

Key: 7341

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.570

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
YOUNG JON M 43 WOODWARD ROAD BREWSTER, MA 02631				84-28-0				43 WOODWARD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
YOUNG JON M				07/16/2021	QS	560,000	34303-127				
SPRINGER DANIEL TRUSTEE				12/22/2020	DC		11975-265				
SPRINGER G FLORENCE TRUST				01/07/1999	F	1	11975-265				

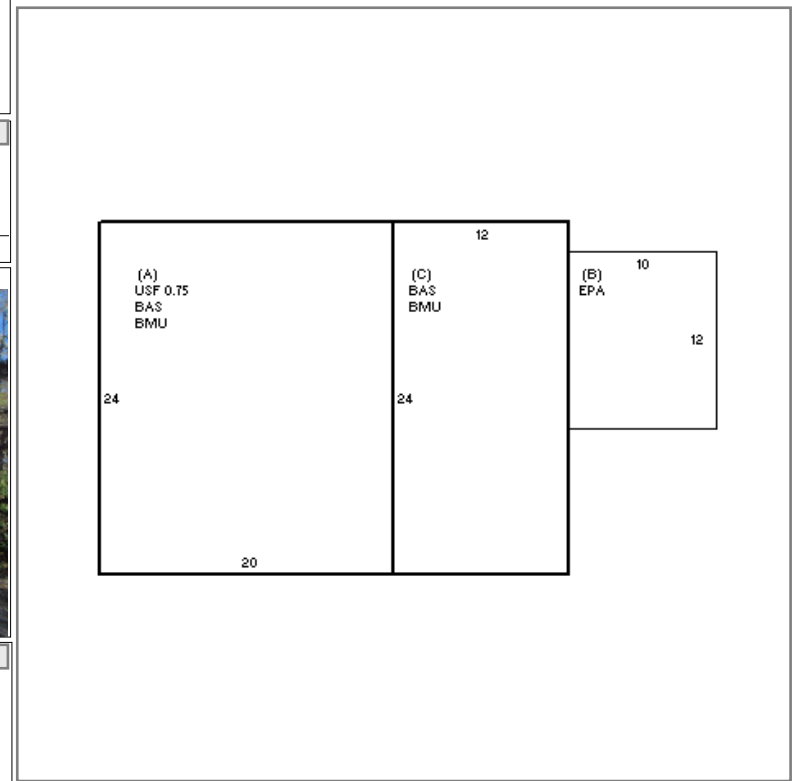
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-27	03/06/2024	2	ADD	200,000				0
	07/16/2021	16	MLS REVIEW	560,000	04/27/2022	JMG	100	100
		14	CYCLICAL GRO		03/13/2021	NF	100	100
		7	ALTERATIONS		07/23/2019	TCK	100	100
516 NP	06/18/2018	12	CYCLICAL NON	10,000	11/18/2011	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,300	15	1.00	A	1.00	A	1.00	328,800	2.62	A	1.00	R04	1.50			322,830

TOTAL	16,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	322,800	304,600
St Ind	AVERAGE		BUILDING	278,600	266,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	47,000	45,100			
						TOTAL	648,400	616,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/13/2021



BUILDING	CD	ADJ	DESC	MEASURE	3/13/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/18/2011	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	4/27/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,403		
NET AREA	1,128	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		64.17	49,285	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	768	1984	299.60	230,090	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	360	1984	191.30	68,867	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	120		82.92	9,950	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		MST	O	MAS/METAL STACK	1		5,177.80	5,178	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1984 / 39
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$278,600

Key: 7341

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.571

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
YOUNG JON M 43 WOODWARD ROAD BREWSTER, MA 02631				84-28-0				43 WOODWARD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

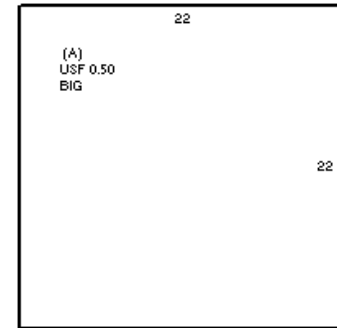
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	47,000	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2022	EST
MODEL	1		RESIDENTIAL	LIST	4/27/2022	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	4/27/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	242	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	484		41.21	19,945
\$NLA(RCN)	\$246	OVERALL	0.810	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	242	1992	150.44	36,406
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SH	1.00								
				FLOOR COVER	1	HARDWOOD	1.00								
				INT FINISH	3	WD PANEL	1.00								
				HEATING/COOL	14	ELECT BB+AC	1.01								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	59,510	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
KITCHEN		
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1992 / 31	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$47,000	