Key: 1788

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,933

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYON MATTHEW M &	67-76-0	29-25 WILLIAMS DRIVE
PENN MEGAN S		
29 WILLIAMS DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYON MATTHEW M &	05/20/2016	A	312,500	29667-86
LYON GERALD R & NANCY M	05/31/2012	S	250,000	26379-58
BANK OF AMERICA NA	05/03/2012	L	368,096	26303-295

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

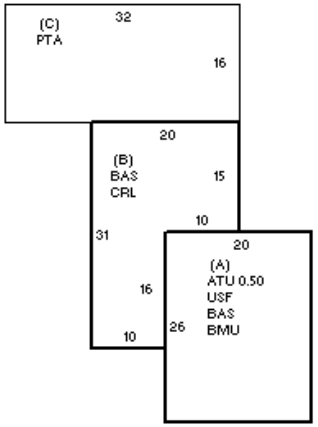
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
362	04/20/2021	7	ALTERATIONS	20,000	03/28/2023	TCK	100	100
569	06/27/2016	77	SOLAR PANELS	21,000	06/12/2018	NF	100	100
1065	12/14/2015	7	ALTERATIONS	1,600	05/16/2016	WFF	100	100
294	04/08/2013	7	ALTERATIONS	5,000	08/20/2014	RJM	100	100
3	01/03/2013	7	ALTERATIONS	1,500	08/20/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,902	13 1.00	A 1.00	A 1.00	219,200	1.92	A 1.00	R03 1.00			230,850

TOTAL	23,902 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	#25 is for Cottage per ARt Romme' 6/9/08cc -- Cottage is workshop?		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	230,900	217,800
BUILDING	319,800	302,000
DETACHED	3,600	3,500
OTHER	67,600	63,900
TOTAL	**621,900**	**587,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X32		256	19.84	3,600

PHOTO 05/16/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/16/2019	NF
LIST	3/8/2007	JH
REVIEW	4/10/2023	EMZ

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	1,500	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$7,508
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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	520		77.21	40,148
+	BAS	L	BASE AREA	980	1880	307.48	301,335
A	USF	L	UPPER STORY FIN	520	1880	214.51	111,545
A	ATU	N	ATTIC UNF	260		61.68	16,036
B	CRL	N	BSMT CRAWL	460		35.07	16,133
C	PTA	N	PATIO	512		13.77	7,052

TOTAL RCN	499,757

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

EFF.YR/AGE	1961 / 62		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$319,800		

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,934

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
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PENN MEGAN S		
29 WILLIAMS DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

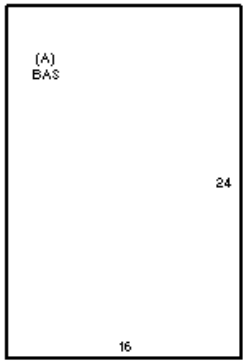
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	67,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/28/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	0.90	DETACHED [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/16/2019	NF
LIST	5/3/2022	EST
REVIEW	4/10/2023	EMZ

BLDG COMMENTS

INTERIOR ESTIMATED = 1 ROOM AND HALF BATH

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	384	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	2	$2,340
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	12	OTHER	1.00
FUEL SOURCE	7	OTHER	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	384	1950	270.66	103,932
	GFP	O	GAS FIREPLACE	1		2,813.40	2,813

TOTAL RCN	109,085

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

EFF.YR/AGE	1957 / 66		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD			$67,600