SALE REVIEW	1,012,500	04/30/2019	JMG	100	100
834	12/14/2007	7	ALTERATIONS	7,100	01/30/2009	JH	100	100
14	01/11/2006	2	ADD	2,000	07/11/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	11,600 1	1.00	A	1.00	A	1.00	876,800	3.52	A	1.00	BA+	4.00							821,540

TOTAL	11,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	821,500	775,100
St Ind	AVERAGE		BUILDING	473,400	447,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,294,900	1,222,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/29/2018	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/20/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
4 Bedroom Septic
HATCH TO ATTIC

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	657,513	
NET AREA	2,180	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,310		59.77	78,302	CONDITION ELEM	CD	
\$NLA(RCN)	\$302	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,310	1965	271.15	355,207	EXTERIOR	A	
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	870	1965	200.17	174,148	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	224		15.74	3,526	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	342		43.12	14,747	BATHS	V	
				INT FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	1			4,891.70	4,892	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			11,166.10	11,166			
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,656.50	2,657			
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		3	1.00															
FIXTURES		9	\$12,870															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1977 / 46																
COND		28 28 %																
FUNC		0																
ECON		0																
DEPR		28 % GD 72																
RCNLD		\$473,400																