

Key: 8261

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.499

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MELSON ROBERT F & GAIL F TRUSTEES ROBERT & GAIL MELSON 2021 LIVING TRUST 21 CAHOON ROAD BREWSTER, MA 02631		93-56-0		21 CAHOON ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MELSON ROBERT F & GAIL F		03/22/2021	F	1 33921-95	
MELSON GAIL F TRUSTEE		10/24/2011	F	1 25777-250	
MELSON ROBERT F & GAIL F		10/20/2011	F	1 25769-153	

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 %
793	08/31/2021	7	ALTERATIONS	6,750	04/18/2022	TCK	100 100
653	07/16/2019	3	OUT BUILDING	2,300	07/14/2020	TCK	100 100
485	07/24/2006	7	ALTERATIONS	6,000	08/13/2007	JH	100 100
		12	CYCLICAL NON		05/25/2004	JB	100 100
288	09/05/1990	5	OTHER	10,000	04/01/1992		100 100

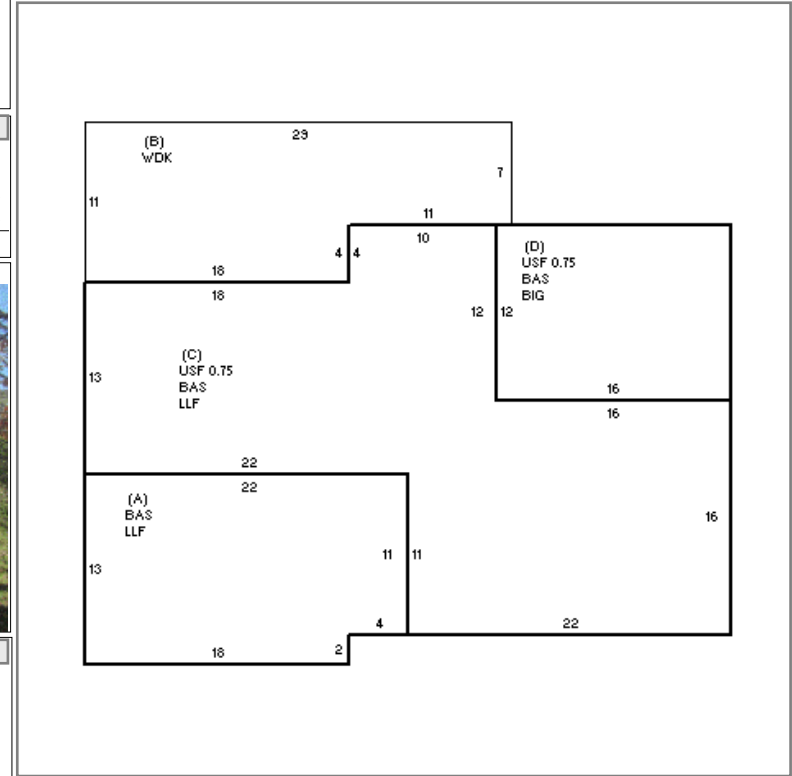
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,105	13	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R03	1.00			264,760

TOTAL	40,105 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	264,800	249,800
St Ind	AVERAGE		BUILDING	471,400	451,100			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	737,300	702,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	01 1.00 6X8	2019	48	22.94	1,100	04/18/2022



BLDG COMMENTS
LLF=FAM RM/BEDRM/HALF BATH
INFO@ DOOR (2/11/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/13/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/28/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,319		
NET AREA	2,889	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,004	1986	125.52	126,019	CONDITION ELEM	CD		
\$NLA(RCN)	\$215	OVERALL	0.940	EXT COVER	10	VERT BOARD	0.98	+	BAS	L	BASE AREA	1,196	1986	259.90	310,843	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	275		40.13	11,035	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	689	1986	188.20	129,668	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	192		58.87	11,303	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,391.20	10,391	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		MST	O	MAS/METAL STACK	1		5,145.90	5,146				
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUTDOOR SHOWER	1		2,472.10	2,472				
																		EFF.YR/AGE	1986 / 37
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$471,400