

Key: 1928

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.074

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUNBAR MARTHA C TRUSTEE DUNBAR REALTY TRUST 54 HAVEN STREET MILFORD, MA 01757				58-5-0				57 THE CHANNEL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUNBAR MARTHA C TRUSTEE				11/21/2023	F	1	36100-112				
DUNBAR MARTHA C TRUSTEE				07/21/2021	ML		12214-310				
DUNBAR HOWARD A & MARTHA				04/21/1999	F	100	12214-310				

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	%
84	02/12/2008	1	NEW CONSTRUC	500,000	04/12/2010	JH	100	100

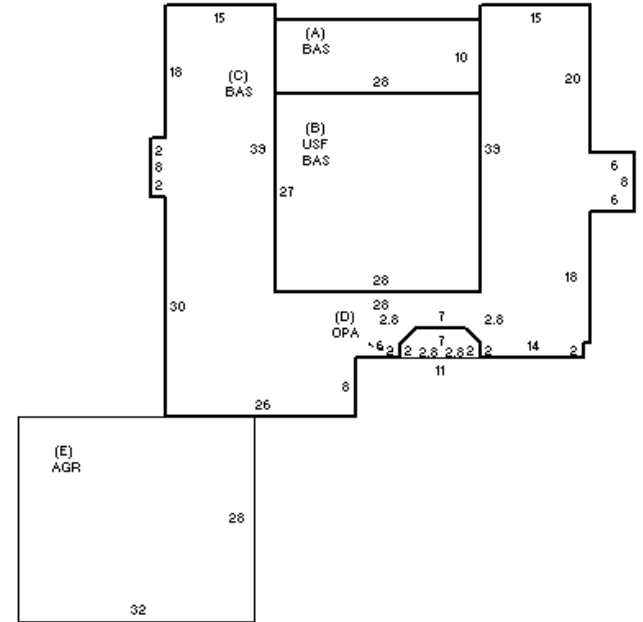
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000 4	1.00	4A	1.00	A	1.00	767,200	1.00	A	1.00	PF2 3.50	1,061,720
300	A	0.573 4	1.00	4A	1.00	A	1.00	42,000	1.00	A	1.00	PF2 3.50	24,070

TOTAL	1.950 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE				LAND	1,085,800	1,024,300
St Ind	THE CHANNEL		BUILDING	1,007,600	962,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,093,400</b>	<b>1,986,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/9/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/15/2021	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

INDING

YEAR BLT	2008	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,158,155			
NET AREA	3,714	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	280	2008	299.55	83,874	CONDITION ELEM	CD			
\$NLA(RCN)	\$312	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	2,678	2008	299.55	802,197	EXTERIOR	A			
				ROOF SHAPE	2	HIP	1.00	B	USF	L	UPPER STORY FIN	756	2008	248.24	187,669	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	D	OPA	N	OPEN PORCH	40		67.51	2,701	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	896		50.05	44,843	BATHS	A			
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		13,706.30	13,706	HEAT/ELEC	A			
				HEATING/COOL	16	FHA+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		3,260.80	3,261					
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2008 / 15	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$1,007,600	