

Key: 7353

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.583

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CURRENT OWNER				PARCEL ID				LOCATION			
CORNELL RICHARD L & CONSOLACION C/O CORNELL RICHARD L TRUSTEE & 7 BRUCE STREET GRAFTON, MA 01519				84-6-0				37 NEWPORT ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORNELL RICHARD L TRUSTEE				04/16/2024	F	100	36315-7				
CORNELL RICHARD L & CONSO				07/31/2019	QS	495,000	32191-190				
BRIDGE JEFFREY A & ELAINE				09/26/2005	QS	382,500	20296-249				

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	%
62	07/31/2019	15	SALE REVIEW	495,000	06/11/2020	JMG	100	100
NP	01/23/2012	2	ADD	15,000	01/28/2013	SF	100	100
670	10/16/2007	12	CYCLICAL NON		11/14/2011	MR	100	100
		7	ALTERATIONS	5,000	07/25/2008	DHT	100	100
		12	CYCLICAL NON		11/25/2003	JB	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,400	15	1.00	A	1.00	A	1.00			328,800	313,530

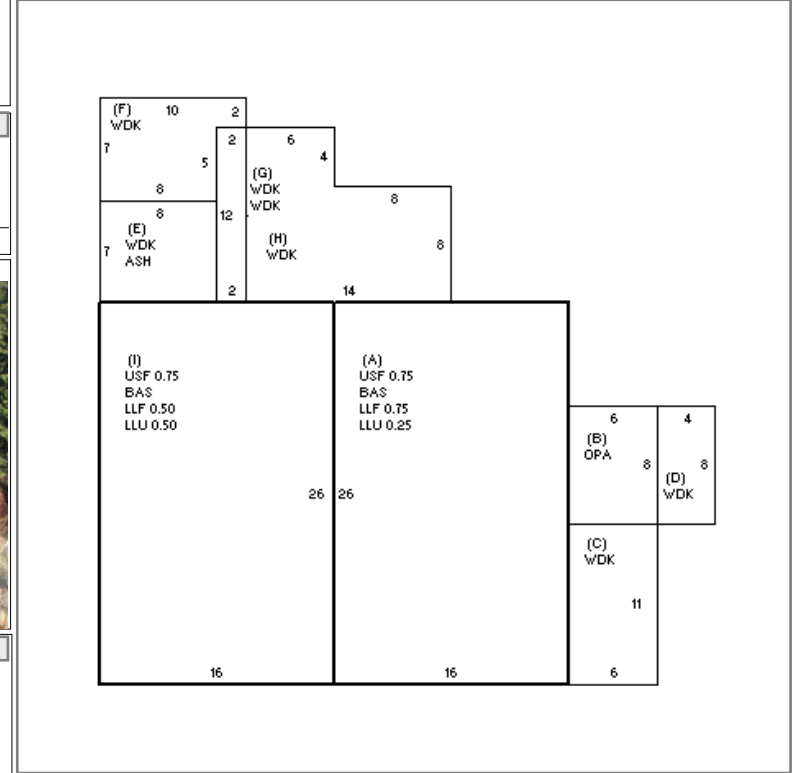
TOTAL	13,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	313,500	295,800			
St Ind	AVERAGE		BUILDING	399,100	376,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>712,600</b>	<b>672,600</b>			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,976	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,034
GARAGE SPACES		0	1.00
% BSMT FIN		65	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	312		95.17	29,694
EXT COVER	1	WD SHINGLE	1.00	+	LLF	L	LOWER LEVEL FIN	520	1985	140.87	73,251
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	832	1985	284.36	236,590
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	624	1985	189.36	118,163
FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	48		51.50	2,472
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	398		40.38	16,070
HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	ASH	N	ATT SHED	56		28.82	1,614
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,455.50	10,456
					ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	498,830
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$399,100