

Key: 1235

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.345

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BYRNE KEVIN S & JENNIFER 43 LINNELL LANDING ROAD BREWSTER, MA 02631		102-22-0		43 LINNELL LANDING ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BYRNE KEVIN S & JENNIFER		02/18/2022	F	1 34917-268	
BYRNE JENNIFER		05/18/2015	F	100 28875-18	
EVERETT ROGER S TRUSTEE		11/22/2010	F	1 25022-156	

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 %
15	01/06/2021	7	ALTERATIONS	6,454	01/26/2021	NF	100 100
53	01/31/1994	3	OUT BUILDING	1,000	01/01/1995	RD	100 100
422	10/13/1992	2	ADD	9,000	01/01/1995	RD	100 100

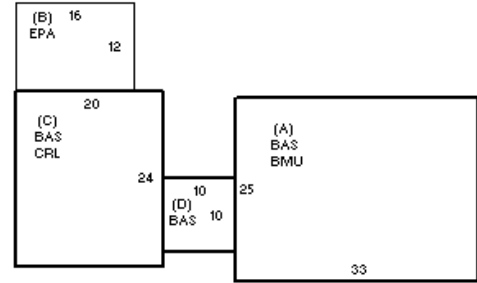
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,723	7	1.00	A	1.00	A	1.00	295,920	2.70	A	1.00	R06	1.35		288,720

TOTAL	15,723 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE	LAND	288,700	272,400			
St Ind	AVERAGE		BUILDING	265,800	254,900			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	555,400	528,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 10 X8		80	22.01	900	01/26/2021



BLDG COMMENTS  
INFO @ DOOR (1/26/2021)



BUILDING	CD	ADJ	DESC	MEASURE	1/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/8/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/1/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,405	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	825		55.76	45,998
\$NLA(RCN)	\$291	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	192		72.27	13,875
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	480		28.69	13,773
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,405	1964	228.28	320,739
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 10P	1		7,217.00	7,217	
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	11	HTWT/CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	408,973
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1964 / 59
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$265,800