

Key: 1077

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.183

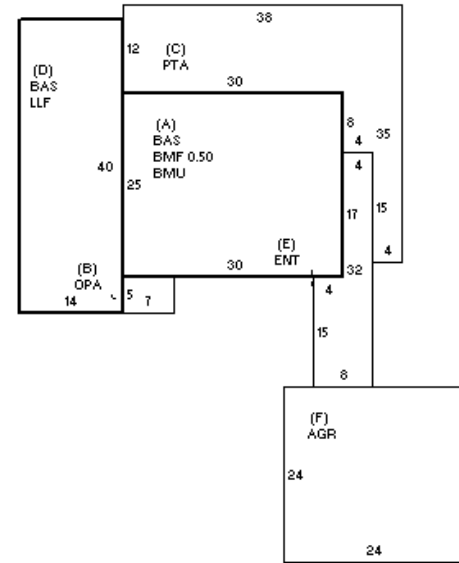
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CURRENT OWNER		PARCEL ID		LOCATION								
FITZGERALD FRANCIS P II & STEPHANIE A 5 IROQUOIS LANE WILBRAHAM, MA 01095		138-12-0		120 SEAVIEW ROAD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
FITZGERALD FRANCIS P II & HYNES ALEXSANDRA I		11/17/2021	QS	917,500	(228288)							
HYNES THOMAS J & ALEXSAND		10/30/2015	H		(207793)							
		04/05/2006	QS	429,000	(179699)							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000 8	1.00 8-A	1.00 A	1.00	416,480	2.82	A	1.00 R08	1.90		403,760

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 %
413	11/17/2021	15	SALE REVIEW	917,500	06/12/2022	JMG	100 100
108	05/04/2016	3	OUT BUILDING	1,000	02/22/2017	NF	100 100
1004	02/22/2016	7	ALTERATIONS	8,000	02/22/2017	NF	100 100
586	11/25/2013	10	INGROUND POO	25,000	04/15/2016		100 100
	10/17/2011	7	ALTERATIONS	20,000	02/29/2012	MR	100 100

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	403,800	380,900
St Ind	SEAVIEW RD		LAND	474,200	453,100			
Infl	AVERAGE		BUILDING	20,100	20,000			
			OTHER	0	0			
						TOTAL	898,100	854,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90 16X32	2015	512	36.98	17,000
SHF	A	1.00	10 0.90 14X12 EST	2017	168	20.77	3,100



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	NF
MODEL	1		RESIDENTIAL	LIST	6/25/2007	JH
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	6/12/2022	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
THREE-LEVEL
Outdoor Kitchen = 1 extra fixture

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YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	557,874				
NET AREA	1,870	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	750		65.79	49,345	CONDITION ELEM	CD				
\$NLA(RCN)	\$298	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	375		42.59	15,973	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,310	1980	260.30	340,998	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	35		52.80	1,848	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	580		12.59	7,304	BATHS	V				
				INT FINISH	2	DRYWALL	1.00	D	LLF	L	LOWER LEVEL FIN	560	1980	144.42	80,877	HEAT/ELEC	G				
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	ENT	N	ENCLOSED ENTRY	188		89.69	16,861						
				FUEL SOURCE	2	GAS	1.00	F	AGR	N	ATT GARAGE	576		40.05	23,070						
													F11	O	FPL 1S 1OP	1	8,064.70	8,065			
													ODS	O	OUTDOOR SHOWER	1	2,550.20	2,550			
													EFF.YR/AGE		2003 / 20						
													COND	15	15 %						
													FUNC	0							
													ECON	0							
													DEPR	15	% GD	85					
													RCNLD				\$474,200				