Key: 1734

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.868

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
120 OLD NORTH LLC 120 OLD NORTH ROAD BREWSTER, MA 02631	68-113-0	120 OLD NORTH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
120 OLD NORTH LLC	12/27/2005	F	1	20602-232
CURRIE BETTY	05/13/1977	XX	10	2509-53

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

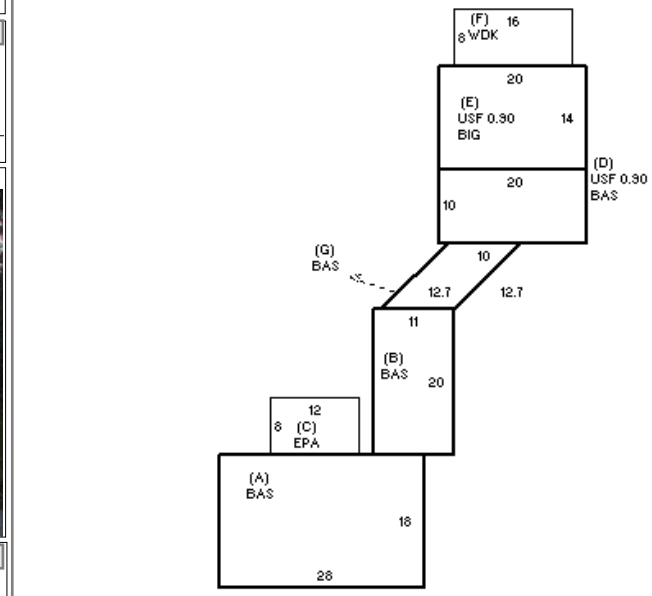
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
338	05/17/2007	7	ALTERATIONS	3,500	09/13/2007	JH	100	100
30	01/14/1994	5	OTHER	5,200	01/01/1995	RD	100	100
437	09/30/1993	2	ADD	60,000	01/01/1995	RD	100	100
174	05/22/1992	2	ADD		01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,075	5 1.00	5-A 1.00	A 1.00	416,480	2.80	A 1.00	R10 1.90			403,930

TOTAL	15,072 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	403,900	381,100
BUILDING	188,900	181,200
DETACHED	0	0
OTHER	0	0
TOTAL	**592,800**	**562,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/3/2020	NF
LIST	9/13/2007	JH
REVIEW	1/4/2021	MR

BLDG COMMENTS

IN-LAW APT 3-1-1

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,446	DETAIL ADJ	0.950
$NLA(RCN)	$207	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$6,002
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

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	2	DRYWALL	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,014	1960	201.06	203,878
C	EPA	N	ENCLOSED PORCH	96		71.24	6,839
+	USF	L	UPPER STORY FIN	432	1960	142.91	61,739
E	BIG	N	BUILT-IN GARAGE	280		42.55	11,915
F	WDK	N	WOOD DECK	128		30.17	3,861
	KIT	O	XTRA KITCHEN	1		1,757.70	1,758
	MST	O	MAS/METAL STACK	1		3,867.80	3,868

TOTAL RCN	299,860

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

EFF.YR/AGE	1960 / 63		
COND	37	37 %	
FUNC	0		
ECON	0		
DEPR	37	% GD	63
RCNLD	$188,900		