Key: 1582

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,719

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'CONNOR WILLIAM & LAUREL 38 JEDIAH LANE BREWSTER, MA 02631	78-54-0	38 JEDIAH LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'CONNOR WILLIAM & LAUREL	05/28/2020	QS	770,000	32942-71
COHEN ANNA TRUSTEE	12/18/1991	A	100	7799-103

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	%
355	04/15/2021	77	SOLAR PANELS	46,967	04/25/2022	TCK	100	100
203	03/04/2021	7	ALTERATIONS	2,234	04/25/2022	TCK	100	100
50	01/21/2021	7	ALTERATIONS	10,287	04/25/2022	TCK	100	100
	05/28/2020	16	MLS REVIEW	770,000	01/27/2021	JMG	100	100
NP		12	CYCLICAL NON		09/20/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,682	5 1.00	5-A 1.00	A 1.00	372,640	1.67	A 1.00	R07 1.70			409,560

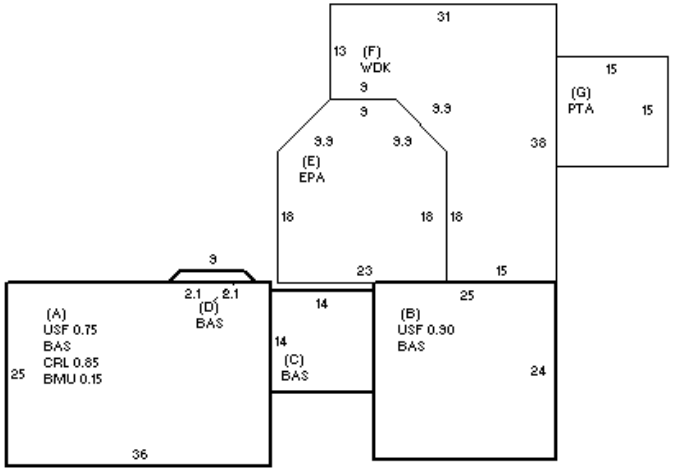
TOTAL	28,682 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	409,600	386,400
BUILDING	646,100	610,400
DETACHED	35,900	35,500
OTHER	0	0
TOTAL	**1,091,600**	**1,032,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	30 0.70	23X42		1,014	43.36	30,800
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500
PBD	A 1.00	30 0.70	10X19		190	26.90	3,600

PHOTO 04/25/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/10/2020	NF
LIST	1/27/2021	EST
REVIEW	5/3/2022	MR

BLDG COMMENTS
36 SOLAR PANELS
INFO @ DOOR (11/10/20)

YEAR BLT	1970	SIZE ADJ	0.990
NET AREA	2,927	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	13	$19,891
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	135		77.89	10,515
A	CRL	N	BSMT CRAWL	765		32.98	25,227
A	USF	L	UPPER STORY FIN	675	1970	196.74	132,798
B	BAS	L	BASE AREA	600	1989	275.74	165,444
B	USF	L	UPPER STORY FIN	540	1989	196.74	106,239
+	BAS	L	BASE AREA	1,112	1970	275.74	306,623
E	EPA	N	ENCLOSED PORCH	526		70.35	37,004
F	WDK	N	WOOD DECK	803		45.68	36,679
G	PTA	N	PATIO	225		16.68	3,752
	F21	O	FPL 2S 1OP	2		11,828.25	23,657
	KIT	O	XTRA KITCHEN	1		2,528.50	2,529
	ODS	O	OUTDOOR SHOWER	1		2,814.00	2,814

TOTAL RCN	873,172

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$646,100