

Key: 1199

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.303

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALLACE TAMSIN J & CHRISTOPHER TRUSTEES				114-4-0				21-19 CROSBY LANE			
WALLACE TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
21 CROSBY LANE				WALLACE TAMSIN J & CHRIST				12/14/2020	V	1 (224744)	
BREWSTER, MA 02631				WALLACE TAMSIN J				09/10/2008	H	1 (186872)	
				POND JAMES B TRUSTEE				02/13/2002	F	1 (164305)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-719	09/05/2023	1	NEW CONSTRUC	500,000	07/12/2024	TCK	5	30
115	02/23/2016	7	ALTERATIONS	4,000	04/18/2016	WFF	100	100
411	06/03/2015	3	OUT BUILDING	4,000	04/18/2016	WFF	100	100
117	02/20/2014	7	ALTERATIONS	15,000	06/16/2015	MW	100	100
311	06/17/2011	7	ALTERATIONS	11,700	03/01/2012	MR	100	100

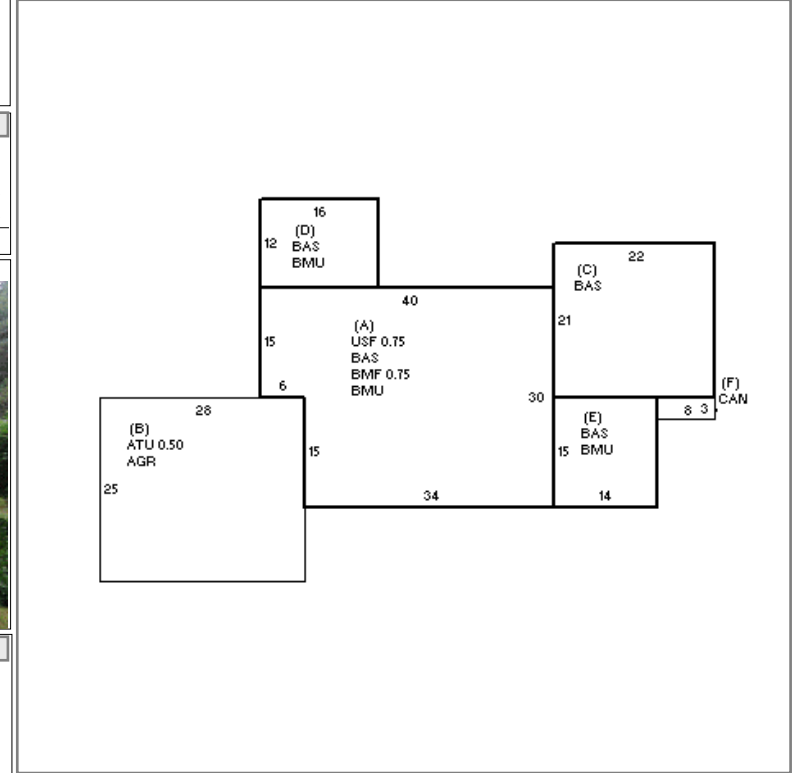
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	52,368	8	1.00	A	1.00	A	1.00	526,080	1.10	A	1.00	R10	2.40			697,410

TOTAL	1.202 Acres		ZONING	RM	FRNT	0			ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 8		NOTE	FY24 Proposed ADU will be 19 Crosby Lane							LAND	697,400	658,000
St Ind	AVERAGE			LAND BUILDING	649,100	622,600							
Infl	AVERAGE			DETACHED	5,000	4,900							
				OTHER	18,700	0							
								TOTAL	1,370,200	1,285,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	7X13	91	22.01	1,400
SHF	A	1.00	10 0.90	12X16	2015	20.77	3,600



BUILDING	CD	ADJ	DESC	MEASURE	2/3/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,807	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,512		69.09	104,460
\$NLA(RCN)	\$367	OVERALL	1.020	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	833		46.73	38,929
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	833	1960	238.88	198,989
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	700		48.66	34,060
				FLOOR COVER	1	HARDWOOD	1.00	B	ATU	N	ATTIC UNF	350		70.10	24,535
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,974	1960	297.70	587,666
				HEATING/COOL	2	HOT WATER	1.00	F	CAN	N	CANOPY	24		61.15	1,468
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		10,025.40	10,025	
								F22	O	FPL 2S 2OP	1		16,372.50	16,373	

TOTAL RCN	1,030,296	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE 1960 / 63		
COND	37	37 %
FUNC	0	
ECON	0	
DEPR	37	% GD 63
RCNLD	\$649,100	

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.304

LEGAL

LAND

DETACHED

BUILDING

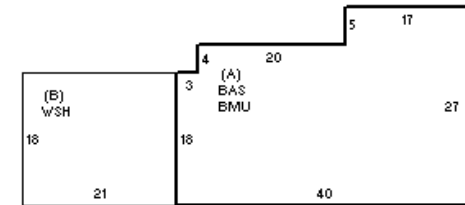
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WALLACE TRUST		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
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BREWSTER, MA 02631						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	18,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2024	TCK
MODEL	1		RESIDENTIAL	LIST	7/12/2024	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	953		63.72	60,725
EXT COVER			1.00	A	BAS	L	BASE AREA	953	2023	287.52	274,005
ROOF SHAPE	1	GABLE	1.00	B	WSH	N	WORKSHOP	378		86.94	32,863
ROOF COVER	1	ASPH/CMP SH	1.00								
FLOOR COVER	0		1.00								
INT FINISH	0		1.00								
HEATING/COOL	0		1.00								
FUEL SOURCE	0		1.00								

TOTAL RCN	374,613
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	95 UC
ECON	0
DEPR	95 % GD 5
RCNLD	\$18,700