

Key: 8608

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.835

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT CYNTHIA LYNN & DANIEL M 35 BELMONT PARK ROAD BREWSTER, MA 02631				19-5-0				35 BELMONT PARK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT CYNTHIA LYNN & DANIE				10/15/2018	F	1 31594-73					
KENT CYNTHIA LYNN TRUSTEE				11/10/2015	F	1 29265-27					
KENT DANIEL M & CYNTHIA				08/27/2003	A	1 17540-17					

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	%
997	12/08/2017	6	DEMO	2,500	05/16/2018	NF	100	100
791	10/11/2017	7	ALTERATIONS	2,300	05/16/2018	NF	100	100
NP		12	CYCLICAL NON		03/14/2008	JH	100	100


LAND

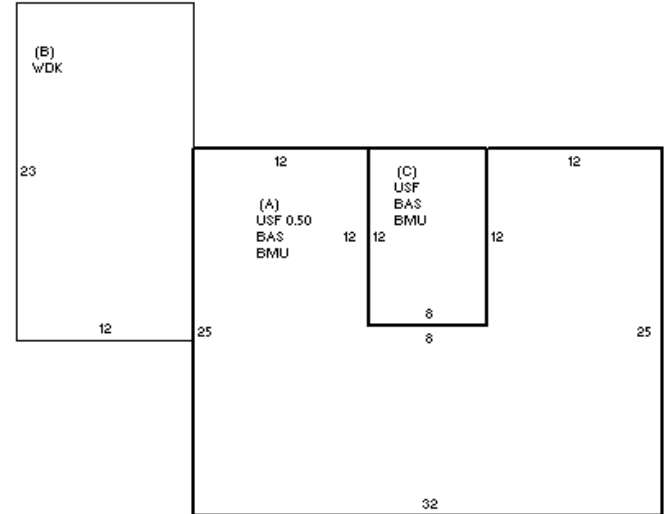
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,435	12 1.00	A 1.00	A 1.00	219,200	2.27	A 1.00	R03	1.00		221,660

\* -- Value totals adjusted by value credit.

TOTAL	19,435 SF		ZONING	RR	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	Affordable Deed Rider Bk 7380 Pg 176; Discount Rate = 76.8%				LAND	170,270	160,590
St Ind	AVERAGE			LAND BUILDING	237,160	226,790				
Infl	AVERAGE			DETACHED	310	310				
				OTHER	0	0				
				<b>TOTAL</b>	<b>407,740</b>	<b>387,690</b>				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2018
SHF	A	1.00	70 0.30 8X8		64	22.01	400		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/14/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	395.851
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	800		63.55	50,840	CONDITION ELEM	CD
\$NLA(RCN)	\$317	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	800	1990	296.69	237,350	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	448	1990	189.44	84,868	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	276		39.98	11,035	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00		MST	O	MAS/METAL STACK	1		5,127.50	5,128	BATHS	F
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00									EFF.YR/AGE	1990 / 33
				FUEL SOURCE	2	GAS	1.00									COND	22 22 %
																FUNC	0
																ECON	0 AFFORDABLE
																DEPR	22 % GD 78
																RCNLD	\$308,800