

Key: 1433

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.552

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DALEY PAUL H & MITZI G TRUSTEES				90-65-0				31 NELSON STREET			
DALEY REALTY TRUST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
31 NELSON STREET				DALEY PAUL H & MITZI G TR				09/13/2019 F 1 32293-157			
BREWSTER, MA 02631				DALEY PAUL H				08/30/1996 A 100 10369-291			
				MITZI G DALEY				06/06/1990 A 100 N/A-N/A			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
314	04/12/2018	2	ADD	5,000	06/27/2019	NF	100	100
987	10/27/2016	7	ALTERATIONS	3,000	02/16/2017	NF	100	100
169	03/25/2015	7	ALTERATIONS	30,000	04/26/2016	WFF	100	100
91	03/24/2009	7	ALTERATIONS	4,000	12/22/2010	JH	100	100
886	12/15/2006	7	ALTERATIONS		10/22/2007	JH	100	100

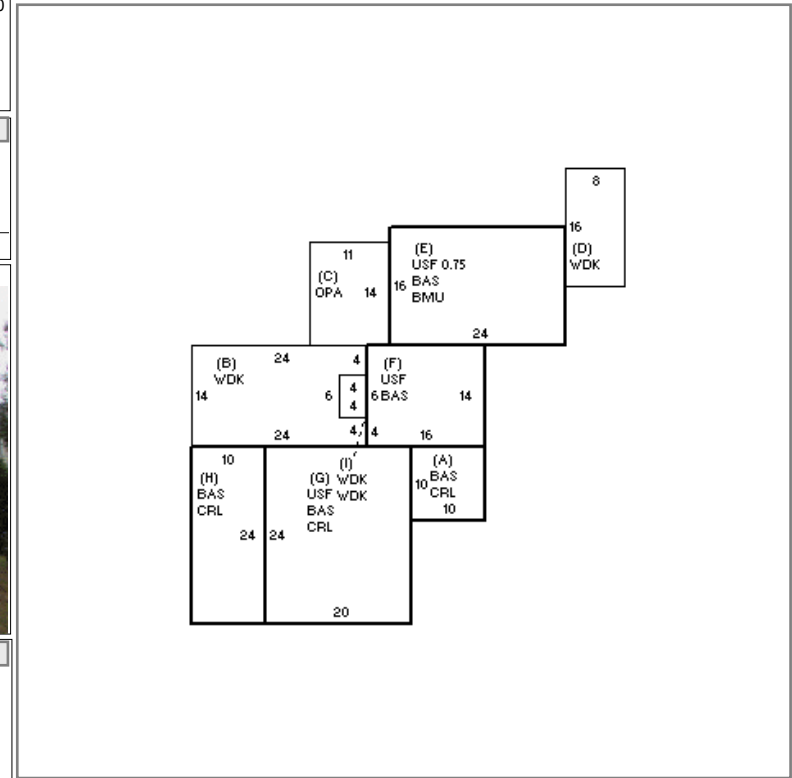
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	6	1.00	A	1.00	A	1.00	1.00	R10	2.20	667,360
300	A	0.037	6	1.00	A	1.00	A	1.00	1.00	R10	2.20	980

TOTAL	1.414 Acres				ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6				NOTE						
St Ind	AVERAGE					LAND	668,300	630,500			
Infl	AVERAGE					BUILDING	475,600	449,100			
						DETACHED	16,600	16,500			
						OTHER	265,000	250,400			
						TOTAL	1,425,500	1,346,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	50 0.50	16 X 32	512	52.47	13,400
HTB	A	1.00	20 0.80		1	4,058.10	3,200

