

Key: 2025

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.177

LEGAL

LAND

DETACHED

BUILDING

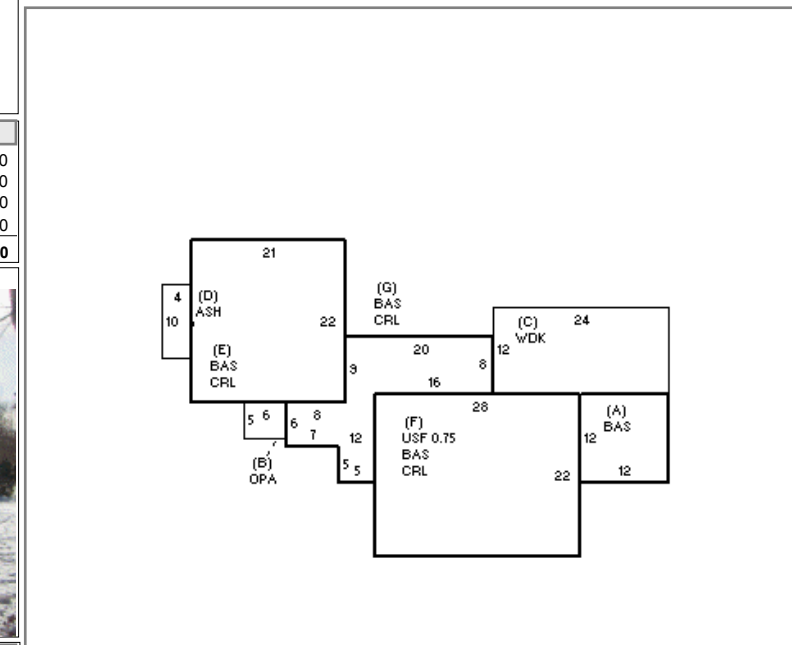
CURRENT OWNER				PARCEL ID				LOCATION			
MANION FRAN 414 LOWER ROAD BREWSTER, MA 02631				49-153-0				414 LOWER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MANION FRAN				05/11/1992	DC	3748-111		3748-111			
MANION ROBERT & FRAN				05/23/1983	XX	67,000		3748-111			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
948	11/21/2017	7	ALTERATIONS	6,000	04/12/2018	NF
20	01/09/2014	7	ALTERATIONS	1,875	06/18/2015	MW
454	09/22/2010	7	ALTERATIONS	7,000	12/28/2010	JH
498	08/28/2000	5	OTHER	8,300		
477	08/15/1997	7	ALTERATIONS	10,000		

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,814	11	1.00	A	372,640	1.62	A	1.00	R07	1.70	413,890

TOTAL		29,814 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	413,900	390,500						
St Ind	AVERAGE		BUILDING	326,600	308,300						
Infl	AVERAGE		DETACHED	1,500	1,500						
			OTHER	0	0						
TOTAL				742,000	700,300						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X10		100	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/12/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (2/12/2021)

YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,945	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,021	1939	246.40	251,576
\$NLA(RCN)	\$271	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	30		51.00	1,530
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	288		39.99	11,516
				ROOF COVER	1	ASPH/CMP SH	1.00	D	ASH	N	ATT SHED	40		29.73	1,189
				FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	462		30.97	14,309
STORIES	1.75		1.00	INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	462	1939	246.40	113,837
ROOMS	6		1.00	HEATING/COOL	2	HOT WATER	1.00	F	CRL	N	BSMT CRAWL	616		28.87	17,782
BEDROOMS	3		1.00	FUEL SOURCE	1	OIL	1.00	F	USF	L	UPPER STORY FIN	462	1939	189.44	87,520
BATHROOMS	1		1.00					G	CRL	N	BSMT CRAWL	261		30.97	8,084
FIXTURES	5	\$6,630						F21	O	FPL 2S 1OP	1		10,354.00	10,354	
BEDROOMS	3		1.00					ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	
BATHROOMS	1		1.00												
FIXTURES	5	\$6,630													
GARAGE SPACES	0		1.00												
% BSMT FIN	0		1.00												
# 1/2 BATHS	1		1.00												
# OF UNITS	1		1.00												

TOTAL RCN	526,789
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	\$326,600