Key: 1466

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.598

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'SHEA GERALD T JR & SARAH 21 COUNTRY LANE BREWSTER, MA 02631	101-36-0	21 COUNTRY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'SHEA GERALD T JR & SARA	04/29/2020	O	472,000	(222382)
STANLEY CANDACE R	09/22/2004	A	1	(174478)
STANLEY CANDACE R &	09/22/2004	H		(174477)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

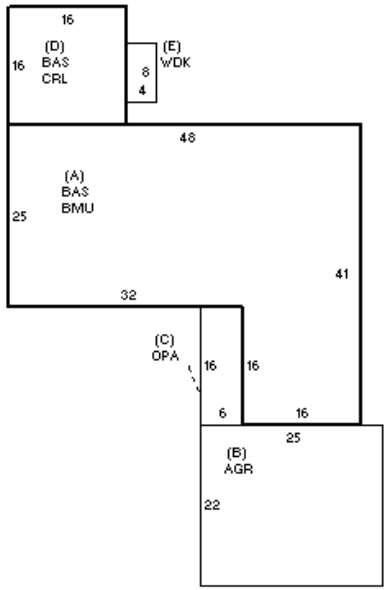
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-10	03/07/2024	77	SOLAR PANELS	15,200			0	0
1020	11/08/2021	7	ALTERATIONS	4,200	04/27/2022	TCK	100	100
896	12/15/2020	2	ADD	230,000	04/27/2022	TCK	100	100
	04/29/2020	16	MLS REVIEW	472,000	01/25/2021	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,288	13 1.00	A 1.00	A 1.00	252,080	1.79	A 1.00	R04 1.15			271,560

TOTAL	26,288 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	271,600	256,200
BUILDING	494,400	466,900
DETACHED	3,600	3,600
OTHER	0	0
TOTAL	**769,600**	**726,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200
PTD	A 1.00	01 1.00	16X20	2021	320	7.65	2,400

PHOTO 04/27/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/12/2019	NF
LIST	7/9/2019	NF
REVIEW	5/4/2022	MR

BLDG COMMENTS
HATCH TO ATTIC
INFO @ DOOR (1/15/21)

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,712	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,456		52.63	76,626
A	BAS	L	BASE AREA	1,456	1960	236.64	344,548
B	AGR	N	ATT GARAGE	550		38.79	21,335
C	OPA	N	OPEN PORCH	96		50.00	4,800
D	CRL	N	BSMT CRAWL	256		30.36	7,773
D	BAS	L	BASE AREA	256	2020	236.64	60,580
E	WDK	N	WOOD DECK	32		39.19	1,254
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	537,368

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

EFF.YR/AGE	2015 / 8	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$494,400