

Key: 89

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 93

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SILVIA WALTER R & DIANN C TRUSTEES				38-32-0				72 CEDAR HILL ROAD				
21 STANDISH DRIVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
CANTON, MA 02021				SILVIA WALTER R & DIANN C				06/30/2020	J	100	33033-326	
				SILVIA WALTER R & DIANN C				06/30/2020	J	100	33033-323	
				SILVIA WALTER R & DIANN C				06/30/2020	F	100	33033-314	

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 %
801		14	CYCLICAL GRO		03/20/2018	NF	100 100
644	12/28/2001	5	OTHER	100	03/28/2003	TN	100 100
487	11/01/2001	5	OTHER	6,800	03/28/2003	TN	100 100
488	08/14/2001	6	DEMO	9,000	03/28/2003	TN	100 100
	08/14/2001	1	NEW CONSTRUC	300,000	03/28/2003	TN	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	1	1.00	A	1,139,840	4.41	A	1.00	BGD	5.20	1,039,520

TOTAL	9,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE				LAND	1,039,500	980,700
St Ind	AVERAGE		BUILDING	690,800	660,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,730,300</b>	<b>1,640,700</b>

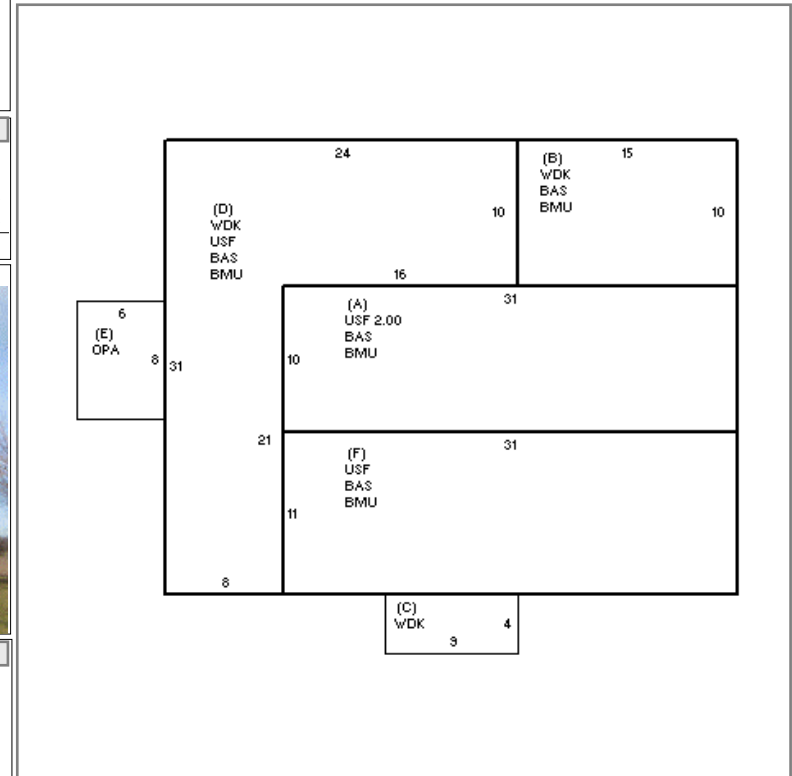
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2018	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/20/2019	MR
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2002	SIZE ADJ	0.990
NET AREA	2,578	DETAIL ADJ	1.000
\$NLA(RCN)	\$319	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$10,109
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,209		69.72	84,291
+	BAS	L	BASE AREA	1,209	2002	316.27	382,370
+	USF	L	UPPER STORY FIN	1,369	2002	216.63	296,564
+	WDK	N	WOOD DECK	594		50.30	29,876
E	OPA	N	OPEN PORCH	48		64.15	3,079
	F21	O	FPL 2S 1OP	1		13,024.10	13,024
	ODS	O	OUTDOOR SHOWER	1		3,098.50	3,099

TOTAL RCN	822,412
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2002 / 21
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$690,800
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