

Key: 7520

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.747

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ANDREWS DAVID JOSEPH & JOHNSON SUSAN GAY 43 SCARBOROUGH ROAD BREWSTER, MA 02631				94-38-0				43 SCARBOROUGH ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ANDREWS DAVID JOSEPH & NEWKIRK DONALD & SHARON				01/30/2018	QS	735,000	31054-163	
				MCCARRON GERTRUDE				03/30/1998	QS	50,000	11321-146	
								03/13/1987	XX	1	5606-181	

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	%
531	06/29/2022	7	ALTERATIONS	3,391	03/08/2023	TCK	100	100
	01/30/2018	15	SALE REVIEW	735,000	02/08/2019	JMG	100	100
NP		12	CYCLICAL NON		02/25/2013	SF	100	100
49	01/12/2007	2	ADD	1,500	07/22/2008	DHT	100	100
770	12/20/2004	2	ADD	50,000	04/13/2005	JB	100	100

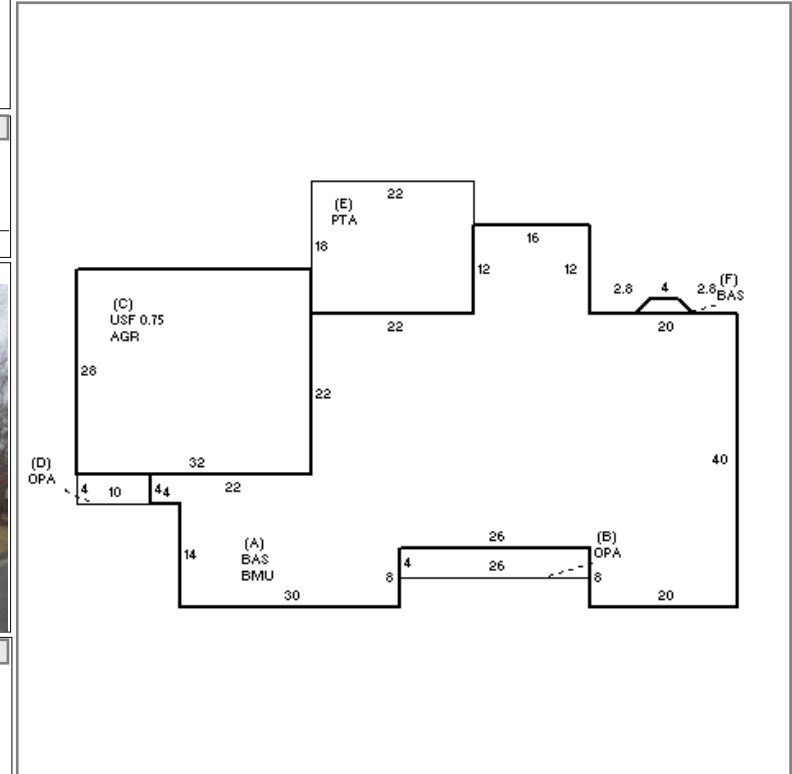
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,637	13	1.00	A	1.00	A	1.00		R03	1.00	266,000

TOTAL	40,637 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N	Redivision of Parcels 40-2 & 40-3 for F/Y 2005 -- Land Exchange of 1904 Sq Ft -- Parcel A on Plan Book 584/100			LAND	266,000	251,000
St Ind	AVERAGE	O	added to this parcel for F/Y 2005 -- No change in total sq ft -- See Deed Book 17553/214 for transfer			BUILDING	925,900	884,300
Infl	AVERAGE	T				DETACHED	39,500	39,100
		E				OTHER	0	0
						TOTAL	1,231,400	1,174,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	28X38+12X30	2004	1,424	30.80
							39,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/26/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
1 Bath = 4 Fix
INFO @ DOOR 10/26/20

G

YEAR BLT	2004	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,089,238
NET AREA	3,328	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,644		55.60	147,007		
\$NLA(RCN)	\$327	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	144		60.56	8,721		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	896		44.90	40,228		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	672	2004	222.69	149,649		
				FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO	396		16.37	6,483		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,656	2004	268.72	713,727		
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1			9,250.50	9,251		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,925.20	2,925		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2004 / 19
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$925,900