

Key: 138

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 147

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRAHAM LUCINDA M & PRAETSCH PAMELA M TRUSTEES 142 BRIER LANE BREWSTER, MA 02631				50-56-0				172 CENTER STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GRAHAM LUCINDA M & PRAETSCH PAMELA M & JANE G MENSEL ETAL				12/16/2002	A	1 16082-171					
				12/30/1992	J	100 8383-193					
				08/09/1991	J	1 7643-222					

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	%
447	05/23/2018	7	ALTERATIONS	1,950	06/19/2019	NF	100	100
216	05/03/2004	7	ALTERATIONS	3,000			100	100
43	02/20/1990	5	OTHER	1,000	03/04/1991		100	100

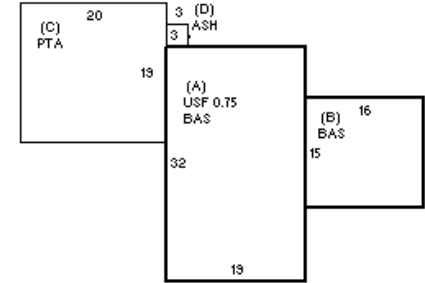
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,760	3	1.00	3A 1.00 A 1.00	964,480	6.67	A	1.00	BG-	4.40	850,900

TOTAL	5,760 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	850,900	802,800
St Ind	BREWSTER PARK		BUILDING	207,200	195,700			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,059,300</b>	<b>999,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,304	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	\$7,566
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	1	PIER	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	848	1930	267.80	227,093
A	USF	L	UPPER STORY FIN	456	1930	180.15	82,149
C	PTA	N	PATIO	380		13.11	4,982
D	ASH	N	ATT SHED	9		28.23	254
	F21	O	FPL 2S 10P	1		9,846.50	9,847
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	334,233
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62

RCNLD	\$207,200
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