

Key: 12825

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.173

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CORTEZ LORRAINE TRUSTEE THE LORRAINE CORTEZ LIV TRUST P O BOX 62 BREWSTER, MA 02631		98-88-0		187 CAPTAINS VILLAGE LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CORTEZ LORRAINE TRUSTEE		11/19/2008	F	1 23275-236	
CORTEZ ROBERT W & LORRAIN		11/16/2006	QS	1,025,000 21528-036	
PLEASANT BAY HOMES INC		12/02/2003	N	425,000 17990-320	

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	%
434	05/24/2022	7	ALTERATIONS	2,200	03/03/2023	TCK	100	100
401	04/30/2021	7	ALTERATIONS	23,250	04/18/2022	TCK	100	100
930	10/24/2019	7	ALTERATIONS	49,000	01/14/2020	TCK	100	100
899	10/31/2014	7	ALTERATIONS	24,400	06/09/2015	MW	100	100
37	01/19/2012	7	ALTERATIONS	13,800	02/13/2013	MR	100	100

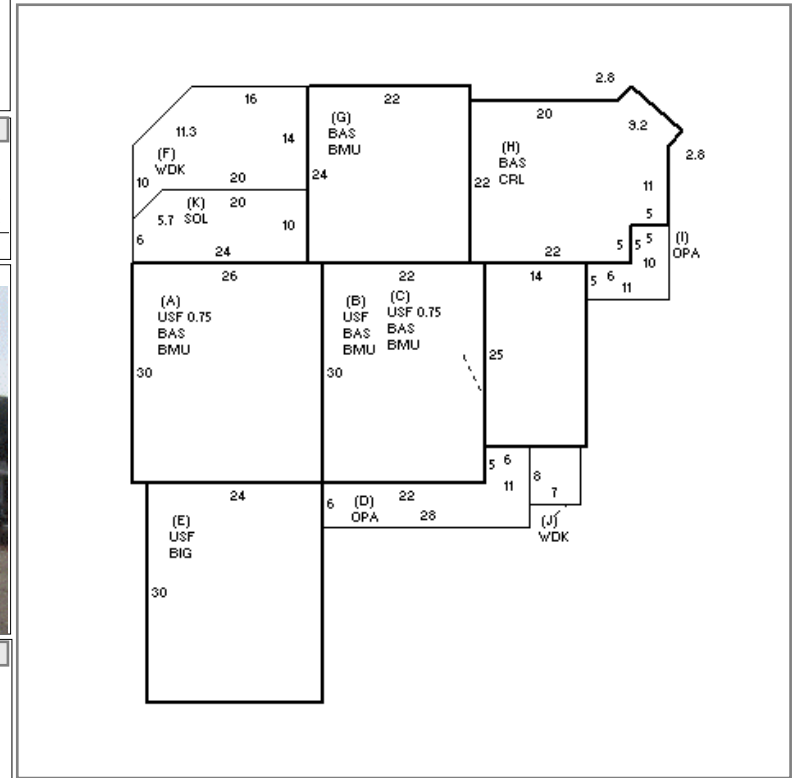
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,596	13	1.00	13P	1.00	A	1.00				448,580

TOTAL	39,596 SF	ZONING	RL	FRNT	0	ASSESSED	448,600	CURRENT	1,470,900	PREVIOUS	1,389,000						
Nbhd	NBHD 13	ST	CAPTAINS VILLAG	INFL	AVERAGE	LAND	448,600	BUILDING	1,470,900	DETACHED	3,000	OTHER	0	TOTAL	1,922,500	PREVIOUS	1,815,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	20 0.80	8X16	128	23.53	2,400
CAN	A	1.00	20 0.80	7X16	112	6.83	600



BLDG COMMENTS
GENERATOR
INFO @ DOOR 1/14/2021



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/13/2013	MR
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/30/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,120	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,318		62.51	144,905
\$NLA(RCN)	\$319	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,318	2004	302.13	700,344
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,228	2004	189.06	421,230
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	278		68.09	18,930
ROOMS	9	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	720		64.77	46,634
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	368		53.39	19,647
BATHROOMS	4	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	H	CRL	N	BSMT CRAWL	574		41.35	23,736
FIXTURES	15	\$27,378		FUEL SOURCE	2	GAS	1.00	H	BAS	L	BASE AREA	574	2009	302.13	173,425
GARAGE SPACES	2	1.00						K	SOL	N	SOLARIUM	232		158.11	36,682
% BSMT FIN	0	1.00							F21	O	FPL 2S 1OP	1		13,824.40	13,824
# 1/2 BATHS	1	1.00							GFP	O	GAS FIREPLACE	1		4,257.20	4,257
# OF UNITS	1	1.00							ODS	O	OUTDOOR SHOWER	1		3,288.90	3,289

TOTAL RCN	1,634,281
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$1,470,900