Key: 909

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 936

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATTERS KEVIN & LAUREN 29 PEMBERTON ROAD WAYLAND, MA 01778	90-135-0	57 ROBERT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATTERS KEVIN & LAUREN	12/18/2019	QS	496,000	32559-131
AYRE KIERAN R & LAARA J	12/17/2019	G	1	32552-244
AYRE KIERAN R & LAARA J	05/23/2008	QS	430,000	22934-293

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

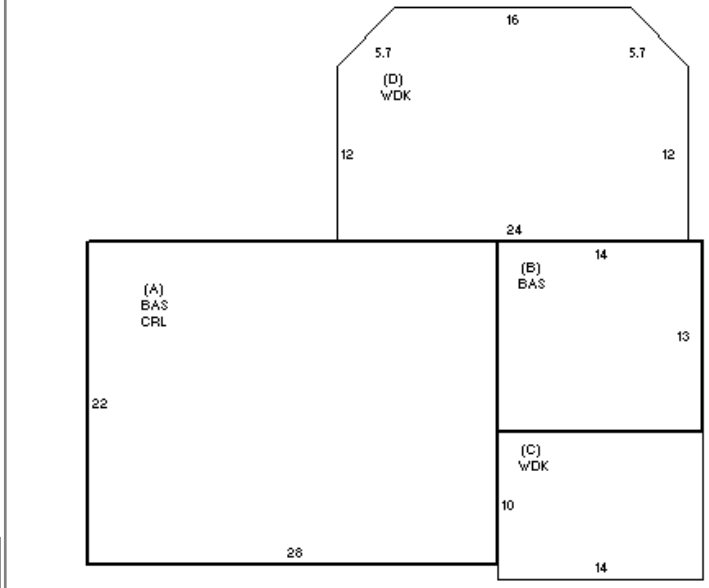
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
279	06/02/2011	7	ALTERATIONS	10,000	03/01/2012	MR	100	100
318	06/03/2008	7	ALTERATIONS	8,800	04/08/2009	JH	100	100
NP		12	CYCLICAL NON		10/25/2007	JH	100	100
270	05/25/1999	5	OTHER	4,000			100	100
43	02/01/1999	7	ALTERATIONS	10,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,100	6 1.00	A 1.00	A 1.00	767,200	4.37	A 1.00	BAV 3.50			700,280

TOTAL	9,100 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	Lot 36 Plan Bk 57 Pg 59 & Parcel D Plan Bk 491 Pg 91		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	700,300	660,700
BUILDING	161,700	155,100
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	**863,700**	**817,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X14		112	21.39	1,700

PHOTO 12/01/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/1/2020	NF
LIST	12/1/2020	EST
REVIEW	1/11/2021	MR

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	798	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,510
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	3	FOUN 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	616		25.47	15,690
+	BAS	L	BASE AREA	798	1954	261.78	208,903
+	WDK	N	WOOD DECK	508		35.28	17,923
	MST	O	MAS/METAL STACK	1		4,524.30	4,524
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	252,723

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1961 / 62	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$161,700