

Key: 13048

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.188

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS HELEN E TRUSTEE HELEN E WILLIAMS REVOCABLE TR 3285 MAIN STREET BREWSTER, MA 02631				102-71-0				36-38 LINNELL LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAMS HELEN E TRUSTEE				12/21/2005	F	10	20595-137				
WILLIAMS HELEN E				04/21/1995	QS	250,000	9637-019				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
395	05/09/2018	7	ALTERATIONS	6,441	06/26/2019	NF	100	100	

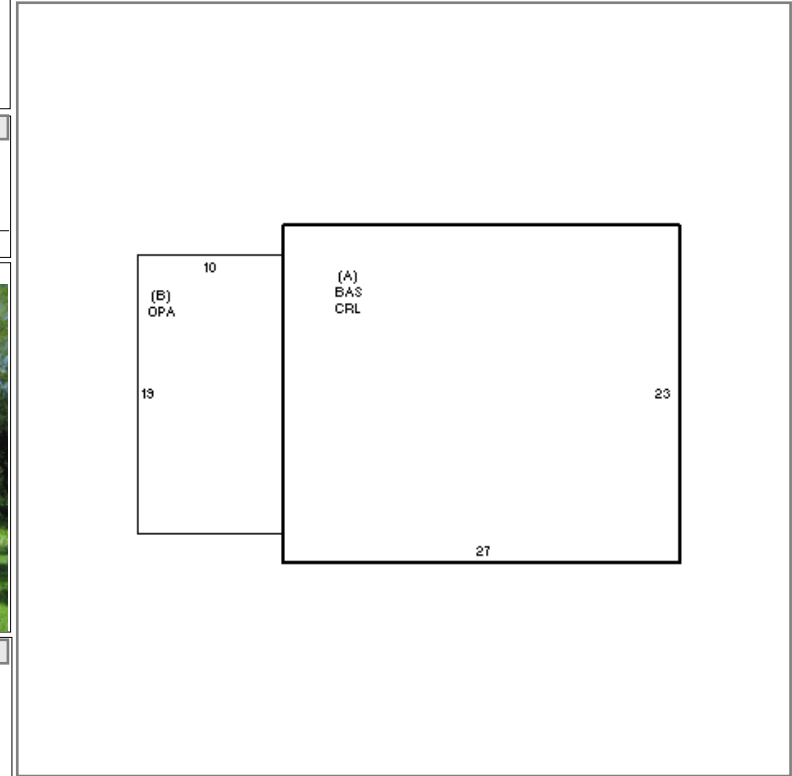
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	25,010	7	1.00	A	1.00	A	1.00	295,920	1.85	A	1.00	R06	1.35					315,030

TOTAL	25,003 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	N SUBDIV OF M12 PARCEL 13 FOR FY 2002 (PLAN O NEVER RECEIVED FOR FY 96) LOT 1 ON PLAN T BOOK 505/20				LAND	315,000	253,200
St Ind	AVERAGE	E				BUILDING	115,100	110,300
Infl	AVERAGE					DETACHED	0	0
						OTHER	112,000	107,400
						TOTAL	542,100	470,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2007	JH
MODEL	1		RESIDENTIAL	LIST	6/26/2019	NF
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/10/2019	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#38
House #36 & 38 per Art Romme' 7/7/05cc

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	621	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,071
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	621		22.29	13,840
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	621	1960	229.06	142,246
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	190		39.38	7,481
ROOF COVER	1	ASPH/CMP SH	1.00	F	F11	O	FPL 1S 1OP	1		6,014.10	6,014
FLOOR COVER	2	SOFTWOOD	1.00	G	F11	O	GAS FIREPLACE	1		2,461.70	2,462
INT FINISH	3	WD PANEL	1.00	O	ODS	O	OUTDOOR SHOWER	1		1,901.80	1,902
HEATING/COOL	12	OTHER	1.00								
FUEL SOURCE	7	OTHER	1.00								

TOTAL RCN	177,017	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1963 / 60	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65

RCNLD	\$115,100
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CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

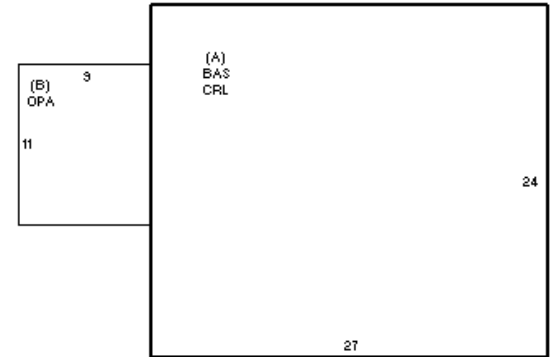
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	112,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/26/2019
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2007	JH	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/13/2007	JH	#36
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	7/10/2019	EMZ	
QUALITY	L	0.75	LOW COST [100%]				
FRAME	1	1.00	WD FRAME [100%]				

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172.357																														
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	648		21.86	14,167																																
\$NLA(RCN)	\$266	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	648	1960	224.70	145,604																																
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	99		38.63	3,824																																
				ROOF COVER	1	ASPH/CMP SH	1.00		MST	O	MAS/METAL STACK	1		3,883.40	3,883																																
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866																																
				INT FINISH	3	WD PANEL	1.00																																								
				HEATING/COOL	7	FL/WALL UN	0.98																																								
				FUEL SOURCE	2	GAS	1.00																																								
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