

Key: 1189

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.294

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CURRENT OWNER				PARCEL ID				LOCATION			
MOORE JAMES L & ADRIENE M 21 LINCOLN STREET MELROSE, MA 02176				114-33-0				33 NATHANS PASTURE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOORE JAMES L & ADRIENE M				05/01/1998	QS	159,000	(148362)				
DOWLER JEFFREY K &				02/18/1994	QS	119,000	N/A-N/A				

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	%
952	12/09/2022	9	HVAC		03/02/2023	TCK	100	100
882	09/29/2021	1	NEW CONSTRUC	800,000	05/01/2024	NF	100	100
842	09/21/2021	6	DEMO	8,000	05/13/2022	TCK	100	100
257	04/18/2012	7	ALTERATIONS	3,680	02/04/2013	MR	100	100
608	10/26/2011	7	ALTERATIONS	4,000	03/02/2012	MR	100	100

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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,543	8	1.00	A	1.00	A	1.00	R10	2.40		563,020

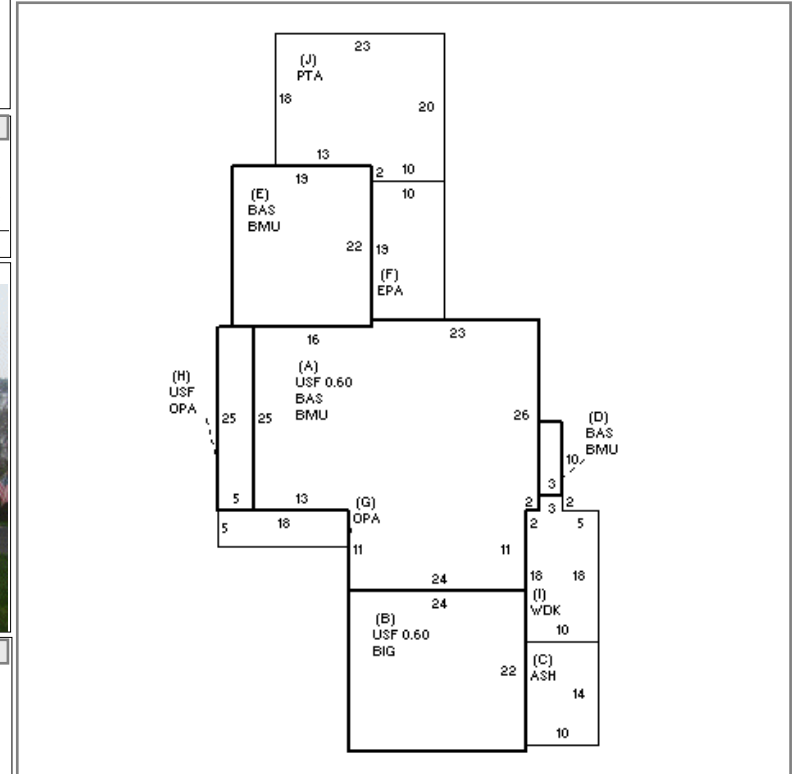
TOTAL	25,543 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	563,000	531,200
St Ind	AVERAGE		LAND	1,050,200	691,500			
Infl	AVERAGE		BUILDING	2,300	2,300			
			DETACHED	0	0			
			OTHER					
TOTAL			1,615,500	1,225,000				

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2012	120	21.39	2,300



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 5/13/2022



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BUILDING	CD	ADJ	DESC	MEASURE	3/2/2023	TCK
MODEL	1		RESIDENTIAL	LIST	5/13/2022	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.990
NET AREA	2,909	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.6	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		12	\$21,294
GARAGE SPACES		2	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,710		69.13	118,205
+	BAS	L	BASE AREA	1,710	2021	319.78	546,829
+	USF	L	UPPER STORY FIN	1,199	2021	238.30	285,724
B	BIG	N	BUILT-IN GARAGE	528		67.26	35,512
C	ASH	N	ATT SHED	140		36.74	5,143
F	EPA	N	ENCLOSED PORCH	190		103.34	19,635
+	OPA	N	OPEN PORCH	215		67.57	14,527
I	WDK	N	WOOD DECK	186		52.97	9,853
J	PTA	N	PATIO	434		17.19	7,460
GFP	O		GAS FIREPLACE	1		4,224.30	4,224
ODS	O		OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	1,071,670
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2021 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$1,050,200