

Key: 7574

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.800

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GORDON BARBARA L TRUSTEE BARBARA L GORDON TRUST AGREEMENT OF 2017 153 WEBSTER STREET WEST NEWTON, MA 02465				108-7-0				81 WHITE OAK TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GORDON BARBARA L TRUSTEE				06/10/2021	QS	450,000 (226571)					
ROSENBERG JOHN S & BENNETT				10/27/2020	A	1 (224186)					
BENNETT LORRAINE S & SUSA				05/11/2016	F	100 (209484)					

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	%
	06/10/2021	16	MLS REVIEW	450,000	04/11/2022	JMG	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,588	13	1.00	A	1.00	A	1.00				230,490

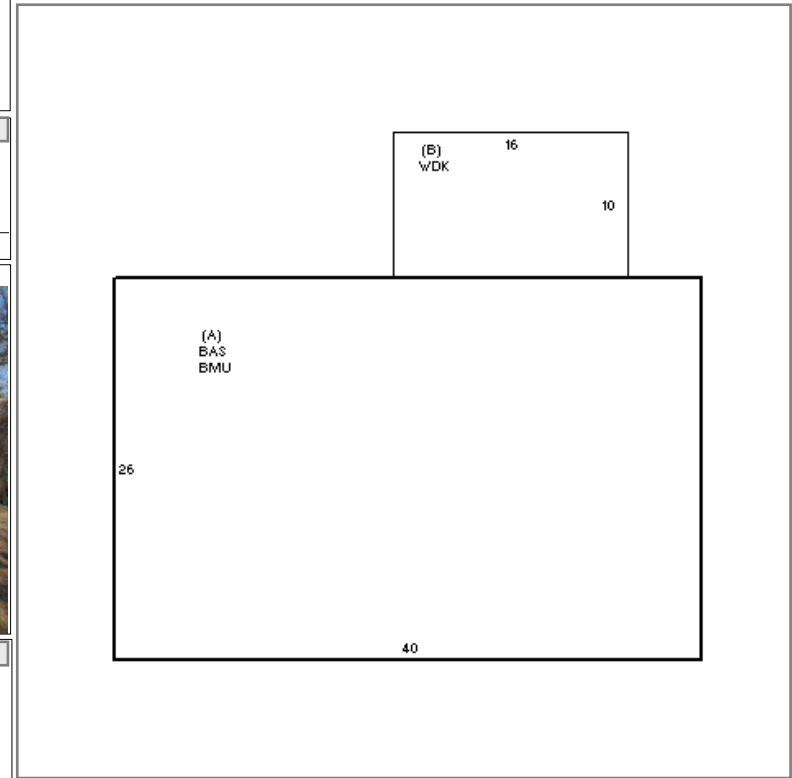
TOTAL	23,588 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	230,500	217,500
St Ind	AVERAGE		BUILDING	250,800	240,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	481,300	457,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/22/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,273
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722		
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,040	1978	261.29	271,742		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		39.20	6,272		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1978 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72

RCNLD	\$250,800
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