Key: 1351

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIMONE CARL M & DONNA E TRUSTEES 23 HEATHERWOOD DRIVE SHREWSBURY, MA 01545	90-119-0	75 ELLIS LANDING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIMONE CARL M & DONNA E	10/30/2006	QS	860,000	21481-324
MURPHY FRANK J & CAROL	12/27/1996	F	100	10544-270
MURPHY FRANK J & CAROL	09/27/1991	G	200,000	7694-199

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	%
24-189	03/06/2024	7	ALTERATIONS	28,600			0	0
54	01/17/2019	7	ALTERATIONS	40,000	07/14/2020	NF	100	100
697	08/13/2018	3	OUT BUILDING	5,000	06/27/2019	NF	100	100
232	03/21/2018	7	ALTERATIONS	500	06/27/2019	NF	100	100
1147	12/08/2016	5	OTHER	750	04/03/2017	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	24,900	6 1.00	A 1.00	A 1.00	767,200	1.86	A 1.00	BAV 3.50			815,840

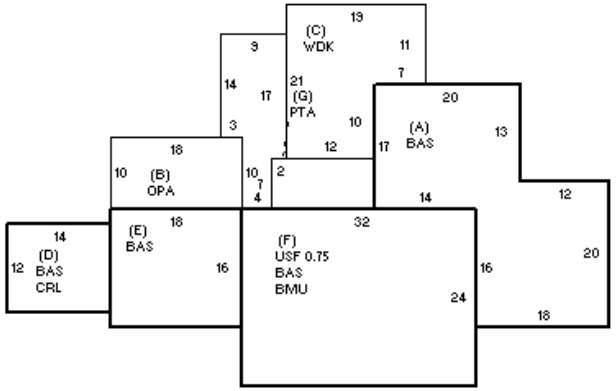
TOTAL	24,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	Combined with M14 Parcel 92 for F/Y 08 --Previously combined by deed --Book 10544/279 -- 12/27/96 -- Lot 71 & 72 on Plan Book 131/43 combined into Lot 71 on plan		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	815,800	769,700
BUILDING	597,800	564,600
DETACHED	2,600	2,500
OTHER	0	0
TOTAL	**1,416,200**	**1,336,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	12X10	2019	120	21.39	2,600

PHOTO 12/03/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/3/2020	NF
LIST	12/3/2020	EST
REVIEW	1/12/2021	MR

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	2,476	DETAIL ADJ	1.000
$NLA(RCN)	$355	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	9	$15,666
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,900	1953	310.26	589,493
B	OPA	N	OPEN PORCH	180		66.95	12,051
C	WDK	N	WOOD DECK	329		52.49	17,269
D	CRL	N	BSMT CRAWL	168		40.66	6,830
F	BMU	N	BSMT UNFINISHED	768		83.42	64,070
F	USF	L	UPPER STORY FIN	576	1953	248.68	143,242
G	PTA	N	PATIO	172		20.23	3,479
	F11	O	FPL 1S 1OP	1		10,225.90	10,226
	F21	O	FPL 2S 1OP	1		13,592.20	13,592
	ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234

TOTAL RCN	879,153
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	$597,800