

Key: 6947

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.173

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CURRENT OWNER						PARCEL ID				LOCATION			
GOULD ERIC M & SANDRA C/O ESG DEVELOPMENT LLC 119 CHESTNUT STREET LYNNFIELD, MA 01940						43-18-0				27 WALKER ROAD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						ESG DEVELOPMENT LLC				02/15/2024	B	100	36224-37
GOULD ERIC M & SANDRA				10/31/2013	F	1	27795-49						
NEW BOSTON BUILDERS LLC				03/27/2013	S	280,000	27239-179						

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	%
23-822	07/13/2023	7	ALTERATIONS	3,800	05/30/2024	TCK	100	100
NP		12	CYCLICAL NON		04/27/2007	JH	100	100
254	05/16/2003	7	ALTERATIONS	1,275			100	100
59	02/18/1993	3	OUT BUILDING	1,000	04/01/1994		100	100
20		7	ALTERATIONS	2,422			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,500	14	1.00	A	1.00	A	1.00	252,080	2.74	A	1.00	R03	1.15			245,390

TOTAL	15,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	245,400	251,600			
St Ind	AVERAGE		BUILDING	327,500	309,400			
Infl	AVERAGE		DETACHED	16,700	16,600			
			OTHER	0	0			
			TOTAL	589,600	577,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	20 0.80 16X32		512	36.98	15,100
PTD	A	1.00	20 0.80 18X14		252	8.10	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,970		
NET AREA	1,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	896		60.18	53,921	CONDITION ELEM	CD		
\$NLA(RCN)	\$308	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	896	1985	281.60	252,315	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	504	1985	189.44	95,477	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	179		39.98	7,157	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1985 / 38
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$327,500

