Key: 7400

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,632

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARBOSA DIANNA L & SMITH MARC J **49 CUMMINGS ROAD** **BREWSTER, MA 02631**	**84-50-0**	**49 CUMMINGS ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARBOSA DIANNA L & SMITH	11/09/2020	F	1	33451-147
BARBOSA DIANNA L	11/01/2018	QS	450,000	31637-102
AVERY LEONARD V & ROBERTA	06/26/1973	XX		1886-065

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	%
22-1068	02/23/2023	7	ALTERATIONS	25,000	05/23/2024	TCK	100	100
22-1078	02/09/2023	77	SOLAR PANELS	25,000	05/23/2024	TCK	100	100
795	08/31/2021	77	SOLAR PANELS	15,000	04/18/2022	TCK	100	100
620	07/09/2021	7	ALTERATIONS	4,505	04/18/2022	TCK	100	100
489	08/03/2020	10	INGROUND POO	55,000	01/21/2021	TCK	100	100

LAND

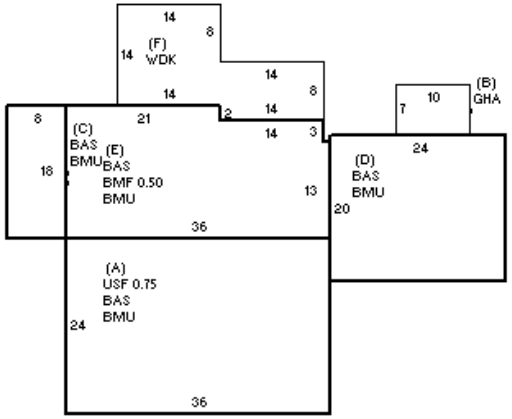
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,100	13 1.00	A 1.00	A 1.00	219,200	1.41	A 1.00	R03 1.00			256,520

TOTAL	36,100 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	256,500	242,000
BUILDING	519,300	497,800
DETACHED	28,000	27,600
OTHER	0	0
TOTAL	**803,800**	**767,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100
IPG	A 1.00	01 1.00	16X32	2020	512	52.47	26,900

PHOTO 06/06/2024

BLDG COMMENTS

41 SOLAR PANELS

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	1/21/2021	TCK
LIST	1/21/2021	EST
REVIEW	6/6/2024	EMZ

YEAR BLT	1970	SIZE ADJ	0.990
NET AREA	2,751	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	13	$17,407
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	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	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,103		48.61	102,229
+	BAS	L	BASE AREA	2,103	1970	226.22	475,742
A	USF	L	UPPER STORY FIN	648	1970	187.47	121,481
B	GHA	N	ATT GREENHOUSE	70		52.27	3,659
E	BMF	N	BSMT FINISH	308		41.13	12,668
F	WDK	N	WOOD DECK	308		39.97	12,312
	F11	O	FPL 1S 1OP	1		7,787.40	7,787
	F21	O	FPL 2S 1OP	1		10,351.00	10,351

TOTAL RCN	763,636

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

EFF.YR/AGE	1970 / 53	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$519,300