

Key: 68

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 73

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SYLVESTER CARL L & JILL A TRUSTEES SYLVESTER REVOCABLE TRUST 421 KING STREET HANOVER, MA 02339				38-34-0				50 CEDAR HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SYLVESTER CARL L & JILL A				12/15/2023	QS	1,300,000	36139-61				
TURKINGTON JAMES D & JEAN				12/08/2023	F	1	36126-49				
TURKINGTON JOHN D & JARED				07/13/2022	A	1	35245-164				

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	%
23-1261	12/15/2023	15	SALE REVIEW	1,300,000	07/01/2024	JMG	100	100
477	12/12/2023	7	ALTERATIONS		04/15/2024	NF	100	100
	08/26/2005	7	ALTERATIONS	10,050	08/23/2007	JH	100	100

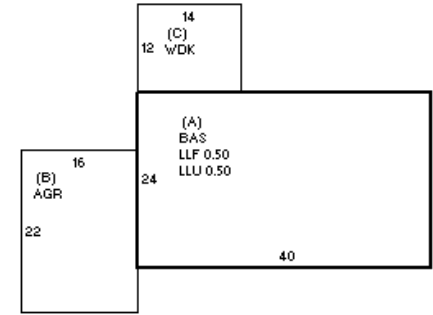
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,900	1	1.00	A	1,139,840	3.00	A	1.00	BGD	5.20	1,092,840

TOTAL	13,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE	LAND	1,092,800	1,031,000			
St Ind	AVERAGE		BUILDING	248,400	215,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,341,200</b>	<b>1,246,600</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	BMF=BEDROOM/BATH (PER PERMIT)
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/23/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	7/1/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00
FIXTURES	6	\$7,800		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	1	1.00					
% BSMT FIN	50	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	480		89.32	42,874
A	LLF	L	LOWER LEVEL FIN	480	1957	136.76	65,647
A	BAS	L	BASE AREA	960	1957	266.22	255,571
B	AGR	N	ATT GARAGE	352		41.38	14,564
C	WDK	N	WOOD DECK	168		39.20	6,586
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	400,679
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$248,400