

Key: 8354

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.594

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BABBITT DOROTHY TRUSTEE C/O OLIVEIRA JOSEPH & BOAS ANA PINTO VIL 7 CHESHIRE POND ROAD ASHBURNHAM, MA 01430				82-18-0				59 VALLEY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
OLIVEIRA JOSEPH & BOAS AN				08/02/2024	QS	840,000 (236691)						
BABBITT DOROTHY TRUSTEE				03/03/2015	F	100 (205661)						
BABBITT CHARLES A TRUSTEE				06/04/2010	A	100 (191600)						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,100	17	1.00	A	1.00	A	1.00	R06	1.35		332,250

TOTAL	31,100 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	332,300	313,500			
St Ind	AVERAGE		BUILDING	507,100	478,800			
Infl	AVERAGE		DETACHED	23,400	23,200			
			OTHER	0	0			
			TOTAL	862,800	815,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	01 1.00 18X24	2005	432	54.20	23,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/23/2016	EST
STYLE	4	1.02	CAPE [100%]			
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,108	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,752
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,420		59.05	83,849
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	972	1985	271.04	263,452
ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	WOOD DECK	256		43.98	11,259
ROOF COVER	1	ASPH/CMP SH	1.00	C	BAS	L	BASE AREA	448	2003	271.04	121,426
FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	688	1985	206.28	141,918
INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	180		16.95	3,051
HEATING/COOL	2	HOT WATER	1.00		BMG	O	BSMT GARAGE	1		4,989.50	4,990
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN	650,087
CONDITION ELEM	CD
EXTERIOR	A
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	\$507,100

