**Key: 1481**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.615

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DALEY PAUL H & MITZI G TRUSTEES<br>DALEY INVESTMENT REALTY TRUST<br>31 NELSON STREET<br>BREWSTER, MA 02631 | 90-66-0 | 61 NELSON STREET |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DALEY PAUL H & MITZI G TR | 09/13/2019 | F | 1 | 32293-161 |
| DALEY PAUL H | 12/11/2007 | DC | | 22526-293 |
| DALEY DOROTHEA (LIFE EST | 02/20/2004 | A | 1 | 18238-285 |

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

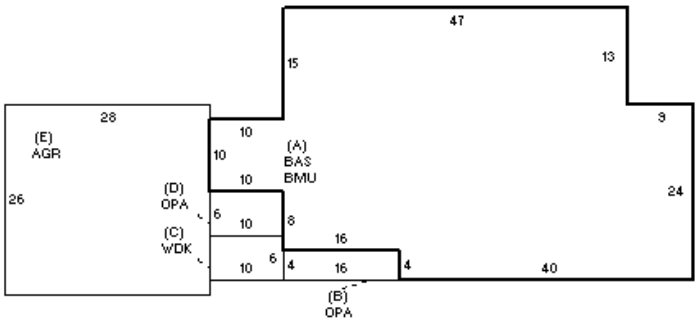
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 159 | 02/22/2021 | 7 | ALTERATIONS | 4,300 | 04/25/2022 | TCK | 100 | 100 |
| 109 | 04/06/1990 | 3 | OUT BUILDING | 250 | 03/06/1991 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 39,521 | 6 1.00 | A 1.00 | A 1.00 | 482,240 | 1.33 | A 1.00 | R10 2.20 | | | 580,250 |

| TOTAL | 39,521 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 6 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 580,300 | 547,400 |
| BUILDING | 423,000 | 399,500 |
| DETACHED | 1,100 | 1,100 |
| OTHER | 0 | 0 |
| TOTAL | **1,004,400** | **948,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | 12X6 | | 72 | 22.01 | 1,100 |

PHOTO 12/04/2020

BLDG COMMENTS

## 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 | 12/4/2020 | NF |
|---|---|---|
| LIST | 10/22/2007 | REF |
| REVIEW | 5/3/2022 | MR |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,991 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $304 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | $10,400 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 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 | 3 | W/W CARPET | 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 | 1,991 | | 49.85 | 99,261 |
| A | BAS | L | BASE AREA | 1,991 | 1973 | 226.78 | 451,519 |
| + | OPA | N | OPEN PORCH | 124 | | 50.00 | 6,200 |
| C | WDK | N | WOOD DECK | 60 | | 39.20 | 2,352 |
| E | AGR | N | ATT GARAGE | 728 | | 37.07 | 26,984 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |

TOTAL RCN 604,353

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| 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 $423,000