

Key: 1256

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.366

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SMITH FLOYD F III & LACH REBECCA S 61 PURITAN DRIVE BREWSTER, MA 02631				101-61-0				61 PURITAN DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMITH FLOYD F III & LACH				05/09/2017	QS	350,000	30475-193					
THOMPSON MARK A & KARYN E				02/10/2006	A	407,000	20731-038					
VERDI MELISSA				04/15/2005	H	1	19726-321					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,090	13	1.00	13K	1.00	A	1.00				244,500

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	%
889	11/03/2017	3	OUT BUILDING	2,000	05/23/2018	NF	100	100
889	11/03/2017	7	ALTERATIONS	2,000	05/23/2018	NF	100	100
	05/09/2017	15	SALE REVIEW	350,000	06/28/2018	JMG	100	100
549	07/09/2014	7	ALTERATIONS	2,000	06/04/2015	MW	100	100

LAND

TOTAL	15,090 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	244,500	230,700
St Ind	FOX MEADOW		BUILDING	259,500	245,000			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	506,300	478,000

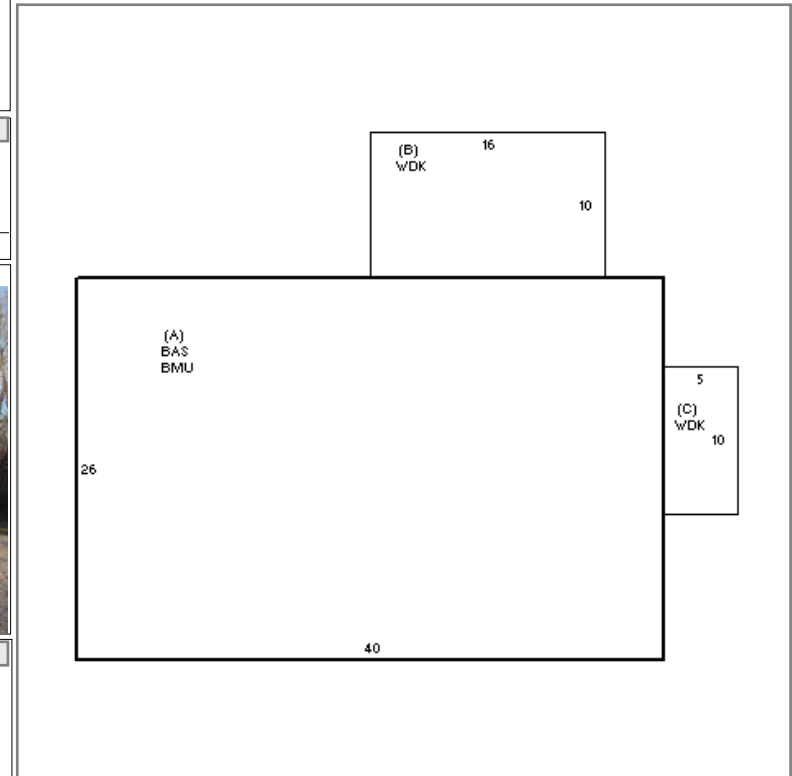
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2017	120	21.39	2,300



BUILDING	CD	ADJ	DESC	MEASURE	12/23/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/23/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/16/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIR TO ATTIC INFO @ DOOR (12/23/20)



BUILDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	332,721												
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		53.64	55,786														
\$NLA(RCN)	\$320	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,040	1985	248.23	258,155														
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	210		37.24	7,820														
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,255.20	7,255														
				FLOOR COVER	3	W/W CARPET	1.00																						
				INT FINISH	2	DRYWALL	1.00																						
				HEATING/COOL	5	ELECTRIC BB	1.00																						
				FUEL SOURCE	3	ELECTRIC	0.95																						
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A
CONDITION ELEM	CD																												
EXTERIOR	G																												
INTERIOR	A																												
KITCHEN	A																												
BATHS	A																												
HEAT/ELEC	A																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1989 / 34</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>22 22 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>22 % GD 78</td> </tr> </tbody> </table>														EFF.YR/AGE	1989 / 34	COND	22 22 %	FUNC	0	ECON	0	DEPR	22 % GD 78		
EFF.YR/AGE	1989 / 34																												
COND	22 22 %																												
FUNC	0																												
ECON	0																												
DEPR	22 % GD 78																												
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$259,500</td> </tr> </thead> </table>														RCNLD	\$259,500										
RCNLD	\$259,500																												

G