

Key: 76

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 81

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
NEUMANN VIRGINIA B TRUSTEE VIRGINIA B NEUMANN 2017 TRUST 19 CHARLES STREET LEXINGTON, MA 02421		38-20-0	19 CEDAR HILL ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NEUMANN VIRGINIA B TRUSTE		03/15/2017	F	1 30351-246		
NEUMANN JAMES E & VIRGINI		01/09/2012	QS	550,000 25989-115		
BELL GRACE D TRUSTEE		09/20/1996	F	100 10397-345		

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,900	1 1.00	A 1.00	A 1.00	767,200	4.05	A	1.00	BAV	3.50	706,870

TOTAL	9,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	706,900	666,900
St Ind	AVERAGE		LAND	292,900	276,600			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	1,001,000	944,700

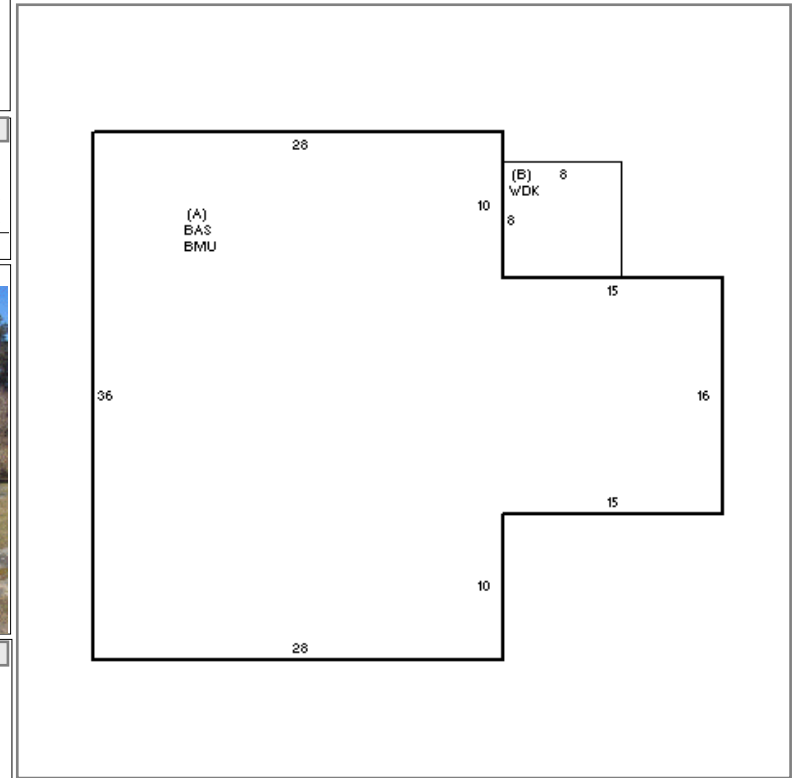
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X10		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/15/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,248		54.34	67,815
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,248	1948	246.50	307,632
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	64		39.20	2,509
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		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
39	01/20/2022	7	ALTERATIONS	5,164	02/22/2023	TCK	100	100
653	07/31/2018	7	ALTERATIONS	10,596	06/20/2019	NF	100	100
806	10/22/2012	7	ALTERATIONS		01/28/2013	MR	100	100
635	11/26/2008	7	ALTERATIONS	4,500	03/09/2009	JH	100	100
NP		12	CYCLICAL NON		08/15/2007	JH	100	100



YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$317	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SH	1.00
				FLOOR COVER	2	SOFTWOOD	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOL	2	HOT WATER	1.00
				FUEL SOURCE	2	GAS	1.00

TOTAL RCN	395,808	CONDITION ELEM	CD
EXTERIOR			V
INTERIOR			V
KITCHEN			G
BATHS			G
HEAT/ELEC			G
EFF.YR/AGE	1981 / 42		
COND	26	% GD	74
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			\$292,900