

Key: 1227

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.337

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
CAREY NANCY C, AUTIO CATHY G & SHEA MARYELLEN TRUSTEES 570 GREAT ROAD LITTLETON, MA 01460		102-36-0	25 FLYING MIST LANE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAREY NANCY C, AUTIO CATH		02/22/2017	F	1	30312-64
GOLINI BENJAMIN H TRUSTE		08/06/2004	F	100	18913-161
GOLINI BENJAMIN H TRUSTE		04/22/1998	F	100	11372-142

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 %
24-671	08/05/2024	7	ALTERATIONS	5,200			0 0
20	07/01/2019	5	OTHER		07/01/2019	JMG	100 100
NP	01/22/2010	7	ALTERATIONS	5,000	12/17/2010	JH	100 100
		12	CYCLICAL NON		11/05/2007	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,100	7	1.00	A	1.00	A	1.00	416,480	3.66	A	1.00	R09	1.90			388,050

TOTAL	11,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE	LAND	388,100	366,100			
St Ind	AVERAGE		BUILDING	199,400	188,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>587,500</b>	<b>554,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JMG
MODEL	1		RESIDENTIAL	LIST	7/1/2019	JMG
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/1/2019	JMG
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$393	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,615	
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	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		57.76	44,356
A	BAS	L	BASE AREA	768	1965	269.64	207,081
B	OPA	N	OPEN PORCH	320		46.35	14,832
C	EPA	N	ENCLOSED PORCH	320		63.43	20,298
D	WDK	N	WOOD DECK	24		36.35	872
	F12	O	FPL 1S 2OP	1		8,781.50	8,782
	ODS	O	OUTDOOR SHOWER	1		2,238.70	2,239

TOTAL RCN	302,074
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$199,400

