

Key: 2004

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.158

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MANION SARAH & TARVIN ERIK 423 LOWER ROAD BREWSTER, MA 02631				49-104-0				423 LOWER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANION SARAH & TARVIN ERI PECK PETER CANFIELD				08/03/2023	U	630,000	35921-150				
				01/02/1983	XX	1 3650-235					

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	%
24-298	04/03/2024	7	ALTERATIONS	4,000				0 0
1071	12/05/2019	7	ALTERATIONS	3,250	07/08/2020	NF	100	100
341	04/22/2016	7	ALTERATIONS	3,475	02/23/2017	NF	100	100
391	08/02/2010	7	ALTERATIONS	4,600	12/28/2010	JH	100	100
590	11/12/1996	5	OTHER	3,993			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	11 1.00	A 1.00	A 1.00	372,640	1.24	A 1.00	R07	1.70		462,820

TOTAL	43,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	462,800	436,600
St Ind	AVERAGE		LAND	416,200	393,000			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	
					TOTAL	879,000	829,600	

DETACHED

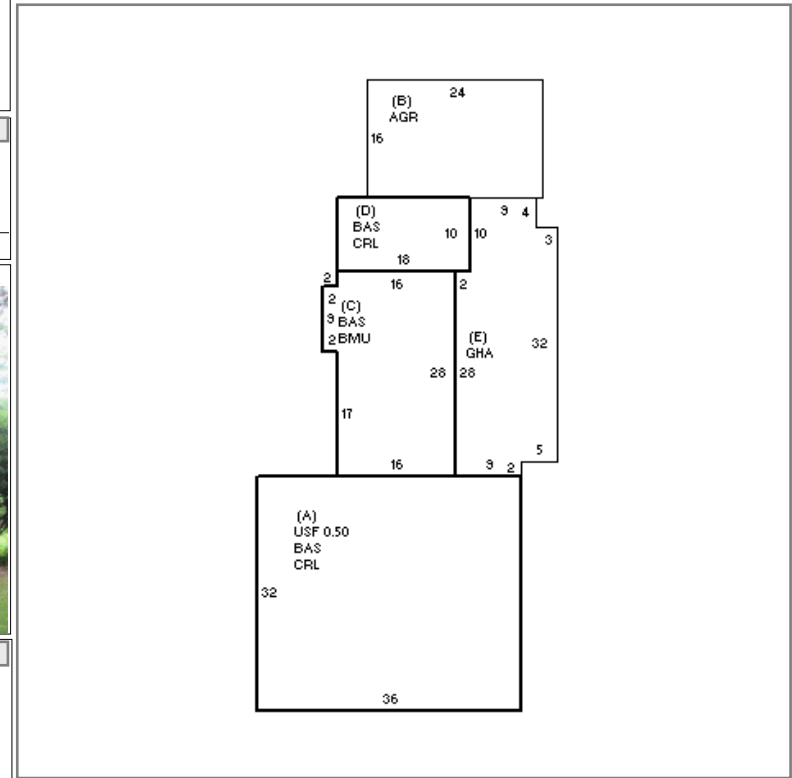
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/08/2020



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/25/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/1/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,374	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,152		26.42	30,432
\$NLA(RCN)	\$292	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,798	1800	243.74	438,243
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1800	191.30	110,186
				ROOF COVER	2	WD SHINGLE	1.01	B	AGR	N	ATT GARAGE	384		42.62	16,365
				FLOOR COVER	2	SOFTWOOD	1.00	C	BMU	N	BSMT UNFINISHED	466		68.85	32,086
				INT FINISH	1	PLASTER	1.00	D	CRL	N	BSMT CRAWL	180		31.28	5,630
				HEATING/COOL	2	HOT WATER	1.00	E	GHA	N	ATT GREENHOUSE	490		39.36	19,286
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		7,866.10	7,866	
								F23	O	FPL 2S 3OP	1		20,311.60	20,312	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	

BUILDING



CAPACITY				UNITS	ADJ	TOTAL RCN		693.605	
STORIES	1.5	1.00				CONDITION ELEM	CD		
ROOMS	10	1.00				EXTERIOR	A		
BEDROOMS	2	1.00				INTERIOR	A		
BATHROOMS	2	1.00				KITCHEN	A		
FIXTURES	8	\$10,712				BATHS	A		
GARAGE SPACES	0	1.00				HEAT/ELEC	A		
% BSMT FIN	0	1.00				EFF.YR/AGE 1933 / 90			
# 1/2 BATHS	1	1.00				COND	40	40 %	
# OF UNITS	1	1.00				FUNC	0		
						ECON	0		
						DEPR	40	% GD	60
						RCNLD			\$416,200