

Key: 852

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 883

LEGAL

LAND

DETACHED

BUILDING

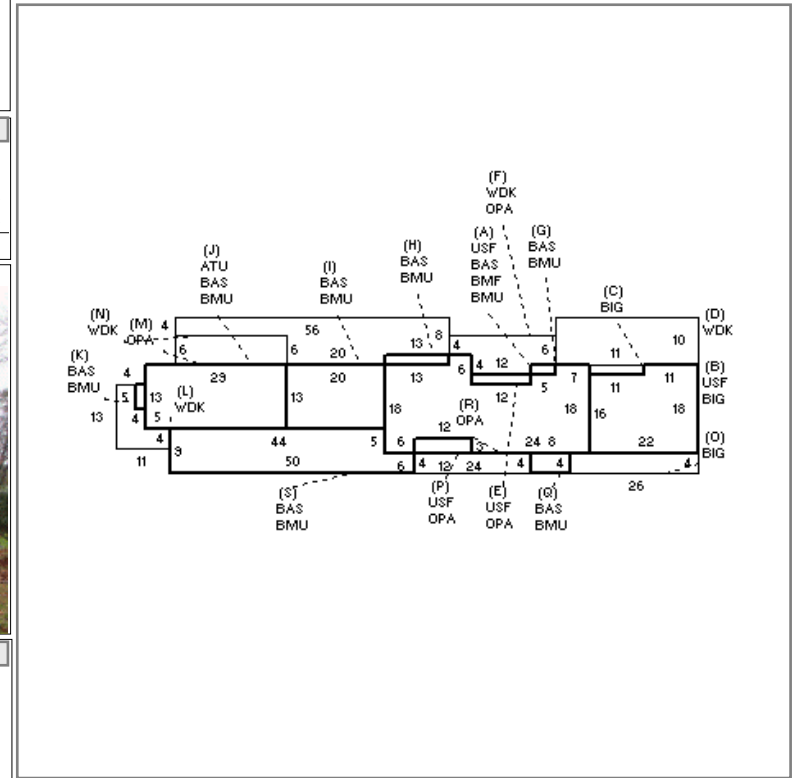
CURRENT OWNER		PARCEL ID		LOCATION	
NOERING CAROLYN & THOMAS W TRUSTEES CAROLYN NOERING R T PO BOX 632 BREWSTER, MA 02631		91-22-0		50 GILBERT ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NOERING CAROLYN & THOMAS		07/17/1997	F	100	10855-270

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 %
207	03/11/2019	7	ALTERATIONS	2,656	07/14/2020	NF	100 100
NP		12	CYCLICAL NON		10/24/2007	JH	100 100
679	11/09/2005	1	NEW CONSTRUC	415,000	05/30/2006	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,500 6	1.00	A	1.00	A	1.00	767,200	1.95	A	1.00	BAV 3.50	806,220

TOTAL	23,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	806,200	760,600	BUILDING	1,095,300	1,049,200
St Ind	AVERAGE		DETACHED	3,200	3,200	OTHER	0	0
Infl	AVERAGE		TOTAL	1,904,700	1,813,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/1/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/11/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2006	SIZE ADJ	0.990
NET AREA	2,913	DETAIL ADJ	1.000
\$NLA(RCN)	\$530	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	13	\$30,395	
GARAGE SPACES	2	1.00	
% BSMT FIN	37	1.00	
# 1/2 BATHS	2	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	1,807		88.77	160,403
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	672		66.94	44,981
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,547	2006	412.56	638,235
ROOF COVER	2	WD SHINGLE	1.01	+	USF	L	UPPER STORY FIN	1,106	2006	313.98	347,265
FLOOR COVER	1	HARDWOOD	1.00	B	BIG	N	BUILT-IN GARAGE	374		94.52	35,352
INT FINISH	1	PLASTER	1.00	C	BIG	N	BUILT-IN GARAGE	22		102.38	2,252
HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	920		69.80	64,213
FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	440		89.03	39,171
				I	BAS	L	BASE AREA	260	2006	412.57	107,267
				J	ATU	N	ATTIC UNF	377		95.08	35,845
				O	BIG	N	BUILT-IN GARAGE	104		102.40	10,649
					F21	O	FPL 2S 1OP	1		18,074.00	18,074
					ODS	O	OUTDOOR SHOWER	2		4,299.95	8,600

TOTAL RCN	1,542,702
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	15 overbuilt
DEPR	29 % GD 71
RCNLD	\$1,095,300