Key: 70

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 75

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN MARGARET J LIFE ESTAT SULLIVAN DANIEL J LIFE ESTATE 41 CEDAR HILL ROAD BREWSTER, MA 02631	38-22-0	41 CEDAR HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN MARGARET J LIFE	12/27/2012	F	100	26984-33
SULLIVAN DANIEL J &	11/29/2010	F	100	25036-273
SULLIVAN DANIEL J	10/27/2005	ML		20405-321

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

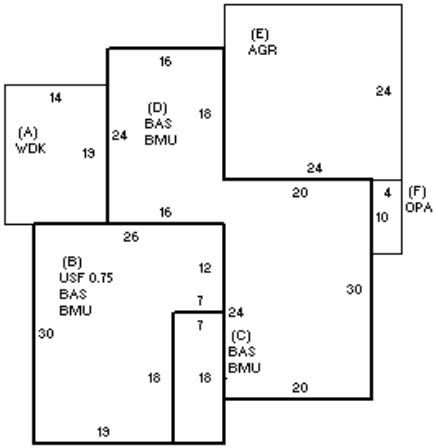
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
701	10/24/2007	1	NEW CONSTRUC	400,000	01/30/2009	JH	100	100
700	10/24/2007	6	DEMO	10,000	09/30/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,900	1 1.00	A 1.00	A 1.00	767,200	4.05	A 1.00	BAV 3.50			706,870

TOTAL	9,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 1	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	706,900	666,900
BUILDING	712,900	673,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,419,800**	**1,340,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/16/2018

BLDG COMMENTS

HATCH TO ATTIC

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/16/2018	NF
LIST	5/1/2018	NF
REVIEW	12/20/2019	MR

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	2,255	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$14,742
GARAGE SPACES	2	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	1	HARDWOOD	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
A	WDK	N	WOOD DECK	266		49.39	13,138
+	BMU	N	BSMT UNFINISHED	1,764		64.45	113,695
+	BAS	L	BASE AREA	1,764	2007	298.17	525,966
B	USF	L	UPPER STORY FIN	491	2007	234.01	114,899
E	AGR	N	ATT GARAGE	576		47.79	27,527
F	OPA	N	OPEN PORCH	40		63.00	2,520
	GFP	O	GAS FIREPLACE	1		3,938.80	3,939
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN 819,469

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 2007 / 16

COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87

RCNLD $712,900