

Key: 146

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 156

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOWENTRITT STACEY FLANAGAN ETAL TRUSTEES				50-54-0				15 BRADFORD ROAD			
FLANAGAN BREWSTER IRREVOCABLE TRUST C/O MICHAEL FLANAGAN PO BOX 588				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LOWENTRITT STACEY FLANAGA				09/15/2015	XX	28078-236	
				FLANAGAN WALTER A & MAURE				04/10/2014	F	1 28078-236	
				FLANAGAN WALTER A &				02/11/2011	F	1 25252-77	

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	%
NP 226	04/21/2006	12	CYCLICAL NON ALTERATIONS	5,000	07/06/2007	JH	100	100
		7			07/06/2007	JH	100	100

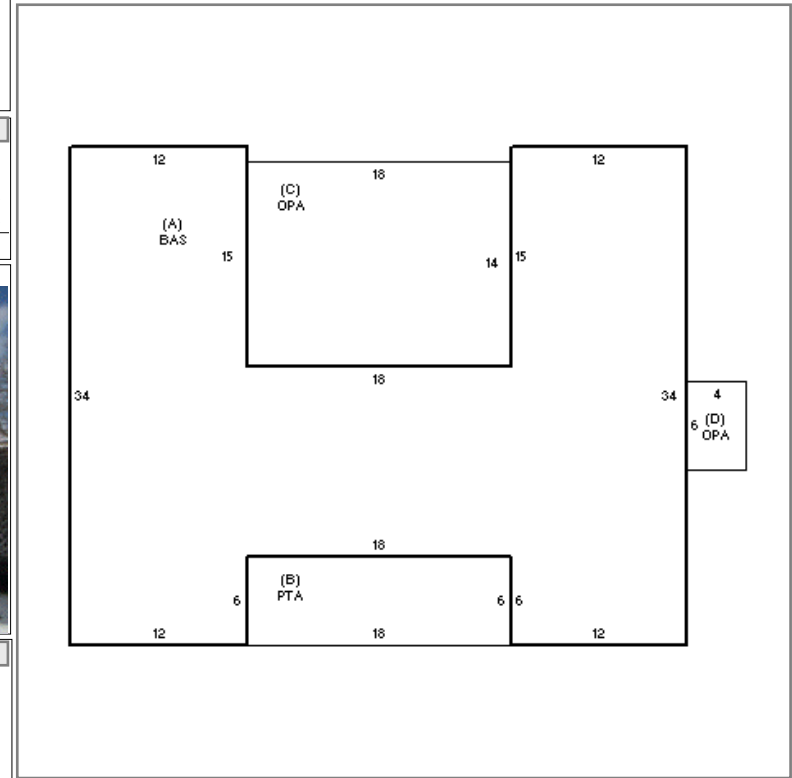
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,200 3	1.00 3A	1.00 A	1.00	964,480	7.34	A	1.00	BG-	4.40	845,240

TOTAL	5,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	845,200	797,400
St Ind	BREWSTER PARK		BUILDING	148,900	140,600			
Infl	AVERAGE		DETACHED	3,600	3,500			
			OTHER	0	0			
						TOTAL	997,700	941,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50	18X12		216	33.11	3,600



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/12/2018	NF
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/20/2019	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,050	DETAIL ADJ	1.000
\$NLA(RCN)	\$236	OVERALL	0.900

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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,050	1940	211.65	222,228
B	PTA	N	PATIO	108		12.88	1,391
+	OPA	N	OPEN PORCH	276		40.50	11,178
	F11	O	FPL 1S 1OP	1		6,186.00	6,186
	ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956

TOTAL RCN	248,204
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1940 / 83
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$148,900