PHOTO 12/04/2020

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/22/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/12/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,420	DETAIL ADJ	0.950	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	100		33.64	3,364
\$NLA(RCN)	\$285	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	100	1955	267.59	26,759
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	488		43.42	21,190
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	154		55.39	8,529
				FLOOR COVER	1	HARDWOOD	1.00	E	BMU	N	BSMT UNFINISHED	384		77.94	29,930
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	992	1955	201.57	199,957
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	+	BAS	L	BASE AREA	1,328	1955	267.59	355,356
				FUEL SOURCE	2	GAS	1.00	G	CRL	N	BSMT CRAWL	480		33.63	16,144
								H	CRL	N	BSMT CRAWL	240		33.63	8,072
									MST	O	MAS/METAL STACK	1		5,567.70	5,568
									ODS	O	OUTDOOR SHOWER	1		2,815.90	2,816

TOTAL RCN	689,205	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	V	
KITCHEN	G	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$475,600	

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Town of BREWSTER - Fiscal Year 2025

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DALEY PAUL H & MITZI G TRUSTEES				90-65-0				31 NELSON STREET				
DALEY REALTY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
31 NELSON STREET												
BREWSTER, MA 02631												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

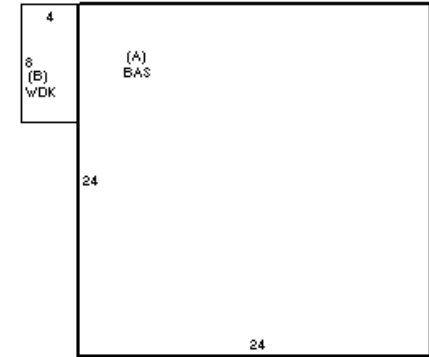
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	77,600	
St Ind		BUILDING			
Infl		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/04/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/22/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/12/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	127,188				
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	576	1955	202.99	116,924	CONDITION ELEM	CD				
\$NLA(RCN)	\$221	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	32		26.45	847	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		5,155.00	5,155	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A				
				INT FINISH	4	WALL BOARD	1.00									HEAT/ELEC	A				
				HEATING/COOL	13	NONE	0.90														
				FUEL SOURCE	8	NONE	0.95														
																		EFF.YR/AGE	1955 / 68		
																		COND	39 39 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	39	% GD	61
																		RCNLD	\$77,600		

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DALEY REALTY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
31 NELSON STREET												
BREWSTER, MA 02631												

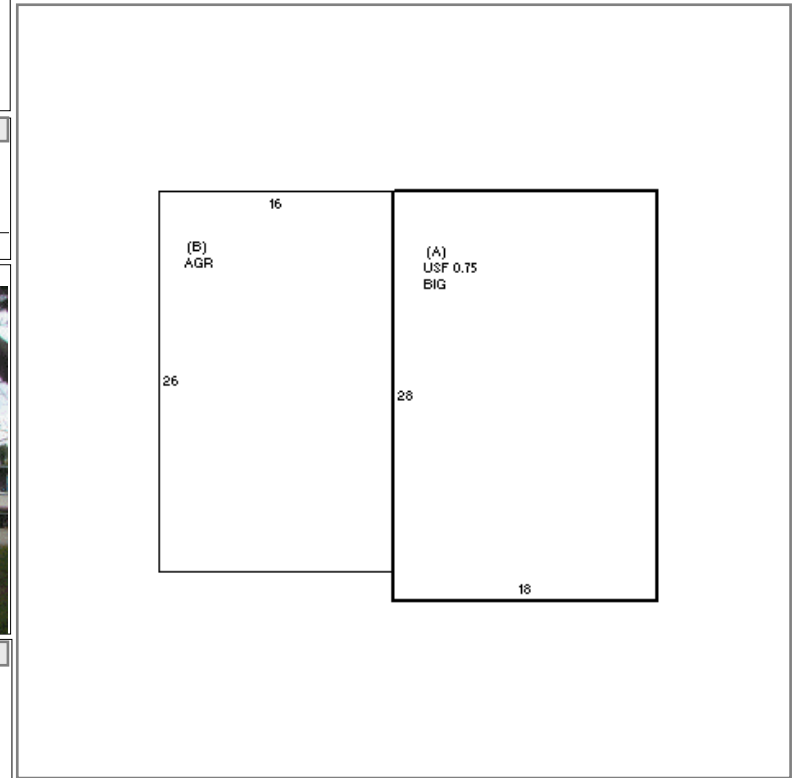
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				4	4 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	39,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/22/2007	JH
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	1/12/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	65,274		
NET AREA	378	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	504		28.00	14,110	CONDITION ELEM	CD		
\$NLA(RCN)	\$173	OVERALL	0.750	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	378	1955	104.47	39,490	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	416		22.79	9,480	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN			
				FLOOR COVER	1	SOFTWOOD	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		3	1.00																
BEDROOMS		2	1.00																
BATHROOMS		1	1.00																
FIXTURES		3	\$2,194																
GARAGE SPACES		2	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																
																	EFF.YR/AGE	1955 / 68	
																	COND	39 39 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	39 % GD 61	
																	RCNLD	\$39,800	

