

Key: 1035

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.144

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAE GAYLE A , RAE KRISTEN K AND LYNCH KAITLYN M 15 BRENTWOOD DRIVE WILBRAHAM, MA 01095				127-23-0				36 UPLAND CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAE GAYLE A , RAE KRISTEN				02/10/2021	A	1 (225320)					
RAE GAYLE A				02/14/2000	A	1 (156614)					
RAE CHARLES J & GAYLE A				11/05/1979	XX	(79948)					

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	%
152	08/25/2020	5	OTHER		12/08/2020	NF	100	100
301	02/14/2019	7	ALTERATIONS	336,000	06/18/2020	MR	100	100
NP	06/13/2011	8	YARD ITEMS	900	02/29/2012		100	100
219	05/01/2003	12	CYCLICAL NON		11/23/2007	JH	100	100
		7	ALTERATIONS	6,500			100	100

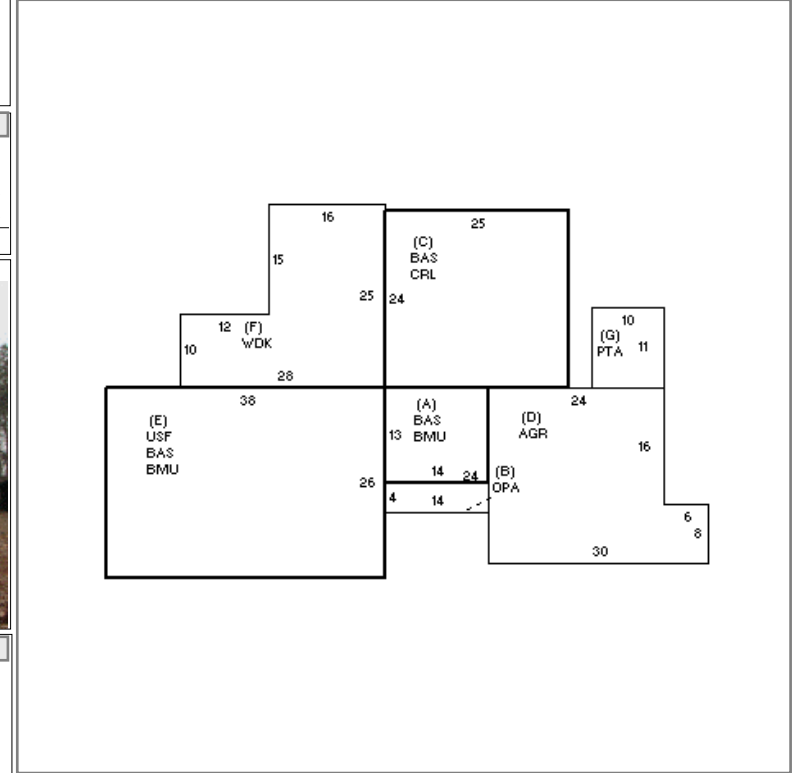
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	46,824	8	1.00	8-D	1.00	A	1.00	416,480	1.18	A	1.00	R08	1.90			529,970

TOTAL	1.075 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	530,000	500,000			
St Ind	UPLAND		BUILDING	746,800	705,200			
Infl	AVERAGE		DETACHED	3,500	3,400			
			OTHER	0	0			
			TOTAL	1,280,300	1,208,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	15' ROUND	177	8.55	1,400
PTD	A	1.00	30 0.70	22X18	396	7.65	2,100



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS (6/18/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/8/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/19/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,758	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,170		67.08	78,482
\$NLA(RCN)	\$322	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,170	1986	281.13	328,920
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		59.40	3,326
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	600		36.07	21,644
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	600	2019	281.13	168,677
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	624		44.03	27,477
				HEATING/COOL	5	ELECTRIC BB	1.00	E	USF	L	UPPER STORY FIN	988	1986	216.18	213,588
				FUEL SOURCE	3	ELECTRIC	0.95	F	WDK	N	WOOD DECK	520		46.57	24,216
								G	PTA	N	PATIO	110		18.89	2,078
									GFP	O	GAS FIREPLACE	1		3,713.70	3,714
									ODS	O	OUTDOOR SHOWER	1		2,869.00	2,869

TOTAL RCN	889,032
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$746,800