

Key: 73

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 78

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CURRENT OWNER						PARCEL ID				LOCATION					
WILSON JOHN P & ROBIN L 29 CEDAR HILL ROAD BREWSTER, MA 02631						38-21-0				29 CEDAR HILL ROAD					
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
						WILSON JOHN P & ROBIN L				12/28/2012	J	235,000	26996-85		
WILSON JOHN P & ROBIN L				07/17/1997	QS	170,000	10855-317								
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			

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TOTAL	9,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	N O T E				LAND	706,900	666,900
St Ind	AVERAGE		LAND BUILDING	640,400	611,500			
Infl	AVERAGE		DETACHED	4,800	4,700			
			OTHER	0	0			
						TOTAL	1,352,100	1,283,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	14x16	2014	224	23.81	4,800



BUILDING	CD	ADJ	DESC	MEASURE	6/26/2015	MR
MODEL	1		RESIDENTIAL	LIST	5/28/2015	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/29/2015	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	2,492	DETAIL ADJ	1.000
\$NLA(RCN)	\$282	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		4	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$12,636
GARAGE SPACES		0	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
+	BMU	N	BSMT UNFINISHED	1,442		56.84	81,961
+	BAS	L	BASE AREA	1,442	2014	260.90	376,212
B	USF	L	UPPER STORY FIN	1,050	2014	190.45	199,974
D	WDK	N	WOOD DECK	280		42.34	11,854
E	OPA	N	OPEN PORCH	280		54.00	15,120
	GFP	O	GAS FIREPLACE	1		3,376.10	3,376
	ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608

TOTAL RCN	703,741
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2014 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$640,400

