

Key: 6550

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.779

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZEVON SANFORD & MADELINE TRUSTEES 40 CRANVIEW ROAD BREWSTER, MA 02631				10-66-0				40 CRANVIEW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZEVON SANFORD & MADELINE				10/17/2022	F	1 35428-9	29687-160				
ZEVON SANFORD & MADELINE				05/31/2016	O	375,000	26719-319				
HALL EDWARD A &				09/28/2012	F	1					

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	%
444	06/05/2017	1	NEW CONSTRUC	550,000	07/30/2019	NF	100	100
387	05/12/2017	6	DEMO	10,000	05/16/2018	NF	100	100
SS2018		13	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,830	12 1.00	A 1.00	A 1.00	295,920	1.39	A 1.00	PF2 1.35			348,400

TOTAL	36,830 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE Lot size corrected for FY 18 per Plan Bk 664 Pg 63	LAND	348,400	413,900			
St Ind	AVERAGE		BUILDING	637,400	608,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				985,800	1,022,200			

DETACHED

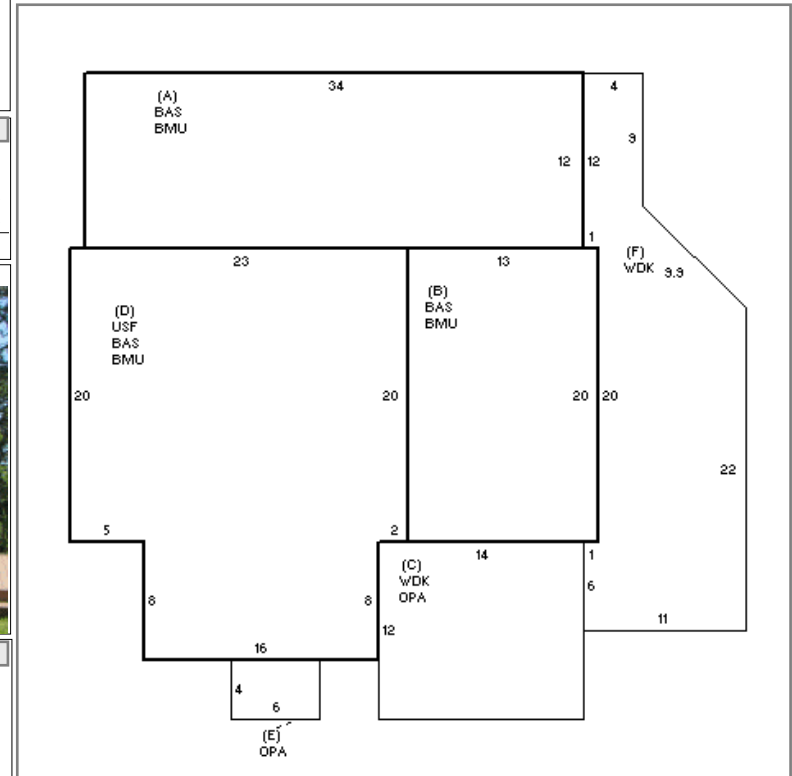
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/16/2018	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/6/2019	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	1,844	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$10,109
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	6	OTHER	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	1,256		70.42	88,452
+	BAS	L	BASE AREA	1,256	2017	319.46	401,247
+	OPA	N	OPEN PORCH	192		64.80	12,442
D	USF	L	UPPER STORY FIN	588	2017	240.70	141,531
+	WDK	N	WOOD DECK	479		50.80	24,335

TOTAL RCN	678,115
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	\$637,400
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