

Key: 819

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 840

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROBERTS PAUL G & ANNETTE R 287 LANGLEY ROAD NEWTON, MA 02459				91-39-0				41 CAPTAIN DUNBAR ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROBERTS PAUL G & ANNETTE				10/11/2007	QS	1,400,000	22399-135					
DRAYMORE MARK R TRUSTEE				05/20/2004	QS	650,000	18615-223					
ELLIS SUSAN W				04/14/1994	A	100	9145-170					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,670 6	1.00	A	1.00	1,753,600	5.11	A	1.00	BSP	8.00	1,579,000

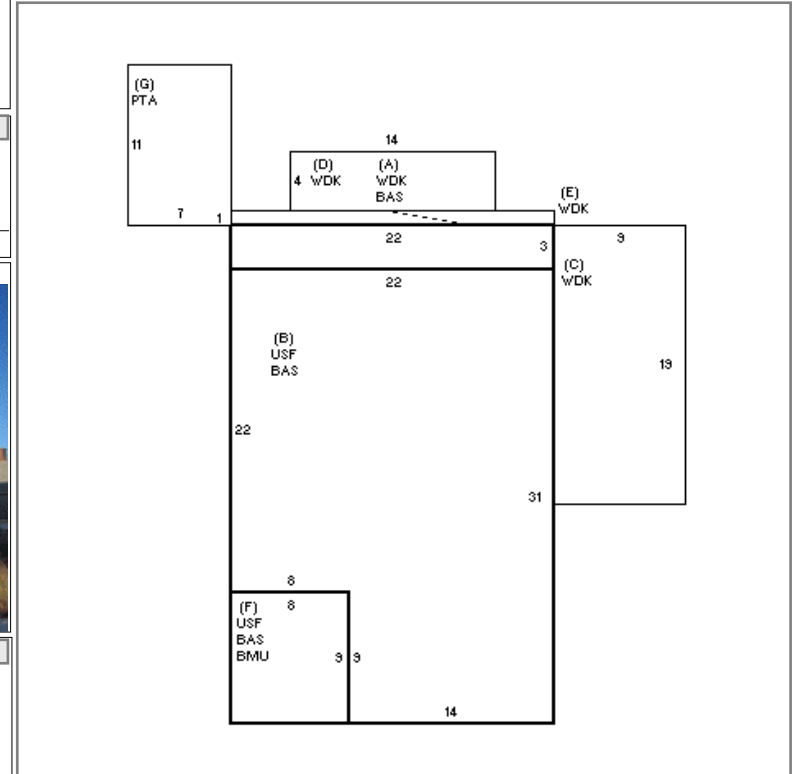
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
366	07/15/2011	12	CYCLICAL NON		11/24/2020	NF	100 100
378	05/29/2007	7	ALTERATIONS	2,000	03/02/2012	MR	100 100
154	03/20/2007	1	NEW CONSTRUC	281,000	09/17/2008	JH	100 100
263	05/09/2002	6	DEMO	4,000	09/17/2008	JH	100 100
		7	ALTERATIONS	900			100 100

TOTAL	7,670 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N ADJ FOR ROW O SURVEY FOR F/Y 2005 (NO WETLANDS SHOWN)				LAND	1,579,000	1,489,700
St Ind	AVERAGE	T PLOT #6 ON PLAN BOOK 588/84				BUILDING	445,600	421,000
Infl	AVERAGE	E				DETACHED	0	0
						OTHER	0	0
						TOTAL	2,024,600	1,910,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/11/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,141																		
NET AREA	1,430	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	748	2007	387.44	289,805																				
\$NLA(RCN)	\$358	OVERALL	1.110	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	682	2007	244.88	167,012																				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	315		52.21	16,448																				
				ROOF COVER	2	WD SHINGLE	1.01	F	BMU	N	BSMT UNFINISHED	72		89.04	6,411																				
				FLOOR COVER	1	HARDWOOD	1.00	G	PTA	N	PATIO	77		24.36	1,876																				
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		13,521.10	13,521																				
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		3,216.80	3,217																				
				FUEL SOURCE	2	GAS	1.00																												
				<table border="1"> <thead> <tr> <th>CONDITION</th> <th>ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>A</td> </tr> <tr> <td>BATHS</td> <td></td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td></td> <td>A</td> </tr> </tbody> </table>														CONDITION	ELEM	CD	EXTERIOR		A	INTERIOR		A	KITCHEN		A	BATHS		A	HEAT/ELEC		A
CONDITION	ELEM	CD																																	
EXTERIOR		A																																	
INTERIOR		A																																	
KITCHEN		A																																	
BATHS		A																																	
HEAT/ELEC		A																																	
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2007 / 16</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>13</td> <td>13 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>13</td> <td>% GD 87</td> </tr> </tbody> </table>														EFF.YR/AGE	2007 / 16		COND	13	13 %	FUNC	0		ECON	0		DEPR	13	% GD 87			
EFF.YR/AGE	2007 / 16																																		
COND	13	13 %																																	
FUNC	0																																		
ECON	0																																		
DEPR	13	% GD 87																																	
				<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$445,600</th> </tr> </thead> </table>														RCNLD	\$445,600																
RCNLD	\$445,600																																		