Key: 1704

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,836

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY CHARLES M JR 18 HARVEST LANE BREWSTER, MA 02631	68-68-0	18 HARVEST LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY CHARLES M JR	06/08/2011	A	115,000	25496-270
MURPHY PETER B	10/07/1987	XX		5964-239

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

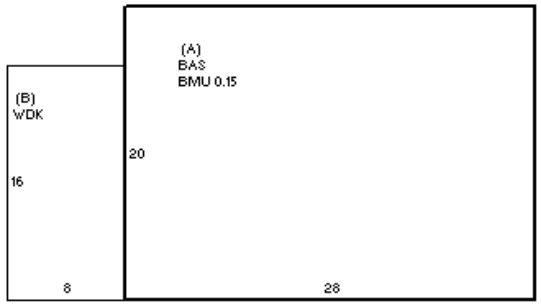
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		09/17/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,717	5 1.00	A 1.00	A 1.00	416,480	8.05	A 1.00	R09 1.90			363,160

TOTAL	4,717 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	363,200	342,600
BUILDING	57,400	54,200
DETACHED	0	0
OTHER	0	0
TOTAL	**420,600**	**396,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/16/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	M	0.55	MINIMAL [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/16/2020	NF
LIST	10/16/2020	EST
REVIEW	1/19/2021	MR

BLDG COMMENTS

INFO @ DOOR 10/16/20

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	560	DETAIL ADJ	1.000
$NLA(RCN)	$171	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,038
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	84		34.93	2,934
A	BAS	L	BASE AREA	560	1950	157.13	87,994
B	WDK	N	WOOD DECK	128		20.48	2,622

TOTAL RCN	95,587

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

EFF.YR/AGE	1950 / 73		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD			$57,400