Key: 7349

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,579

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREENBERG WILLIAM E & FENSTER ELISSA S TRUSTEES 187 SARGENT STREET NEWTON, MA 02458	84-37-0	62 WOODWARD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREENBERG WILLIAM E &	09/25/2012	F	100	26703-179
GREENBERG WILLIAM &	08/15/2008	QS	460,000	23104-170
MUNROE G GREGORY & RACHEL	02/02/2001	QS	187,900	13534-089

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

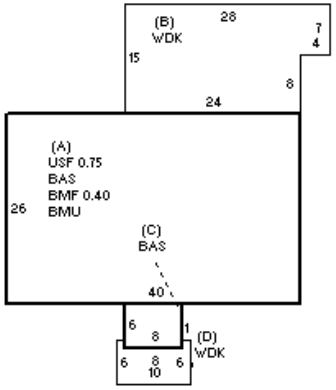
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
134	02/25/2016	7	ALTERATIONS	40,000	03/20/2017	NF	100	100
71	02/10/2006	2	ADD	8,000	08/07/2007	JH	100	100
722	12/01/2005	2	ADD	100,000	04/19/2006	JB	100	100
		12	CYCLICAL NON		12/02/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	15 1.00	A 1.00	A 1.00	328,800	2.60	A 1.00	R04 1.50			323,510

TOTAL	16,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	323,500	305,200
BUILDING	545,100	515,500
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**870,500**	**822,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	20 0.80	18X16		288	8.10	1,900

PHOTO 03/13/2021

BLDG COMMENTS

2 BATHS ADDED PER SALES REPORT 2/19/09 SEJ

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/13/2021	NF
LIST	8/7/2007	JH
REVIEW	11/11/2021	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,868	DETAIL ADJ	1.000
$NLA(RCN)	$379	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	16	$26,707
GARAGE SPACES	0	1.00
% BSMT FIN	40	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		72.50	75,399
A	BMF	N	BSMT FINISH	416		51.79	21,544
A	BAS	L	BASE AREA	1,040	1973	335.50	348,917
A	USF	L	UPPER STORY FIN	780	2005	236.06	184,127
+	WDK	N	WOOD DECK	440		50.33	22,146
C	BAS	L	BASE AREA	48	2005	335.50	16,104
	F21	O	FPL 2S 1OP	1		13,033.90	13,034

TOTAL RCN	707,978

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

EFF.YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$545,100