

Key: 6571

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.801

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GOULD JAMES F & NANCY G 10 SNAKE BROOK ROAD WAYLAND, MA 01778				11-46-0				42 FEATHERBED LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOULD JAMES F & NANCY G				02/05/2016	V	526,250	(208704)				
GIANNETTI PAUL H & MARIE				07/20/2000	N	39,950	(158434)				
TUERS DONALD C & SHIRLEY				06/21/1965	XX		(35306)				

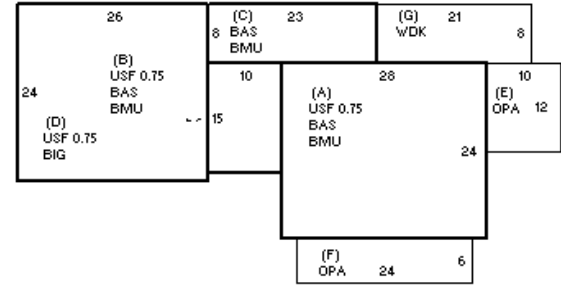
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-152	02/16/2023	7	ALTERATIONS	5,000	06/05/2024	TCK	100	100
2023-8		13	SPLIT/SUB/LA		06/21/2022	JMG	100	100
		14	CYCLICAL GRO		11/16/2017	NF	100	100
		12	CYCLICAL NON		03/07/2008	JH	100	100
NP		5	OTHER	5,000	06/07/2001	LB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	37,300	12	1.00	A	1.00	312,360	1.38	25	0.75	PF4	1.90	368,900

TOTAL	37,300 SF	ZONING	RR	FRNT	0	ASSESSED		CURRENT	368,900	PREVIOUS	348,000
Nbhd	NBHD 12	N ADJ FOR ROW/SHAPE		LAND			630,700		595,700		
St Ind	AVERAGE	O FY23 Combine with 11-47, Now Lots 12 & 13 on LCP		BUILDING			0		0		
Infl	AVERAGE	T 15834B		DETACHED			0		0		
		E		OTHER			0		0		
				TOTAL			999,600		943,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/14/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/16/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	750,782				
NET AREA	2,091	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,006		72.50	72,934	CONDITION ELEM	CD				
\$NLA(RCN)	\$359	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,006	2001	335.50	337,510	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,085	2001	226.43	245,672	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	624		61.06	38,104	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	264		64.20	16,949	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	168		50.34	8,456	HEAT/ELEC	A				
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			13,033.90	13,034						
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			3,100.90	3,101						
																		EFF.YR/AGE	2001 / 22		
																		COND	16 16 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	16	% GD	84
																		RCNLD	\$630,700		