Key: 62

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 67

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOUGHTON MARK L TRUSTEE MARK L HOUGHTON TRUST 212 MARRETT ROAD LEXINGTON, MA 02421	38-27-0	83 CEDAR HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOUGHTON MARK L TRUSTEE	07/01/2016	F		29774-199
HOUGHTON MARK L	05/25/2016	H	792,000	29677-181
JORDAN OGNIAN ROBERT	03/21/2006	F		20836-223

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	%
228	03/20/2018	77	SOLAR PANELS	29,650	04/11/2018	NF	100	100
	12/01/2017	5	OTHER		12/01/2017	JMG	100	100
846	10/23/2017	1	NEW CONSTRUC	800,000	06/20/2019	NF	100	100
693	09/07/2017	6	DEMO	20,000	12/01/2017	JMG	100	100
595	08/16/2012	2	ADD	1,500	01/28/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,818	1 1.00	A 1.00	A 1.00	1,321,776	3.22	10 0.90	BVG 6.70			1,254,120

TOTAL	12,818 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 1
St Ind	AVERAGE
Infl	AVERAGE

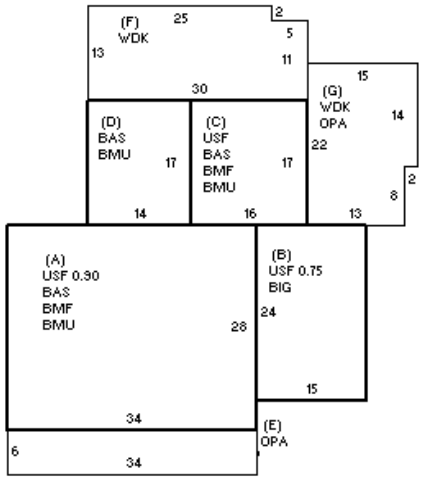
NOTE: SQ FT CORRECTED FOR F/Y 2002
T=Adjacent to Town Parking

ASSESSED	CURRENT	PREVIOUS
LAND	1,254,100	1,183,200
BUILDING	939,000	896,600
DETACHED	0	0
OTHER	0	0
TOTAL	**2,193,100**	**2,079,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/20/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/1/2017	JMG
LIST	4/11/2018	NF
REVIEW	7/9/2019	EMZ

BLDG COMMENTS
20 SOLAR PANELS
BMF=RECRM,BATH
GAS = PROPANE

YEAR BLT	2017	SIZE ADJ	0.990
NET AREA	2,861	DETAIL ADJ	1.000
$NLA(RCN)	$349	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	15	$24,570
GARAGE SPACES	1	1.00
% BSMT FIN	85	1.00
# 1/2 BATHS	1	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,462		65.65	95,978
+	BMF	N	BSMT FINISH	1,224		40.90	50,061
+	BAS	L	BASE AREA	1,462	2017	301.33	440,551
+	USF	L	UPPER STORY FIN	1,399	2017	210.61	294,645
B	BIG	N	BUILT-IN GARAGE	360		66.22	23,840
+	OPA	N	OPEN PORCH	518		62.37	32,308
+	WDK	N	WOOD DECK	694		48.90	33,936
	ODS	O	OUTDOOR SHOWER	1		3,012.50	3,013

TOTAL RCN 998,899

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 2017 / 6

COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94

RCNLD $939,000