

Key: 7057

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.285

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MARTEL PAUL W & PAULA J CO-TRUSTEES MARTEL FAMILY REVOCABLE TRUST OF 2021 23 YALE ROAD ARLINGTON, MA 02474		52-143-0		53 BROOK TRAIL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MARTEL PAUL W & PAULA J C		09/27/2021	F	1	34506-56
MARTEL PAUL W & PAULA J		08/30/2019	QS	482,500	32262-166
GOUVERNALE GREGORY C &		02/14/2003	QS	272,500	16403-320

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 %
877	08/30/2019	15	SALE REVIEW	482,500	06/17/2020	JMG	100 100
		14	CYCLICAL GRO		08/10/2017	NF	100 100
641	12/14/2006	7	ALTERATIONS	1,000			100 100
	10/29/2004	7	ALTERATIONS	5,145			100 100

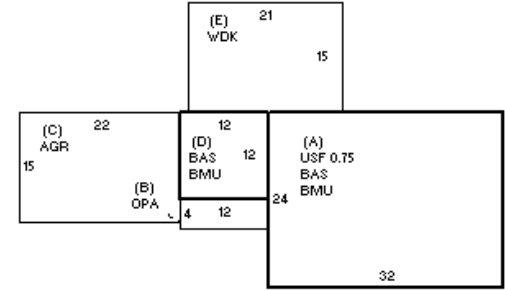
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,400	14	1.00	A	1.00	A	1.00	252,080	2.48	A	1.00	R03	1.15			249,870

TOTAL	17,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	249,900	256,200			
St Ind	AVERAGE		BUILDING	388,100	371,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				638,000	627,300			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/10/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/17/2020	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,076		
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	912		63.13	57,575	CONDITION ELEM	CD		
\$NLA(RCN)	\$326	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1970	284.86	259,789	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1970	198.72	114,465	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	48		53.50	2,568	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	330		45.20	14,915	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	315		41.94	13,212	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			10,861.60	10,862				
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			3,344.80	3,345				
																		EFF.YR/AGE	1993 / 30
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$388,100