

Key: 187

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 199

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
AUSTIN COTTAGE LLC 631 LOWER ROAD BREWSTER, MA 02631		50-25-0	241 CEMETERY ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
AUSTIN COTTAGE LLC		07/15/2011	F	125,000	25564-217
AUSTIN COTTAGE LLC		07/15/2011	F	100	25564-213
AUSTIN-RUNCI SALLY T TRUS		07/15/2011	F	100	25564-210

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	%
213	04/11/2008	7	ALTERATIONS	10,000	03/09/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,020	3	1.00	A	1.00	A	1.00	767,200	4.41	A	1.00	BA-	3.50			699,800

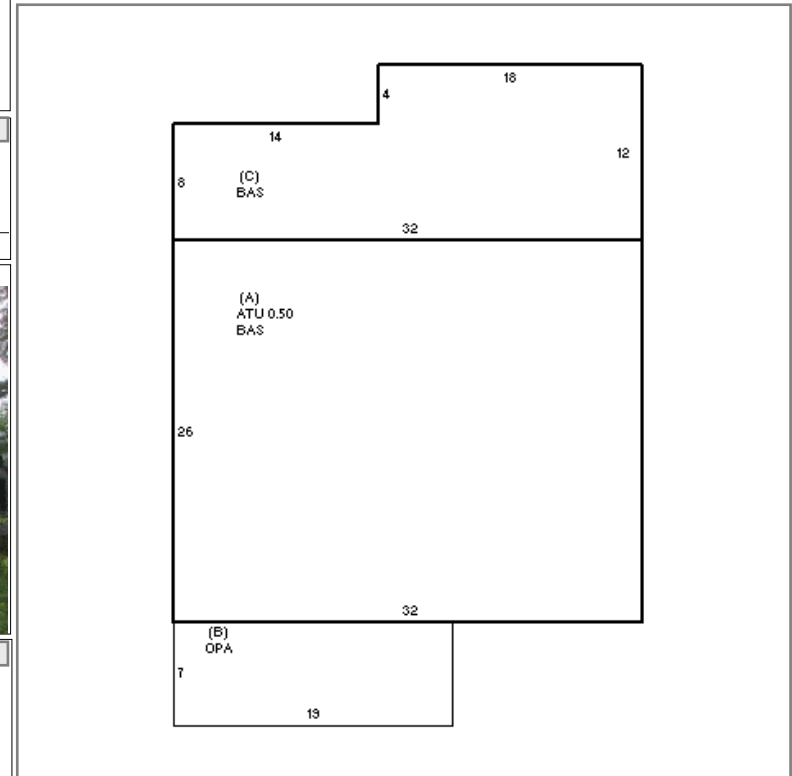
TOTAL	9,020 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	699,800	660,200
St Ind	AVERAGE		LAND	104,700	98,900			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	805,300	759,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	22.94	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/6/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	10/21/2020	EMZ
QUALITY	M	0.55	MINIMAL [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1928	SIZE ADJ	1.000
NET AREA	1,160	DETAIL ADJ	1.000
\$NLA(RCN)	\$146	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$3,861	
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
+	BAS	L	BASE AREA	1,160	1928	125.68	145,786
A	ATU	N	ATTIC UNF	416		26.43	10,996
B	OPA	N	OPEN PORCH	133		24.75	3,292
	F11	O	FPL 1S 1OP	1		3,780.30	3,780
	ODS	O	OUTDOOR SHOWER	1		1,195.40	1,195

TOTAL RCN	168,911
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	\$104,700