Key: 7097

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,325

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
URBAN PETER W 11 WRIGHT STREET UNIT 2 CAMBRIDGE, MA 02138	52-131-0	92 ROSEMARY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
URBAN PETER W	03/30/2020	A	235,000	(22213)
URBAN JUNE F TRUSTEE	07/27/2005	F	1	(177426)
URBAN JUNE F	07/27/2005	DC		(DOC#1,008,354)

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

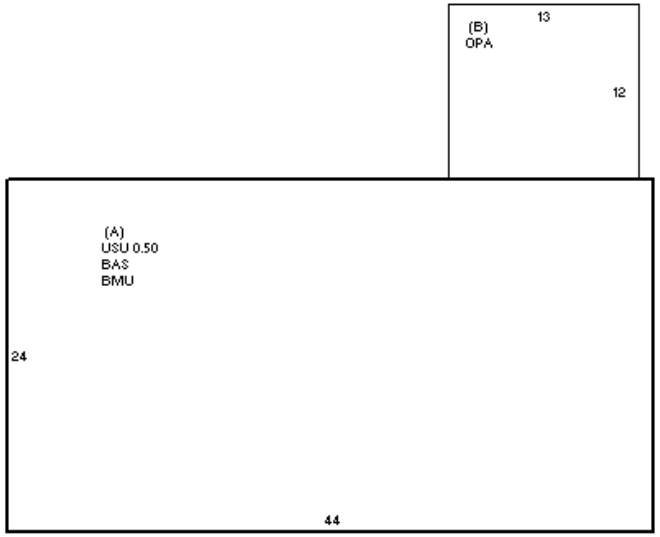
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		04/17/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	14 1.00	A 1.00	A 1.00	252,080	2.82	A 1.00	R02 1.15			244,380

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,400	250,600
BUILDING	291,400	275,300
DETACHED	900	900
OTHER	0	0
TOTAL	**536,700**	**526,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10		80	22.01	900

PHOTO 08/30/2017

BLDG COMMENTS

BUILDING

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

MEASURE	8/30/2017	NF
LIST	8/30/2017	EST
REVIEW	11/2/2017	TD

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$368	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		57.59	60,818
A	BAS	L	BASE AREA	1,056	1983	266.52	281,440
A	USU	N	UPPER STORY UNF	528		57.56	30,391
B	OPA	N	OPEN PORCH	156		51.00	7,956

TOTAL RCN 388,561

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

EFF.YR/AGE 1983 / 40

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $291,400