

Key: 1773

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.918

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LADD COLLEEN F & THOMAS WELLS 81 CONSODINE ROAD BREWSTER, MA 02631				66-6-0				81 CONSODINE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LADD COLLEEN F & THOMAS W				10/24/2014	QS	480,000	()				
HAVLIN JOHN J TRUSTEE				11/15/2000	QS	395,000	13367-147				
OLTHOFF MEINT & GERRIE				08/25/1989	QS	90,000	6842-306				

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	%
1067	12/17/2018	14	CYCLICAL GRO		05/01/2019	NF	100	100
NP		7	ALTERATIONS	27,750	07/11/2019	TCK	100	100
721	12/02/1995	12	CYCLICAL NON		02/27/2007	JH	100	100
603	10/23/1995	3	OUT BUILDING	1,200	02/28/1997	BC	100	100
		5	OTHER	8,000			100	100

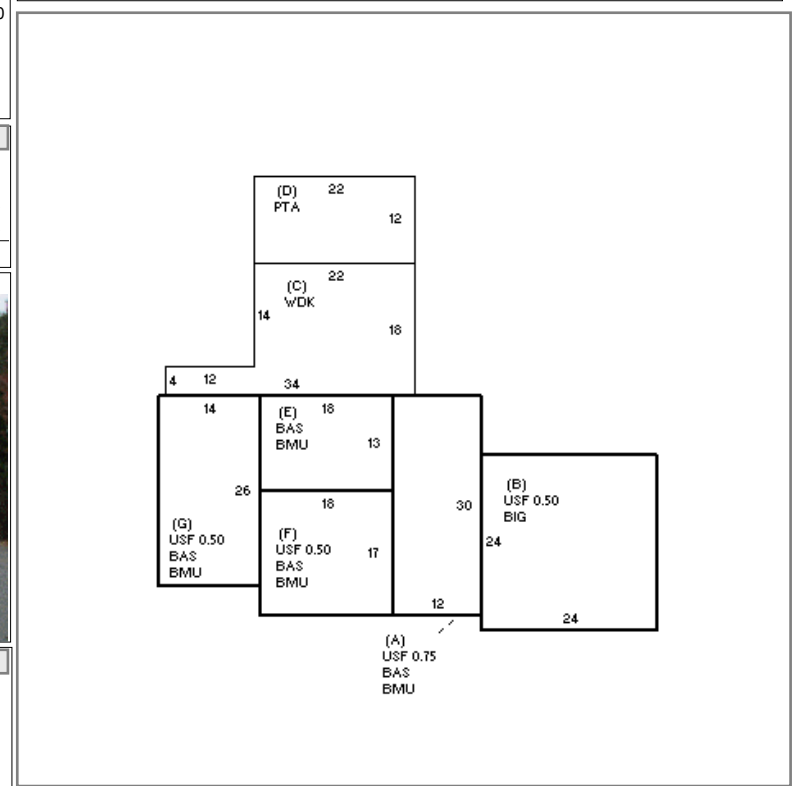
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00
300	A	0.003	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00
											303,350	
											40	

TOTAL	1.380 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE				LAND	303,400	286,200
St Ind	AVERAGE			LAND BUILDING	556,200	525,200			
Infl	AVERAGE			DETACHED	0	0			
						OTHER	0	0	
						TOTAL	859,600	811,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,157	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,264		61.57	77,819
\$NLA(RCN)	\$322	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,264	1993	279.28	353,016
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	893	1993	206.17	184,114
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	576		55.14	31,758
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	444		44.41	19,720
				INT FINISH	1	PLASTER	1.00	D	PTA	N	PATIO	264		16.21	4,281
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1			11,501.10	11,501
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,736.20	2,736

TOTAL RCN	695,254
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1993 / 30	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$556,200