

Key: 1406

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.522

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NIEMANN DANIEL B & SAMMONS SORREL D 48 ACADEMY LANE CONCORD, MA 02742				90-89-0				120 NELSON STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NIEMANN DANIEL B & MCINNIS MARYBETH & MCINNIS MARYBETH &				06/17/2022	QS	1,724,900	35195-199	
								10/26/2020	F	100	33399-20	
								09/17/2009	F	100	24039-41	

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	%
23-1157	03/12/2024	77	SOLAR PANELS	10,000				0
23-543	05/03/2023	7	ALTERATIONS	18,000	04/24/2024	NF	100	100
	06/17/2022	15	SALE REVIEW	1,724,900	05/23/2023	JMG	100	100
2022-18		13	SPLIT/SUB/LA		03/23/2021	JMG	0	0
NP		12	CYCLICAL NON		10/22/2007	JH	100	100

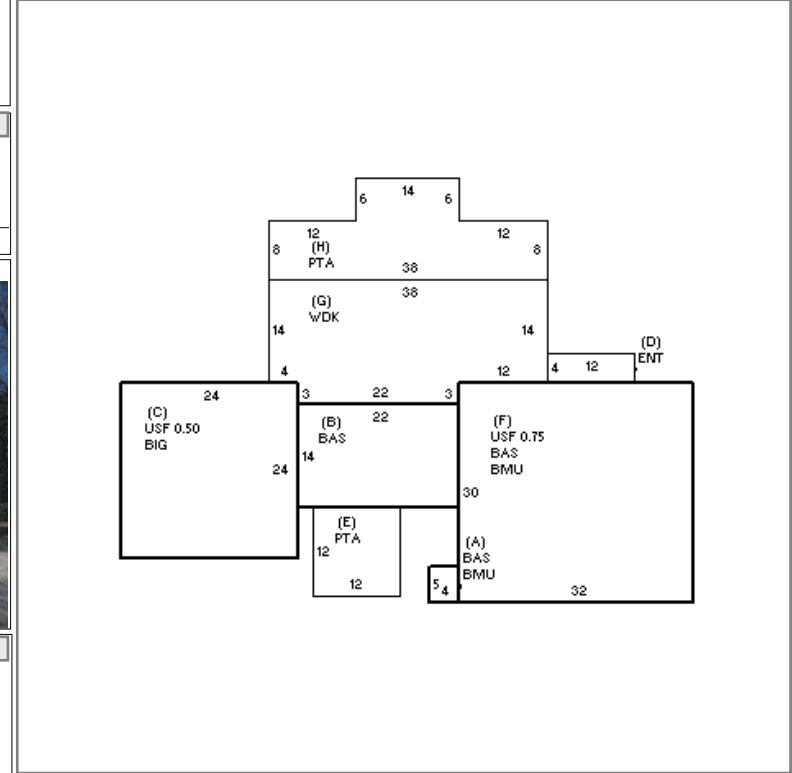
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,720	6	1.00	A	1.00	A	1.00	964,480	2.86	A	1.00	BG-	4.40			933,080

TOTAL	14,720 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	FY22 Combine with 90-88; Lots 64 & 65 Plan Bk 48 Pg 107			LAND	933,100	880,300
St Ind	AVERAGE		BUILDING	472,300	446,000			
Infl	AVERAGE		DETACHED	600	600			
			OTHER	0	0			
						TOTAL	1,406,000	1,326,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X9		54	22.01	600



BLDG COMMENTS
SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2007	JH
MODEL	1		RESIDENTIAL	LIST	10/22/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,296	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	980		61.95	60,711
\$NLA(RCN)	\$294	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,288	1965	258.83	333,367
				ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	576		51.10	29,432
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,008	1965	185.16	186,643
				FLOOR COVER	1	HARDWOOD	1.00	D	ENT	N	ENCLOSED ENTRY	48		136.11	6,533
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	144		16.70	2,405
				HEATING/COOL	9	WARM/CL AIR	1.03	G	WDK	N	WOOD DECK	598		41.16	24,614
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	388		14.19	5,506
									F21	O	FPL 2S 10P	1		10,658.60	10,659
									ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	674,689
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$472,300