Key: 810

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 831

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GODFREY GEORGE J & LAURA J **23 LAMOINE STREET** **BELMONT, MA 02478**	**91-4-0**	**12 RING ROCK ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GODFREY GEORGE J & LAURA	09/17/2004	QS	1,300,000	19043-081
HUNT WARREN G & BERNICE H	10/07/1960	XX		1092-594

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

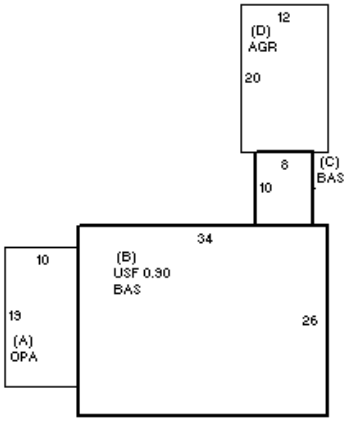
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
262	03/29/2018	7	ALTERATIONS	40,000	06/27/2019	NF	100	100
899	11/06/2017	7	ALTERATIONS	20,000	06/12/2018	NF	100	100
253	06/01/2010	7	ALTERATIONS	2,500	03/02/2012	MR	100	100
559	08/21/2006	5	OTHER	4,000	06/29/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,040	6 1.00	A 1.00	A 1.00	2,630,400	2.98	A 1.00	BSB 12.00			2,525,980

TOTAL	14,026 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	2,526,000	2,383,100
BUILDING	271,400	256,300
DETACHED	0	0
OTHER	0	0
TOTAL	**2,797,400**	**2,639,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/20/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/20/2020	NF
LIST	8/11/2007	RJM
REVIEW	1/8/2021	MR

YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,760	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,020
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	190		45.00	8,550
+	BAS	L	BASE AREA	964	1928	239.60	230,972
B	USF	L	UPPER STORY FIN	796	1928	165.46	131,709
D	AGR	N	ATT GARAGE	240		39.57	9,496
	F21	O	FPL 2S 1OP	1		9,135.90	9,136
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	399,056
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$271,400