

Key: 13355

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.279

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HARRINGTON ROBERT A & EUGENIA P TRUSTEES HARRINGTON LIVING TRUST C/O KAREN HARRINGTON 33 LONG HILL ROAD GRAY, ME 04039				38-96-0				38 PINE BAY LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HARRINGTON ROBERT A & EUG				11/23/2016	F		1 30178-17					
HARRINGTON ROBERT A &				12/30/2002	F		16162-200					
O'DAY ROGER V				12/30/2002	F		16162-197					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,461	1	1.00	A	1.00	A	1.00	BAV	3.50		746,500

LAND

TOTAL	15,461 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	SUBDIV OF LOTS 12, 13, & 14 FOR FY 2004 --LOT A ON PLAN BOOK 576/61/Small portion transferred to abutter Book 20190/83 --For FY 2007 --Now Lot A-1 on Plan book 602/27				LAND	746,500	704,300
St Ind	AVERAGE					BUILDING	561,200	536,300
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>1,307,700</b>	<b>1,240,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	REF
MODEL	1		RESIDENTIAL	LIST	3/9/2009	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	1,820	DETAIL ADJ	1.000
\$NLA(RCN)	\$354	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		9	\$14,321
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		69.11	71,876
A	BAS	L	BASE AREA	1,040	2008	319.82	332,612
A	USF	L	UPPER STORY FIN	780	2008	225.03	175,523
B	OPA	N	OPEN PORCH	240		61.20	14,688
+	WDK	N	WOOD DECK	672		47.98	32,243
	GFP	O	GAS FIREPLACE	1		3,826.20	3,826

TOTAL RCN	645,088
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 2008 / 15	
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$561,200

