Key: 7216

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,445

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MITSCH JOHN & ROBERTA TRUSTEES MITSCH FAMILY TRUST 47 GILBERT ROAD WEYMOUTH, MA 02189	84-1-0	26 MATHESON ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MITSCH JOHN & ROBERTA TRU	02/19/2021	QS	467,500	33807-144
OVERSTREET JO-ANN TRUSTEE	11/27/2015	F	100	29297-336
HANNEY WILLIAM J	10/17/2006	B	525,000	21438-275

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

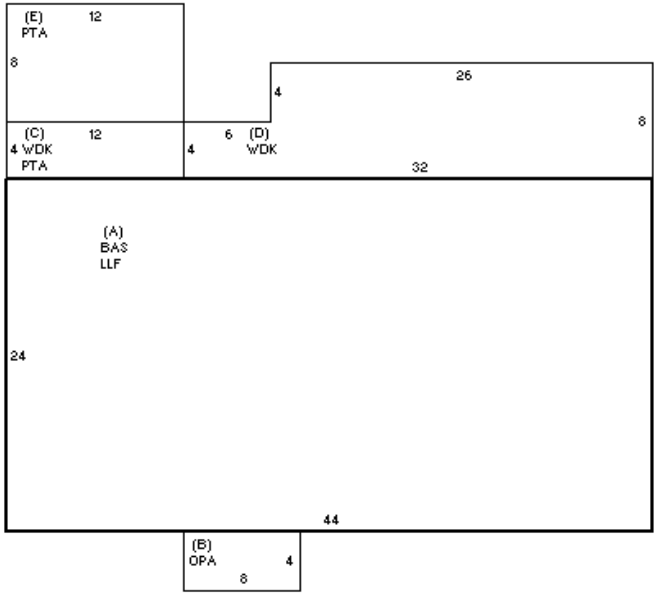
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1138	11/16/2023	7	ALTERATIONS	12,945	05/16/2024	TCK	100	100
413	05/17/2022	7	ALTERATIONS	3,500	03/01/2023	TCK	100	100
284	03/26/2021	7	ALTERATIONS	28,734	04/13/2022	TCK	100	100
	02/19/2021	15	SALE REVIEW	467,500	02/15/2022	JMG	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,800	15 1.00	A 1.00	A 1.00	328,800	3.02	A 1.00	R04 1.50			314,920

TOTAL	13,800 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	314,900	297,100
BUILDING	261,400	247,000
DETACHED	0	0
OTHER	0	0
TOTAL	**576,300**	**544,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/01/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	0.90	RAISED RNCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/10/2021	NF
LIST	3/10/2021	EST
REVIEW	6/4/2024	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,112	DETAIL ADJ	1.000
$NLA(RCN)	$177	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	10	$11,050
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,056	1973	104.22	110,060
A	BAS	L	BASE AREA	1,056	1973	222.10	234,534
B	OPA	N	OPEN PORCH	32		42.50	1,360
C	PTA	N	PATIO	48		19.60	941
+	WDK	N	WOOD DECK	280		33.32	9,330
E	PTA	N	PATIO	96		15.54	1,492
	GFP	O	GAS FIREPLACE	1		2,657.10	2,657
	ODS	O	OUTDOOR SHOWER	1		2,052.80	2,053

TOTAL RCN	373,476

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$261,400