Key: 1706

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,838

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEA JOHN A & SARA A 5 WESTWOOD DRIVE WORCESTER, MA 01609	68-69-0	14 HARVEST LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEA JOHN A & SARA A	08/01/2014	H	100	28299-104
MURPHY PETER B	07/31/1973	XX		1909-110

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

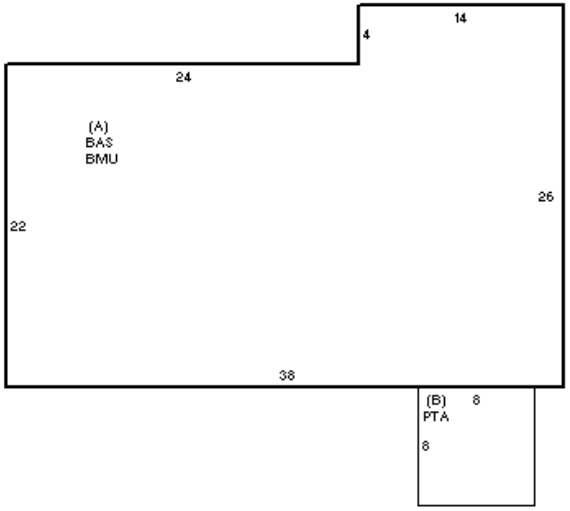
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
245	06/29/1992	5	OTHER	448			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,200	5 1.00	A 1.00	A 1.00	416,480	2.78	A 1.00	R09 1.90			404,160

TOTAL	15,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	404,200	381,300
BUILDING	219,900	207,600
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**625,900**	**590,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12		120	21.39	1,800

PHOTO 10/16/2020

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

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	892	DETAIL ADJ	1.000
$NLA(RCN)	$352	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	892		59.00	52,628
A	BAS	L	BASE AREA	892	1973	276.08	246,263
B	PTA	N	PATIO	64		20.67	1,323
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	314,166
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		$219,900