Key: 7368

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,598

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAULT JEAN P & DIANE I TRUSTE NAULT IRREVOCABLE TRUST 5 KINGS POINT DRIVE SHREWSBURY, MA 01545	73-66-0	112 TANGLEWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAULT JEAN P & DIANE I T	05/15/2007	F	1	22023-200
NAULT JEAN P & DIANE I	06/05/1997	QS	36,000	10785-312

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

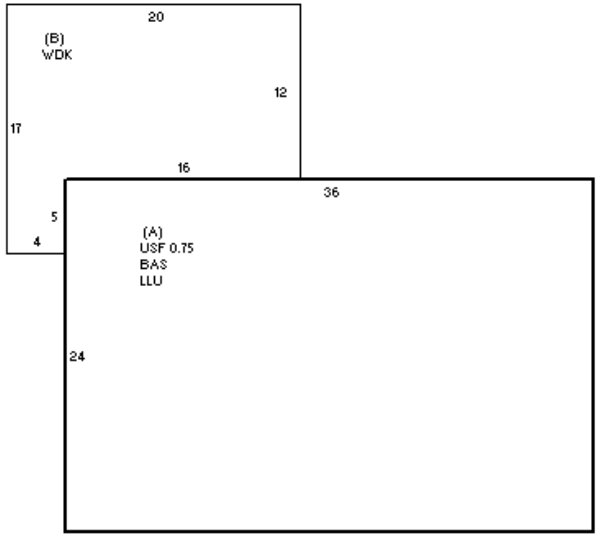
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		12/15/2003	JB	100	100
293	05/29/1998	5	OTHER	3,200	06/15/1998	BC	100	100
16	01/12/1998	5	OTHER	4,000	06/15/1998	BC	100	100
608	10/29/1997	1	NEW CONSTRUC	85,000	06/15/1998	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,400	15 1.00	A 1.00	A 1.00	328,800	2.37	A 1.00	R04 1.50			329,340

TOTAL	18,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	329,300	310,700
BUILDING	382,800	365,800
DETACHED	0	0
OTHER	0	0
TOTAL	**712,100**	**676,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2021

BLDG COMMENTS

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	3/12/2021	NF
LIST	3/12/2021	EST
REVIEW	11/10/2021	EMZ

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$309	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	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	0	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	1	PLASTER	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	LLU	N	LOWER LEVEL UNF	864		84.82	73,287
A	BAS	L	BASE AREA	864	1998	281.60	243,304
A	USF	L	UPPER STORY FIN	648	1998	187.53	121,517
B	WDK	N	WOOD DECK	260		39.98	10,396
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	466,813

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

EFF.YR/AGE	1998 / 25	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$382,800