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
DALEY PAUL H & MITZI G TRUSTEES		90-65-0	31 NELSON STREET	
DALEY REALTY TRUST		TRANSFER HISTORY	DOS	T SALE PRICE BK-PG (Cert)
31 NELSON STREET				
BREWSTER, MA 02631				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				5	5 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

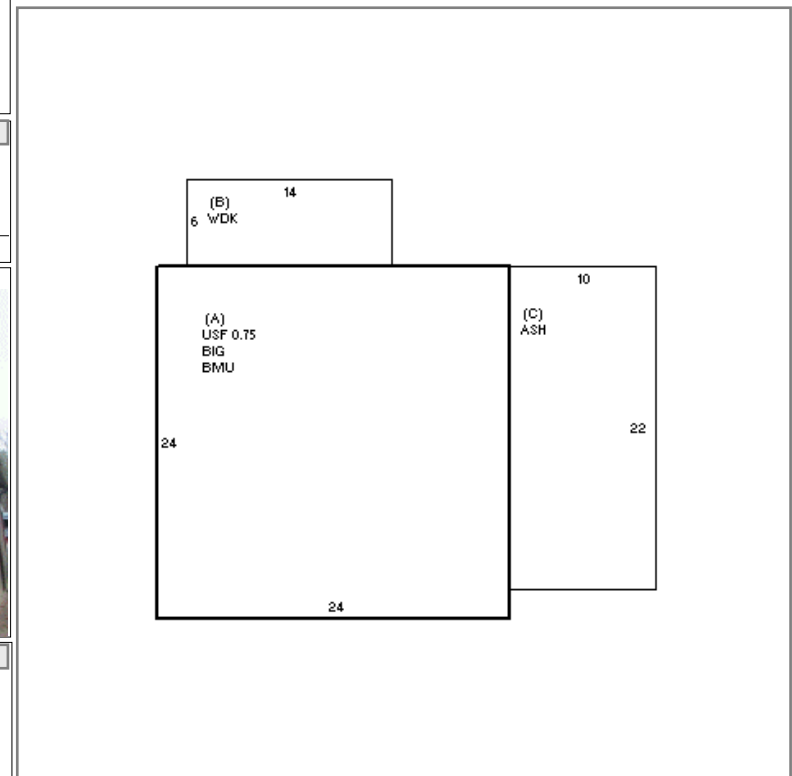
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	91,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/22/2007	JH
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	1/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
GENERATOR

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	150,255		
NET AREA	432	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		60.16	34,654	CONDITION ELEM	CD		
\$NLA(RCN)	\$348	OVERALL	0.900	EXT COVER	2	CLAPBOARD	1.00	A	BIG	N	BUILT-IN GARAGE	576		43.80	25,227	EXTERIOR	A		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	432	1955	167.15	72,210	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	84		35.28	2,964	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	ASH	N	ATT SHED	220		22.70	4,993	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		4,524.30	4,524	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1955 / 68
																		COND	39 39 %
																		FUNC	0
																		ECON	0
																		DEPR	39 % GD 61
																		RCNLD	\$91,700