Key: 7338

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,567

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORNELL ANNE F 5 WESLEY STREET #2 NEWTON, MA 02458	84-9-0	61 NEWPORT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORNELL ANNE F	01/04/2013	F	1	27013-260
CORNELL ANNE F & RICHARD	06/07/2005	QS	387,000	19907-306
MERKLIN ELAINE M	02/21/2001	J	20,000	13576-134

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

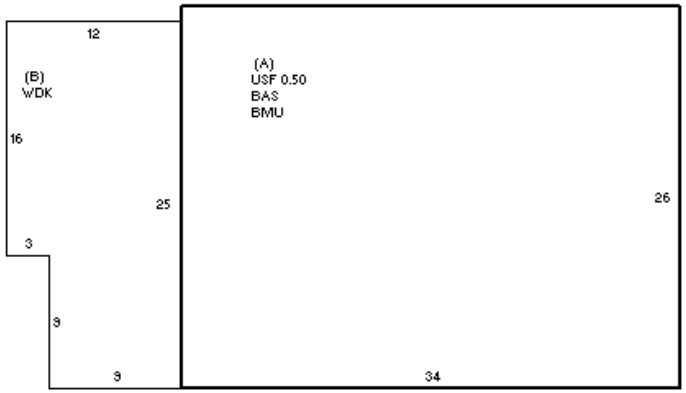
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		11/15/2011	MR	100	100
		12	CYCLICAL NON		11/28/2003	JB	100	100
415	07/24/1995	5	OTHER	5,000	05/23/1996	JB	100	100
413	07/24/1995	2	ADD	1,500	05/23/1996	JB	100	100
332	06/20/1995	5	OTHER	3,500	05/23/1996	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	15 1.00	A 1.00	A 1.00	328,800	2.69	A 1.00	R04 1.50			321,100

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

ASSESSED	CURRENT	PREVIOUS
LAND	321,100	302,900
BUILDING	338,200	319,400
DETACHED	0	0
OTHER	0	0
TOTAL	659,300	622,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/10/2021

BLDG COMMENTS

INFO @ DOOR 3/10/21

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	3/10/2021	NF
LIST	11/15/2011	MR
REVIEW	11/9/2021	EMZ

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	1,326	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	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	884		60.18	53,199
A	BAS	L	BASE AREA	884	1995	281.60	248,936
A	USF	L	UPPER STORY FIN	442	1995	189.44	83,732
B	WDK	N	WOOD DECK	273		39.99	10,916
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	417,556

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

EFF.YR/AGE	1995 / 28	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$338,200