

Key: 8262

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.500

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DYER HELGA & JEFFREY C & DODDS VALERIE A TRUSTEES 41 CAHOON ROAD BREWSTER, MA 02631				93-57-0				41 CAHOON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DYER HELGA & JEFFREY C & DYER EDWIN & HELGA				07/25/2016	F		29818-181				
				05/05/1982	XX	14,500	3476-118				

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	%
873	09/28/2021	7	ALTERATIONS	6,800	04/18/2022	TCK	100	100
188	03/03/2021	77	SOLAR PANELS	10,000	04/18/2022	TCK	100	100
380	05/09/2017	7	ALTERATIONS	4,549	06/07/2018	NF	100	100
839	09/23/2013	7	ALTERATIONS	1,500	08/14/2014	RJM	100	100
		12	CYCLICAL NON		03/20/2013	SF	100	100

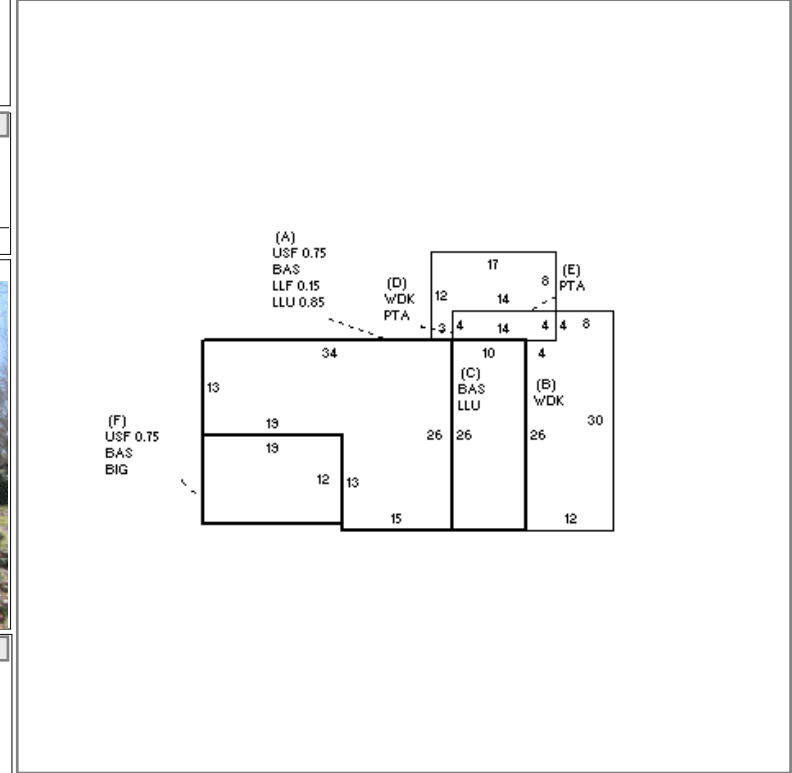
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,362	13	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R03	1.00			265,360

TOTAL	40,362 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	265,400	250,400			
St Ind	AVERAGE		BUILDING	473,100	446,800			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	739,900	698,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10	1998	80	22.01	1,400



BLDG COMMENTS
 BMF=BATH
 16 SOLAR PANELS
 INFO@ DOOR (2/12/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/12/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/12/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,870	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	801		93.31	74,738	
\$NLA(RCN)	\$324	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	96	1985	164.03	15,747	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,125	1985	284.87	320,479
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	649	1985	206.28	133,874		
ROOMS	6	1.00	FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	400		43.98	17,593		
BEDROOMS	2	1.00	INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	56		23.20	1,299		
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00	E	PTA	N	PATIO	148		17.84	2,640		
FIXTURES	8	\$11,669	FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	228		63.29	14,430		
GARAGE SPACES	1	1.00							F21	O	FPL 2S 1OP	1		11,389.40	11,389	
% BSMT FIN	15	1.00							ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710	
# 1/2 BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	606,568
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$473,100