

Key: 1408

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.524

LEGAL

CURRENT OWNER						PARCEL ID						LOCATION						
TARPEY CHRISTOPHER F & MARY C						90-91-0						104 NELSON STREET						
15 LINCOLN STREET						TRANSFER HISTORY						DOS		T	SALE PRICE	BK-PG (Cert)		
BRAintree, MA 02184						TARPEY CHRISTOPHER F & MA						10/25/2022	U	775,000	35444-256			
						ADAMS MARGARET M						04/28/1970	XX		1470-265			

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	%
23-1311	12/29/2023	7	ALTERATIONS	5,000	05/01/2024	NF	100	100
194	04/25/2011	7	ALTERATIONS	2,500	03/02/2012	MR	100	100
450	10/24/2009	2	ADD	12,000	03/02/2012	MR	100	100
NP		12	CYCLICAL NON		10/22/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,755 6	1.00	A	1.00	A	1.00		767,200	3.76	A	1.00	R12 3.50			712,570

DETAILED

TOTAL	10,755 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	712,600	537,800
St Ind	AVERAGE		BUILDING	285,900	273,700			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	999,300	812,300

PHOTO 05/20/2024

(C) PTA 8 12 (B) WDK 20 12

(A) USF 0.55
BAS
BMU
24 36

(D) EPA 14 12 12 (E) WDK 6

BUILDING

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

UNIT

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,396
NET AREA	1,339	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		57.23	49,447		
\$NLA(RCN)	\$305	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1970	267.80	231,377		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	475	1970	180.15	85,572		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	312		38.02	11,863		
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	96		17.73	1,702		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	168		74.18	12,463		
				HEATING/COOL	5	ELECTRIC BB	1.00	F21	O	FPL 2S 1OP	1			9,846.50	9,847		
				FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	OUTDOOR SHOWER	1			2,342.60	2,343		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF. YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$285,900
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