

Key: 1731

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.865

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SHANNAHAN ROBERT J & JANICE M & SHANNAHAN COLIN T & MAURA F 1013 GREAT ROAD LINCOLN, RI 02865		68-117-0	72 OLD NORTH ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SHANNAHAN ROBERT J & JANI		12/16/2019	J	1 32551-252		
SHANNAHAN ROBERT J & JANI		02/27/2018	J	1 31106-209		
SHANNAHAN ROBERT J & JANI		11/07/2017	J	1 30882-134		

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	%
984	11/20/2018	7	ALTERATIONS	7,644	07/09/2019	NF	100	100
105	11/07/2017	5	OTHER		11/07/2017	JMG	100	100
	03/29/1990	2	ADD	900	03/06/1991		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,286	5	1.00	5-A	1.00	A	1.00	416,480	1.84	A	1.00	R10	1.90		444,570

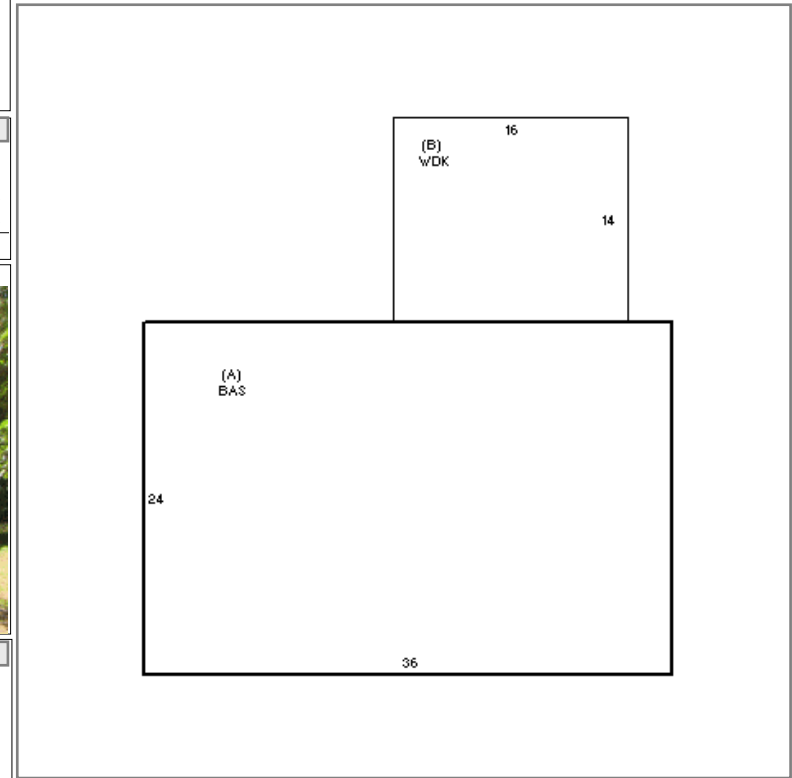
TOTAL	25,286 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	444,600	419,400			
St Ind	CATHEDRAL RD		BUILDING	98,200	92,700			
Infl	AVERAGE		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	543,200	512,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	60 0.40	8X6		48 20.65	400



BLDG COMMENTS
BATHROOM HAS TUB, NO SHOWER

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2017	JMG
MODEL	1		RESIDENTIAL	LIST	11/7/2017	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	7/16/2019	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$189	OVERALL	0.850
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,486	
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	1	PIER	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	3	WD PANEL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	864	1935	176.00	152,065
B	WDK	N	WOOD DECK	224		24.99	5,598
	GFP	O	GAS FIREPLACE	1		1,992.80	1,993
	ODS	O	OUTDOOR SHOWER	1		1,539.60	1,540

TOTAL RCN	163,681
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	F
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$98,200