

Key: 13357

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.280

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FULLER DOUGLAS R & MCDANIEL DEBRA A & ROBERTS DONNA F C/O DONNA ROBERTS 400 MILLER STREET LUDLOW, MA 01056				38-97-0				39 PINE BAY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FULLER DOUGLAS R & MCDANI				09/02/2020	H		33225-42				
FULLER HENRY J (ESTATE OF				09/27/2019	DC		30937-130				
FULLER HENRY J (ESTATE OF				08/02/2019	ML		30937-130				

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 %
845		14	CYCLICAL GRO		05/24/2018	NF	100 100
276	10/23/2017	7	ALTERATIONS	8,250	04/11/2018	NF	100 100
761	05/25/2005	2	ADD	35,000	04/11/2006	JB	100 100
587	12/23/2003	5	OTHER	9,000	08/18/2004	WH	100 100
	09/30/2003	1	NEW CONSTRUC	220,000	08/18/2004	WH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,846	1	1.00	A	1.00	A	1.00	BAV	3.50		763,940

TOTAL	17,846 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	N SUBDIV OF LOTS 12, 13 & 14 FOR FY 2004 -- LOT B ON PLAN BOOK 576/61--Small portion added to this lot from abutter Book 20190/83 For FY 2007 -- now Lot B-1 on new Plan Book 602/27				LAND	763,900	720,700
St Ind	AVERAGE					BUILDING	563,400	532,000
Infl	AVERAGE					DETACHED	25,600	25,400
						OTHER	0	0
						TOTAL	1,352,900	1,278,100

DETACHED

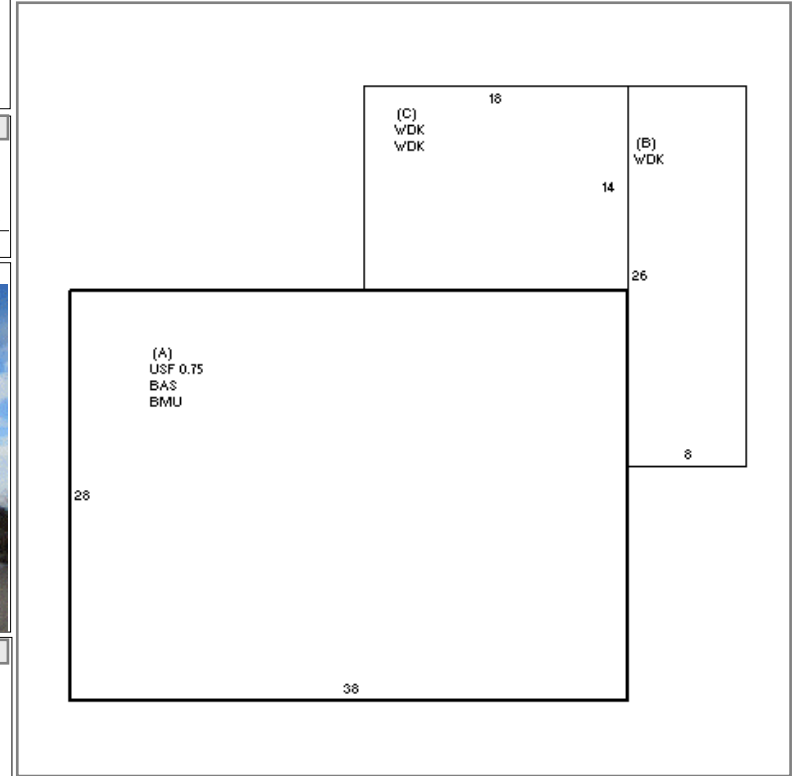
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	+	1.10	10 0.90 24X24	2005	576	49.39	25,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/24/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC



YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	1,862	DETAIL ADJ	1.000
\$NLA(RCN)	\$356	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$9,828
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,064		71.14	75,697
A	BAS	L	BASE AREA	1,064	2003	329.23	350,296
A	USF	L	UPPER STORY FIN	798	2003	231.65	184,856
+	WDK	N	WOOD DECK	712		49.39	35,167
	GFP	O	GAS FIREPLACE	1		3,938.80	3,939
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	662,826
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$563,400
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