

Key: 1592

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.729

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION															
DEGNAN SEAN M & PAMELA J P O BOX 1424 BREWSTER, MA 02631				78-40-0				71 BASSETT LANE															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
DEGNAN SEAN M & PAMELA J				09/27/2019	QS	530,000	32331-250																
SOUSA GARY & LEONARD				01/31/2019	J	1	31813-223																
SOUSA GARY & LEONARD & PA				09/09/2015	U	100,000	29127-42																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	16,500	5	1.00	5-A	1.00	A	1.00	274,000	2.60	A	1.00	R06	1.25									269,590

LAND

TOTAL	16,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E  Area corrected for FY 16 per deed.				LAND	269,600	254,300
St Ind	CATHEDRAL RD					BUILDING	600,500	573,400
Infl	AVERAGE					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>870,100</b>	<b>827,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



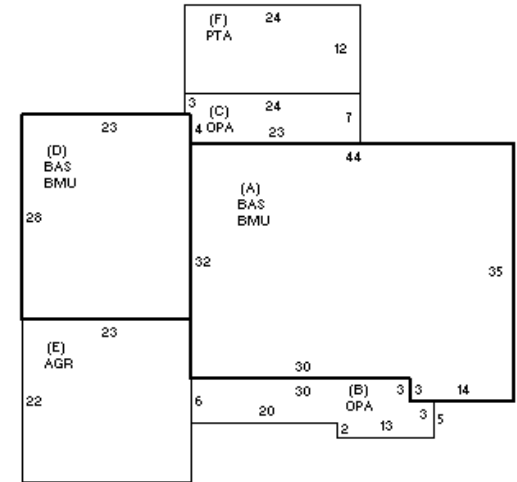
BLDG COMMENTS

ROOM COUNTS BASED ON PLANS 4/18/18

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/3/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/3/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	7/27/2020	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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	%
131	09/27/2019	15	SALE REVIEW	530,000	06/25/2020	JMG	100	100
131	02/24/2016	1	NEW CONSTRUC		02/03/2017	NF	100	100
SS16	02/24/2016	1	NEW CONSTRUC	22,000	07/09/2020	NF	100	100
		13	SPLIT/SUB/LA				100	100



YEAR BLT	2016	SIZE ADJ	1.000
NET AREA	2,094	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	\$14,729	
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	4	VINYL	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,094		49.10	102,820
+	BAS	L	BASE AREA	2,094	2016	228.51	478,491
+	OPA	N	OPEN PORCH	379		51.50	19,519
E	AGR	N	ATT GARAGE	506		39.95	20,217
F	PTA	N	PATIO	288		14.74	4,245
GFP	O		GAS FIREPLACE	1		3,219.80	3,220
ODS	O		OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	645,727
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 2016 / 7	
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$600,500