

Key: 13597

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.302

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
YOUNG CHARLES A & WHEELER-YOUNG RONDA		126-97-0		28 LABRADOR LANE	
28 LABRADOR LANE BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	60,000	10	1.00	A
300	A	0.286	10	1.00	A
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
208,240	1.00	5	0.95	R03	1.00
11,400	1.00	5	0.95	R03	1.00
					ADJ VALUE
					288,180
					3,260

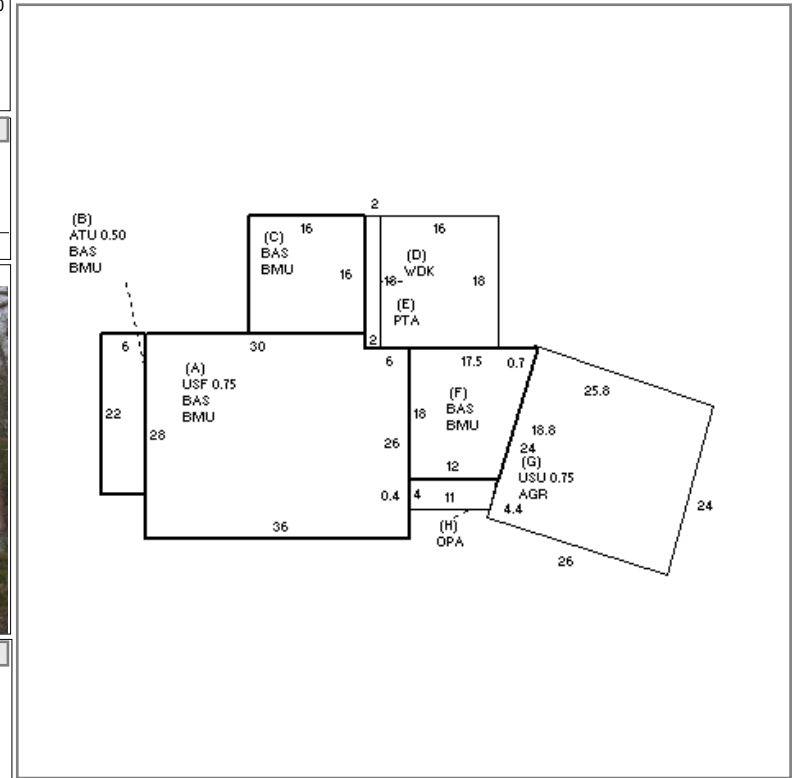
LAND

TOTAL	1.663 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	Subdivision of Parcel 87 for FY 2005 Now Lot 3 on Plan book 585/53				LAND	291,400	275,000
St Ind	AVERAGE	House No 28 per bldg. dept. T=Power line				BUILDING	807,700	762,800
Infl	AVERAGE					DETACHED	3,900	3,800
						OTHER	0	0
						TOTAL	1,103,000	1,041,600

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
895	09/30/2021	7	ALTERATIONS	7,400	05/13/2022	TCK
NP		12	CYCLICAL NON		11/26/2007	JH
38	01/27/2005	1	NEW CONSTRUC	220,000		
						1st %
						100 100
						100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	01 1.00	10X15	150	25.67	3,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/26/2007	JH
MODEL	1		RESIDENTIAL	LIST	11/26/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/26/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	939,143		
NET AREA	2,397	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,650		69.82	115,209	CONDITION ELEM	CD		
\$NLA(RCN)	\$392	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,650	2005	323.01	532,972	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	747	2005	250.95	187,461	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ATU	N	ATTIC UNF	66		72.88	4,810	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	36		53.50	1,926	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	288		19.53	5,625	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	G	AGR	N	ATT GARAGE	616		50.60	31,167				
				FUEL SOURCE	2	GAS	1.00	G	USU	N	UPPER STORY UNF	462		77.03	35,587				
								H	OPA	N	OPEN PORCH	49		68.25	3,344				
								O	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2005 / 18
STORIES		1.7	1.00															COND	14 14 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	14 % GD 86
FIXTURES		10	\$17,745															RCNLD	\$807,700
GARAGE SPACES		1	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		1	1.00																
# OF UNITS		1	1.00																