

Key: 7402

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.634

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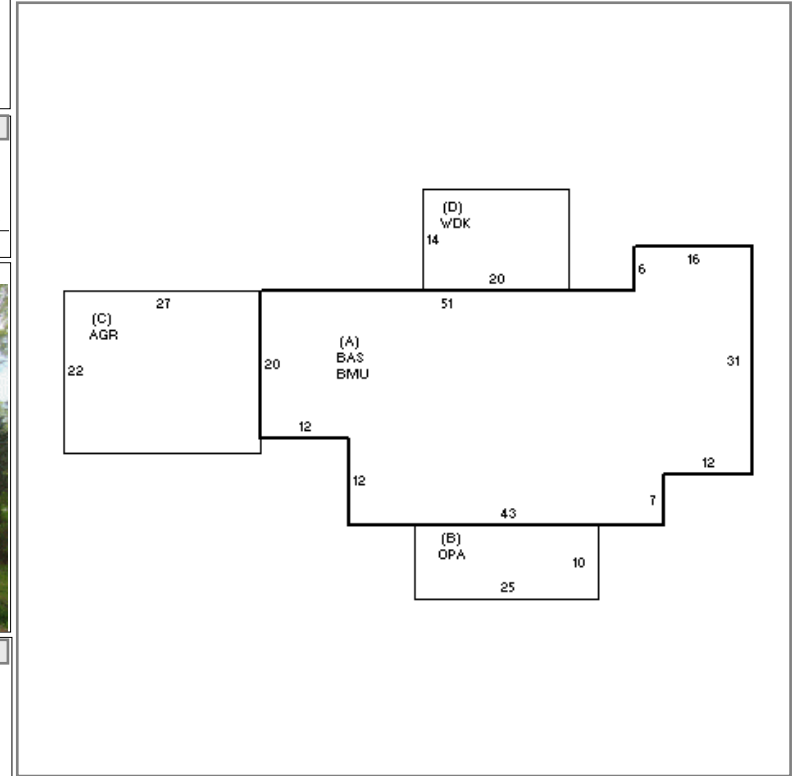
CURRENT OWNER				PARCEL ID				LOCATION				
AVERY LEONARD V III & CHERYL L TRUSTEES				84-51-0				64 CUMMINGS ROAD				
AVERY FAMILY TRUST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)				
64 CUMMINGS ROAD				AVERY LEONARD V III & CHE				10/30/2023 F 100 36059-257				
BREWSTER, MA 02631				AVERY III LEONARD V & CHE				10/26/1992 F 1 8269-235				
				LEONARD & CHERYL AVERY II				08/17/1992 P 35,500 N/A-N/A				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,482	13	1.00	A	1.00	A	1.00	R03	1.00		269,760

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	%
185	03/04/2022	3	OUT BUILDING		05/23/2024	TCK	100	100
853	09/27/2019	14	CYCLICAL GRO	6,313	02/23/2021	TCK	100	100
		7	ALTERATIONS		07/09/2020	TCK	100	100
375	09/08/1992	12	CYCLICAL NON	5,300	03/25/2013	SF	100	100
		5	OTHER				100	100

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TOTAL	42,482 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	269,800	254,500
St Ind	AVERAGE		LAND	526,700	503,600			
Infl	AVERAGE		DETACHED	31,500	23,000			
			OTHER	0	0			
						TOTAL	828,000	781,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2021	120	21.39	2,300
PTD	A	1.00	10 0.90 12X20	2021	240	8.10	1,700
LBN	A	1.00	01 1.00 30X50	2023	1,500	18.30	27,500



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BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/23/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/6/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	666,749
NET AREA	2,012	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,012		52.44	105,508	CONDITION ELEM	CD
\$NLA(RCN)	\$331	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	2,012	1992	244.03	490,998	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	250		55.00	13,750	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	594		41.72	24,782	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	280		43.12	12,074	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,400.70	8,401	HEAT/ELEC	A
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657		
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$8,580														
GARAGE SPACES		2	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1992 / 31
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$526,700