

Key: 2013

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.167

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
TRIPP DANIEL R & BRENNAN MELISSA P 174 BRANCH STREET SCITUATE, MA 02066		49-131-0	42 CENTER STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TRIPP DANIEL R & POPE JOAN		07/11/2014	DC	1	28257-315	
BRENNAN MARK D & POPE E LI		12/29/2004	A		19392-076	
		09/27/2002	A		15661-269	

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	%
655	07/19/2021	7	ALTERATIONS	5,000	04/28/2022	TCK	100	100
591	06/24/2019	7	ALTERATIONS	10,014	07/06/2020	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,765 3	1.00	3A	1.00	A	1.00	767,200	3.24	A	1.00	BAV 3.50	727,710

TOTAL	12,765 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	727,700	686,500			
St Ind	BREWSTER PARK		BUILDING	277,200	265,600			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
			TOTAL	1,006,600	953,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	14x8		112	21.39	1,700



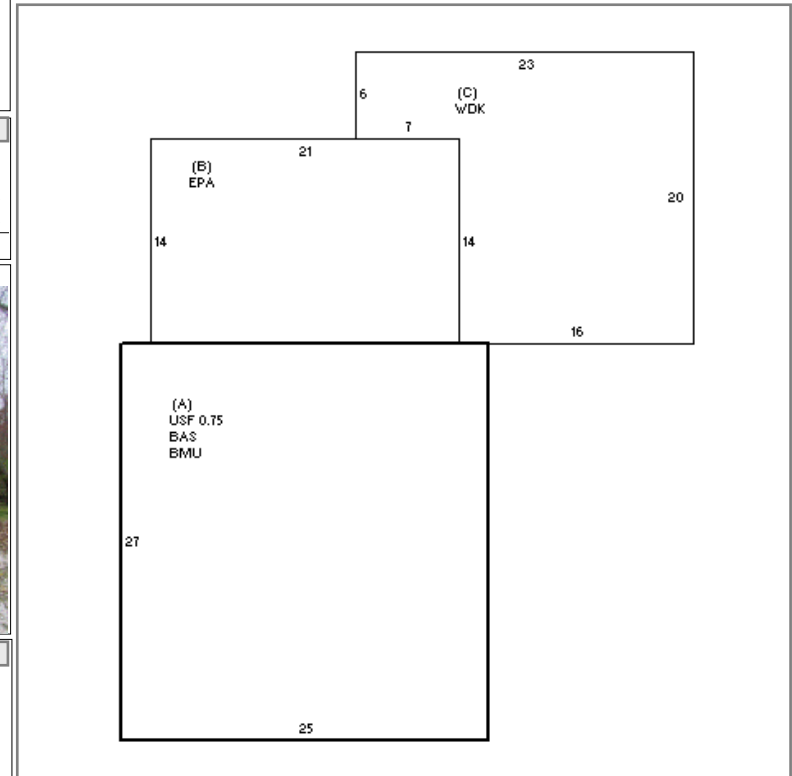
BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	10/20/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

BLDG COMMENTS	
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YEAR BLT	1974 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	1,181 <th>DETAIL ADJ</th> <td>1.000 </td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$335 <th>OVERALL</th> <td>1.020 </td>	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	675		63.55	42,896
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	675	1974	296.69	200,264
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	506	1974	189.44	95,856
ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	294		73.90	21,726
FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	362		39.98	14,474
INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
FUEL SOURCE	1	OIL	1.00								



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	395,988
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1974 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$277,200