

Key: 1513

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.650

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HARRINGTON DEBORAH P C/O DEBORAH MACFADGEN 48 SOLEY STREET CHARLESTOWN, MA 02129		90-190-0		28 FOX MEADOW DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HARRINGTON DEBORAH P		05/01/1998	P	163,150	(148369)
THE LOWNEY COMPANY INC		12/15/1997	QS	38,000	N/A-N/A
CLOUGH CHARLES TRUSTEE		01/14/1994	A	100	N/A-N/A

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 %
	11/01/2019	30	ABATEMENT RE		12/09/2019	JMG	100 100
351	04/26/2013	7	ALTERATIONS	5,550	08/20/2014	RJM	100 100
691	12/05/1997	5	OTHER	3,000	04/22/1999	JB	100 100
690	12/05/1997	1	NEW CONSTRUC	120,000	04/22/1999	JB	100 100
692	12/05/1997	5	OTHER	8,000	04/22/1999	JB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	13	1.00	13K	1.00	A	1.00			252,080	248,020

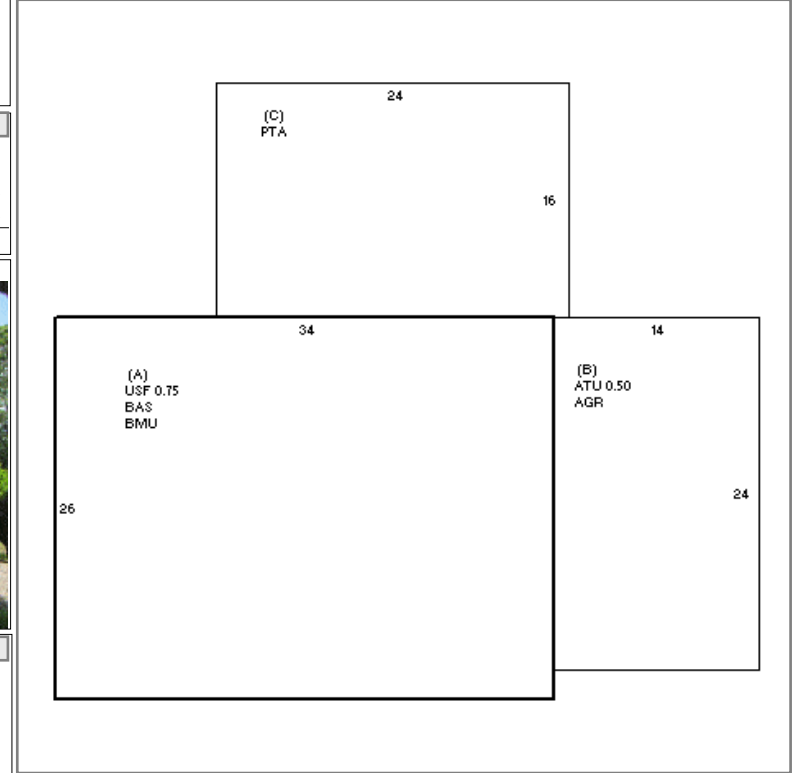
TOTAL	16,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	248,000	234,000			
St Ind	FOX MEADOW		BUILDING	400,000	382,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	648,000	616,200			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/9/2019	JMG
MODEL	1		RESIDENTIAL	LIST	12/9/2019	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	1/6/2020	BOA
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
GARAGE SPACES		1	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		60.18	53,199
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	884	1998	281.60	248,936
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1998	187.52	124,329
ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	336		43.08	14,476
FLOOR COVER	1	HARDWOOD	1.00	B	ATU	N	ATTIC UNF	168		54.47	9,150
INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	384		13.79	5,294
HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL	2S 1OP	1		10,354.00	10,354
FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR	SHOWER	1		2,463.30	2,463

TOTAL RCN	476,157
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$400,000