

Key: 1149

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.253

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MENELLY LISA TRUSTEE LISA MENELLY 2007 REV TRUST 1545 BEACON STREET NEWTON, MA 02468				114-24-0				72 DRAKE WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MENELLY LISA TRUSTEE				01/26/2017	F	10	(211956)					
MENELLY LISA A				05/18/2007	QS	570,000	(183123)					
OXFORD HARRY J JR &				11/29/2001	QS	399,900	(163535)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,726	8	1.00	A	1.00	A	1.00	R10	2.40		523,230

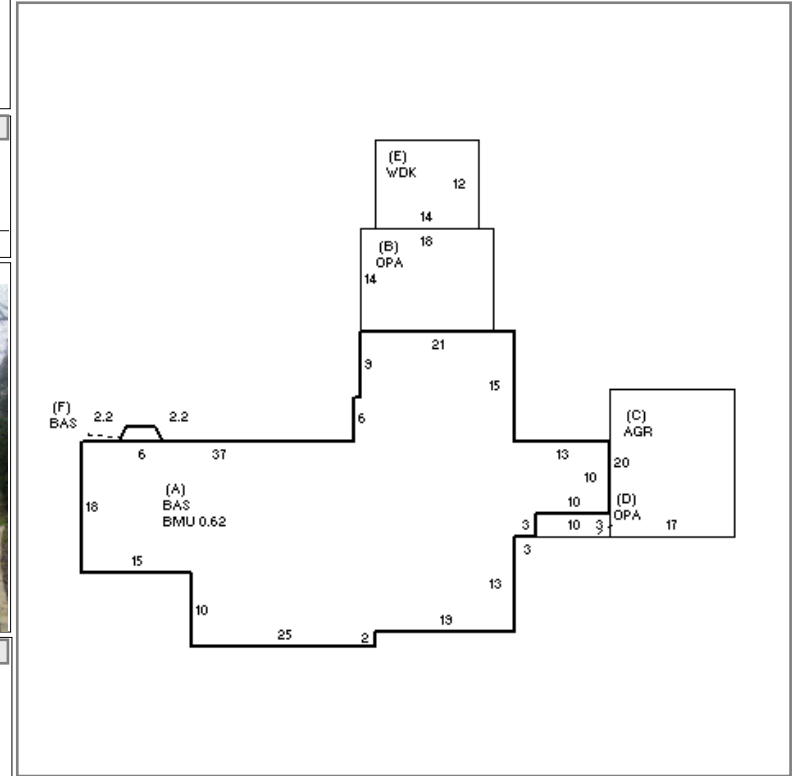
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-923	08/30/2023	7	ALTERATIONS	15,981	05/01/2024	NF	100	100
		14	CYCLICAL GRO		01/27/2021	NF	100	100
697	08/01/2016	7	ALTERATIONS	6,500	02/21/2017	NF	100	100
610	08/04/2014	3	OUT BUILDING	2,800	06/19/2015	MW	100	100
700	11/18/2005	2	ADD	21,200	04/17/2006	JB	100	100

TOTAL	17,729 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	523,200	493,600			
St Ind	AVERAGE		BUILDING	476,400	449,800			
Infl	AVERAGE		DETACHED	2,400	2,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,002,000</b>	<b>945,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 8X14	2014	112	23.53	2,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/27/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/27/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,934	DETAIL ADJ	1.000
\$NLA(RCN)	\$333	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,986	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,193		65.05	77,599
+	BAS	L	BASE AREA	1,934	1981	261.25	505,259
+	OPA	N	OPEN PORCH	282		57.60	16,243
C	AGR	N	ATT GARAGE	340		48.66	16,544
E	WDK	N	WOOD DECK	168		45.16	7,587
	F11	O	FPL 1S 1OP	1		8,797.80	8,798
	ODS	O	OUTDOOR SHOWER	1		2,782.10	2,782

TOTAL RCN	643,798
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$476,400