

Key: 1200

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.305

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GRANBY ALAN J TRUSTEE & C/O CROSBY CARRIAGE HOUSE PROPERTIES LLC 10 YALE CIRCLE DENNIS PORT, MA 02639		114-3-0		11 CROSBY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CROSBY CARRIAGE HOUSE PRO		02/16/2024	B	1 (235179)	
POULIOT PETER		01/24/2024	QS	1,280,000 (234985)	
GRANBY ALAN J TRUSTEE &		12/01/2023	F	(234610)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1110	100	4 TO 8 UNITS			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/26/2024	22	1 & E				0	0
	05/26/2023	22	1 & E				0	0
	02/28/2021	22	1 & E				0	0
	03/22/2021	22	1 & E				0	0
	04/03/2020	22	1 & E				0	0

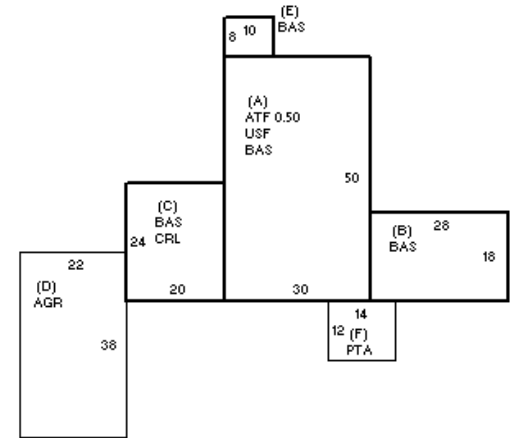
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	32,460	CIM	38	1.00	A	1.00	274,040	1.16	A	1.00	C01 0.85	237,270

TOTAL	32,460 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	237,300	228,100			
St Ind	SACHEM-ORLEANS		BUILDING	524,000	494,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	761,300	723,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/12/2008	EST
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	3/17/2008	RJM
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
4 APTS

YEAR BLT	1700	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,048,019		
NET AREA	4,064	DETAIL ADJ	1.100	FOUNDATION	3	FOUN WALL	1.00	+	BAS	L	BASE AREA	2,564	1700	248.55	637,282	CONDITION ELEM	CD		
\$NLA(RCN)	\$258	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	1,500	1700	180.75	271,129	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	750		86.27	64,700	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	480		34.02	16,329	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	AGR	N	ATT GARAGE	836		41.53	34,717	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	168		16.92	2,843	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1933 / 90
																		COND	40 40 %
																		FUNC	0
																		ECON	10 Use/Layout
																		DEPR	50 % GD 50
																		RCNLD	\$524,000