

Key: 69

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 74

LEGAL

LAND

DETACHED

BUILDING

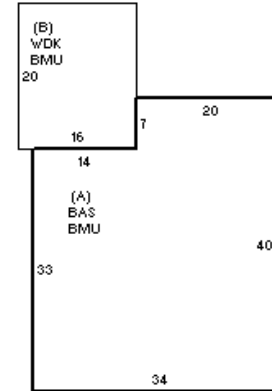
CURRENT OWNER		PARCEL ID		LOCATION	
42 CEDAR HILL LLC 9 WAKELAND ROAD DOVER, MA 02030		38-35-0		42 CEDAR HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
42 CEDAR HILL LLC		10/28/2020	F	1	33407-21
42 CEDAR HILL LLC		10/16/2020	QS	1,229,000	33368-208
WILLIAMS TRACEY A &		11/30/2012	QS	875,000	26904-319

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	%
	10/16/2020	15	SALE REVIEW	1,229,000	03/16/2021	JMG	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	1	1.00	A	1,139,840	2.66	A	1.00	BGD	5.20	1,115,560

TOTAL	16,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	1,115,600	1,052,500
St Ind	AVERAGE		LAND	361,900	341,700			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,477,500	1,394,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/15/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/16/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,262	DETAIL ADJ	1.000
\$NLA(RCN)	\$388	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$7,508	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,582		60.78	96,162
A	BAS	L	BASE AREA	1,262	1957	284.71	359,301
B	WDK	N	WOOD DECK	320		45.28	14,488
	F11	O	FPL 1S 1OP	1		8,820.70	8,821
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	489,069	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		V
BATHS		G
HEAT/ELEC		G
EFF.YR/AGE	1981 / 42	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD 74	
RCNLD	\$361,900	