

Key: 7625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.850

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
NOGUEIRA JOSEPH a & GILDA M TRTEES JOSEPH A NOGUEIRA TRUST 125 TRAINCROFT STREET MEDFORD, MA 02155				96-116-0				11 ABNERS CIRCLE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NOGUEIRA JOSEPH a & GILDA				07/28/2014	F	1 (204015)						
NOGUEIRA JOSEPH A & GILDA				08/27/2001	QS	245,000 (162580)						
CHAPUT EDWARD M & BETH L				11/30/1998	QS	155,000 (151071)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,373	13	1.00	A	1.00	A	1.00	R02	1.00		238,310

LAND

TOTAL	27,373 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	238,300	224,800			
St Ind	AVERAGE		BUILDING	1,018,800	959,700			
Infl	AVERAGE		DETACHED	34,900	3,600			
			OTHER	28,000	0			
TOTAL			TOTAL	1,320,000	1,188,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 14X8	2003	112	21.39	2,000
PTD	A	1.00	15 0.85	2003	232	8.10	1,600
IPG	A	1.00	01 1.00 16X32	2023	512	52.47	26,900
PTD	A	1.00	01 1.00		648	6.75	4,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
POOL HOUSE PER PLAN = 1/2 BATH

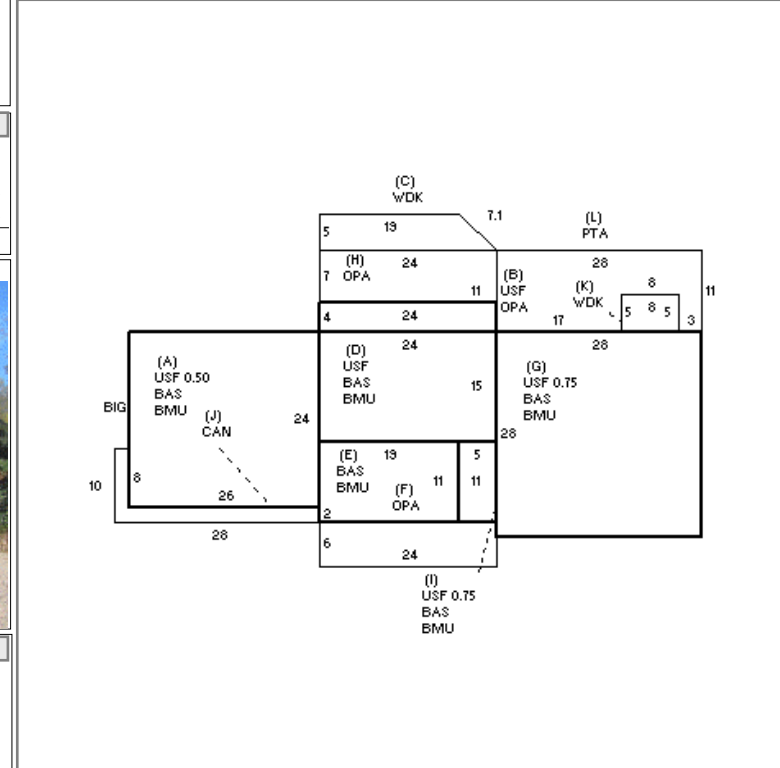
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YEAR BLT	1993	SIZE ADJ	0.980
NET AREA	3,429	DETAIL ADJ	1.000
\$NLA(RCN)	\$338	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	13	\$23,069	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,032		63.77	129,583
+	BAS	L	BASE AREA	1,039	2007	296.77	308,343
+	USF	L	UPPER STORY FIN	809	2007	225.86	182,719
+	OPA	N	OPEN PORCH	408		66.89	27,289
+	WDK	N	WOOD DECK	148		52.44	7,761
E	BAS	L	BASE AREA	209	2007	296.77	62,025
G	BAS	L	BASE AREA	784	1993	296.77	232,666
G	USF	L	UPPER STORY FIN	588	1993	225.86	132,804
J	CAN	N	CANOPY	72		62.33	4,488
L	PTA	N	PATIO	268		19.14	5,130
	BMG	O	BSMT GARAGE	2		4,138.15	8,276
	F21	O	FPL 2S 1OP	2		13,579.00	27,158
	ODS	O	OUTDOOR SHOWER	2		3,230.55	6,461

TOTAL RCN	1,157,773
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,018,800



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LEGAL

CURRENT OWNER					PARCEL ID			LOCATION			
NOGUEIRA JOSEPH a & GILDA M TRTEES					96-116-0			11 ABNERS CIRCLE			
JOSEPH A NOGUEIRA TRUST					TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
125 TRAINCROFT STREET											
MEDFORD, MA 02155											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	28,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2024	TCK
MODEL	1		RESIDENTIAL	LIST	5/17/2024	EST
STYLE	18	0.90	DETACHED [100%]	REVIEW	7/29/2024	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS: POOLHOUSE = ONE ROOM W/SINK, HALF BATH

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YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	27,992
NET AREA	120	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	120	2023	210.51	25,262		
\$NLA(RCN)	\$233	OVERALL	0.700	EXT COVER	1	WD SHINGLE	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00										
ROOMS	1	1.00		FLOOR COVER	6	OTHER	1.00										
BEDROOMS	0	1.00		INT FINISH	2	DRYWALL	1.00										
BATHROOMS	0	1.00		HEATING/COOL	13	NONE	0.90										
FIXTURES	3	\$2,730		FUEL SOURCE	8	NONE	0.95										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	1	1.00															
# OF UNITS	0	1.00															
EFF.YR/AGE 2023 / 0																	
COND 0 0 %																	
FUNC 0																	
ECON 0																	
DEPR 0 % GD 100																	
RCNLD \$28,000																	