

Key: 916

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 942

LEGAL

LAND

DETACHED

BUILDING

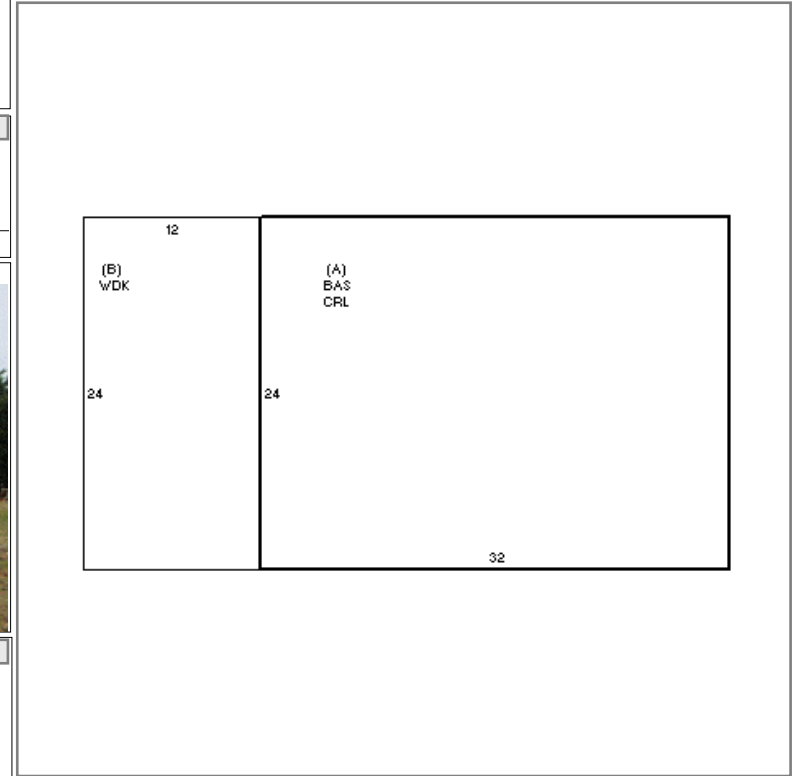
CURRENT OWNER				PARCEL ID				LOCATION			
HEALY DOROTHY H COTRUSTEE & POTTER WILLIAM CHRISTOPHER COTRUSTEE 32 PROSPECT AVENUE QUINCY, MA 02170				90-141-0				48 ROBERT ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEALY DOROTHY H COTRUSTEE				02/17/2022	F		20794-135				
HEALY DOROTHY H TRUSTEE				03/06/2006	F	10	20794-135				
HEALY DOROTHY H				04/15/1999	QS	168,000	12203-065				

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	%
893	10/15/2019	7	CYCLICAL GRO ALTERATIONS	4,500	11/25/2020	NF	100	100
105	04/01/2009	7	ALTERATIONS	60,000	07/10/2020	NF	100	100
98	03/27/2009	7	ALTERATIONS	6,500	04/19/2010	JH	100	100
12	01/12/2009	7	ALTERATIONS	5,000	04/08/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,500 6	1.00	A	1.00	A	1.00	767,200	4.65	A	1.00	BAV 3.50	696,580

TOTAL	8,494 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 696,600 BUILDING 224,800 DETACHED 1,600 OTHER 0 TOTAL 923,000	CURRENT	657,200 215,000 1,600 0 873,800	PREVIOUS	
Nbhd	NBHD 6	St Ind	AVERAGE	Infl	AVERAGE	BLDG COMMENTS					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10		80	22.01	1,600



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/25/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	291,994
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	768		30.56	23,474		
\$NLA(RCN)	\$380	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1968	314.14	241,259		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	288		42.34	12,193		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		8,248.00	8,248		
ROOMS	4	1.00		FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608		
BEDROOMS	2	1.00		INT FINISH	3	WD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03										
FIXTURES	3	\$4,212		FUEL SOURCE	2	GAS	1.00										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION	ELEM	CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT/ELEC		G
EFF. YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$224,800	